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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 21 JULY 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

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **NA/21/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 3 JUNE 2021** 7 - 12
- 6 **NA/21/5 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 JUNE 2021** 13 - 24
- 7 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

8	NA/21/6 SCHEDULE OF PLANNING APPLICATIONS	25 - 32
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Note: *The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*

a	DC/20/03457 LAND AND BUILDINGS AT RED HOUSE FARM, PRIORY ROAD, FRESSINGFIELD, SUFFOLK	33 - 136
b	DC/20/03098 LAND TO THE SOUTH OF, DISS ROAD, BOTESDALE, SUFFOLK	137 - 214
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9 **SITE INSPECTION**

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

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

Notes:

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

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

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

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

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

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

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 18 August 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, Claire Philpot, 01473 276396, Committeeservices@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.

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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

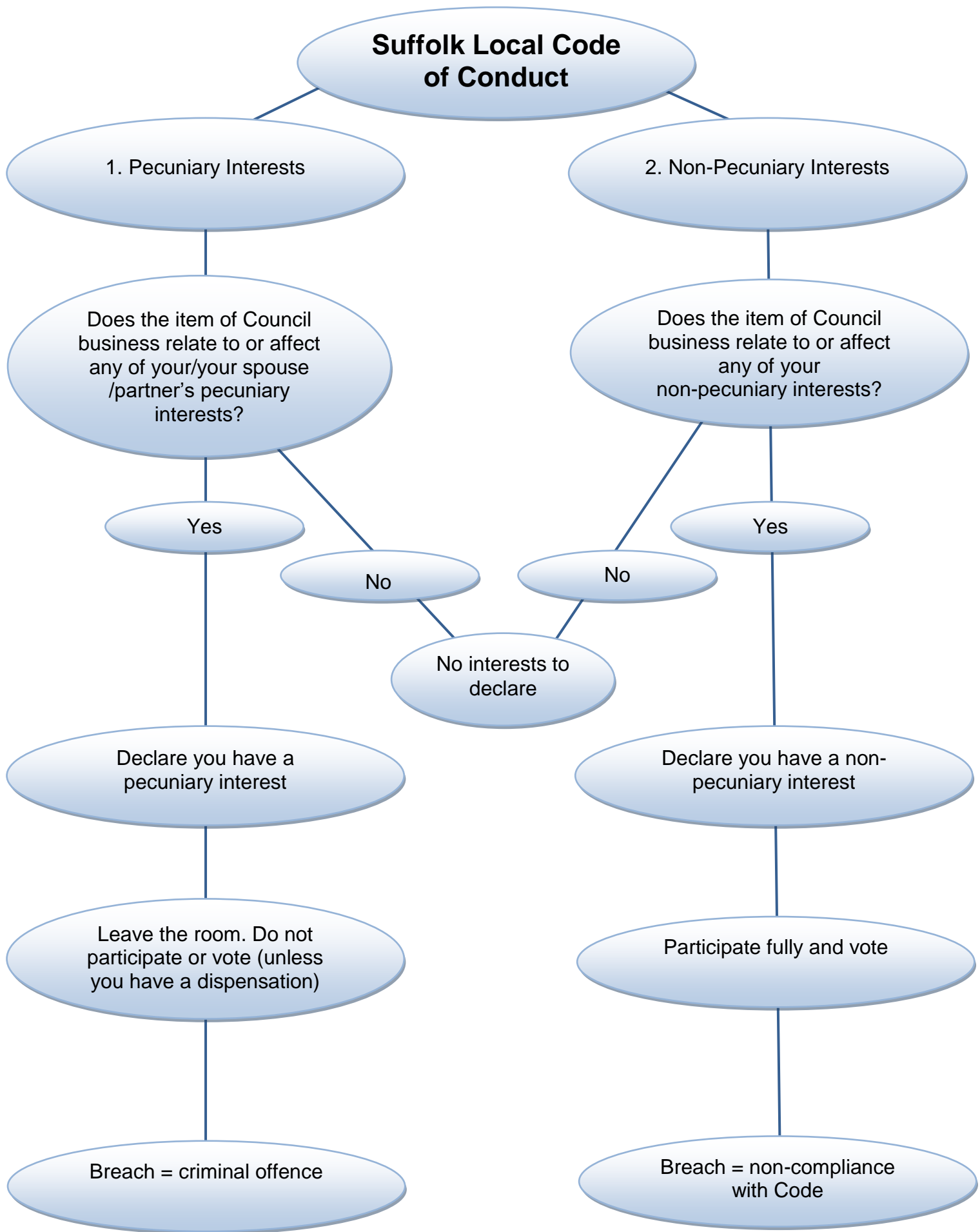
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Thursday, 3 June 2021 09:30

PRESENT:

Councillor: Matthew Hicks (Chair)
David Muller BA (Open) MCM RAFA (Councillor) (Vice-Chair)

Councillors: James Caston John Field
Sarah Mansel John Matthissen
Suzie Morley Rowland Warboys

Ward Member(s):

Councillors: Helen Geake
Andrew Mellen

In attendance:

Officers: Planning Lawyer (IDP)
Area Planning Manager (JPG)
Chief Planning Officer (PI)
Governance Officer (RC)

1 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies for absence were received from Councillors Rachel Eburne, Richard Meyer, and Tim Passmore.

Councillor Rowland Warboys substituted for Councillor Rachel Eburne.

Councillor James Caston substituted for Councillor Richard Meyer.

Councillor Suzie Morley substituted for Councillor Tim Passmore.

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

None declared.

3 DECLARATIONS OF LOBBYING

All Councillors apart from those substituting declared that they had been lobbied on DC/21/00366.

4 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

5 NA/21/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 MAY 2021

It was Resolved that the Minutes of the Meeting held on 12 May 2021 were confirmed and signed as a true record.

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

None received.

7 NA/21/2 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/02564	Cllr Sarah Mansel (Ward Member) Cllr Helen Geake (Parish Council representative and Ward Member)
DC/21/00366	Tony Kilbee (Parish Council Representative) Andrew Cardy (Objector) Philip Cobbold (Agent) Cllr Andrew Mellen (Ward Member)

8 DC/21/02564 LAND SOUTH OF , OLD STOWMARKET ROAD, WOOLPIT, IP30 9QU

8.1 Item 7A

Application Proposal	DC/21/02564 Submission of Details – Reserved Matters Application in part for outline planning permission 1636/16. Appearance, Landscaping, Layout, and Scale for Construction of a car park to be associated with Woolpit Health Centre.
Site Location	WOOLPIT – Land South of, Old Stowmarket Road, Woolpit, IP30 9QU
Applicant	Mid Suffolk District Council (Strategic Property team)

8.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the proposed landscaping, the lighting on the site, the temporary entrance that would become an emergency entrance, the contents of the tabled papers, and the officer recommendation of approval as detailed in the Committee Report.

8.3 The Case Officer responded to Members' questions on issues including: the

drainage on the site, the external lighting, the access for cyclists, and disabled access to the site.

8.4 Members considered the representation from the Parish Council representative Councillor Helen Geake.

8.5 Members considered the representation from the Ward Member Councillor Sarah Mansel who spoke in favour of the application.

8.6 Members considered the representation from the Ward Member Councillor Helen Geake who spoke in favour of the application.

8.7 The Ward Members responded to Members questions on issues including: noise in the car park, the urgency of the car park and the proximity of the proposed car park to the school.

8.8 Councillor David Muller proposed that the application be approved as set out in the officer recommendation with the additional conditions as detailed below:

Add Informative note:

That Council Officers are requested to work with the Surgery, Parish Council and School to resolve appropriate access to and availability of the car park for the community including outside surgery hours and with appropriate “smart” lighting and management arrangements.

Add condition:

Notwithstanding any detail within the application the detail for the gate area to the North access shall enable safe and level access by bicycle when gates are closed in a manner which shall have been agreed by the LPA before the use commences.

Add condition

The vehicular access to the Surgery shall be for emergency or temporary purposes which shall have been agreed in writing by the LPA in advance of such use.

8.9 Councillor John Matthissen seconded this motion.

8.10 Members continued to debate the application on issues such as: cycle access for the site, electric vehicle charging points, and the lighting plans.

8.11 By a unanimous vote

8.12 It was RESOLVED:-

(1) That authority be delegated to the Chief Planning Officer to APPROVE the reserved matters following expiry of the period for publicity (being 9th June) subject to the following conditions, plus any further conditions as may be deemed necessary by the Chief Planning Officer:

- **Reserved Matters approval given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force.**
- **Approved Plans (plans submitted that form this application)**
- **Landscaping proposals to be provided in accordance with a timescale that has previously been agreed in writing with the Local Planning Authority.**
- **Plus such additional conditions as may be appropriate to safeguard relevant planning matters arising as a result of the current publicity and consultation that, in the opinion of the Chief Planning Officer, are necessary to impose on a reserved matters approval.**

(2) That if further representations are received before this date which, in the Chief Planning Officer's opinion, raise new material considerations which cannot be appropriately managed by condition attached to the reserved matters approval that the application be reported back to Committee with a report and updated recommendation.

(3) That the Chief Planning Officer add such Informative Notes as may be appropriate or identified in consultee responses, as necessary.

With the additional conditions of:-

Add Informative note:

That Council Officers are requested to work with the Surgery, Parish Council and School to resolve appropriate access to and availability of the car park for the community including outside surgery hours and with appropriate "smart" lighting and management arrangements.

Add condition

Notwithstanding any detail within the application the detail for the gate area to the North access shall enable safe and level access by bicycle when gates are closed in a manner which shall have been agreed by the LPA before the use commences.

Add condition

The vehicular access to the Surgery shall be for emergency or temporary purposes which shall have been agreed in writing by the LPA in advance of such use.

9 DC/21/00366 LAND SOUTH OF, WESTHORPE ROAD, FINNINGHAM, SUFFOLK

9.1 Item 7B

Application Proposal	DC/21/00366 Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 – Erection of up to 8No dwellings with garages.
Site Location	FINNINGHAM – Land South of, Westhorpe Road, Finningham, Suffolk
Applicant	Burgess Homes Ltd

9.1 A short comfort break was taken between 10:40- 10:50 after the completion of DC/21/02564 but before the commencement of DC/21/003366.

9.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the site's location outside of the settlement boundary, the access to facilities, the proximity of the site to the listed buildings, and the officer recommendation of approval as detailed in the Committee Report.

9.3 The Case Officer responded to Members questions on issues including: the highways response, the frequency of public transport, the location of the footpath and the lack of a landscape plan.

9.4 Members considered representation from the Parish Council representative Tony Kilbee who spoke against the application.

9.5 The Parish Council representative responded to Members' questions on issues including: the flooding, the foul water issues and the amenities in the village.

9.6 Members considered the representation from the Objector Andrew Cardy.

9.7 Members considered the representation from the Agent Philip Cobbold.

9.8 The Agent responded to Members' questions on issues including: whether neighbouring site was owned by the applicant..

9.9 Members considered the representation from the Ward Member Councillor Andrew Mellen who spoke against the application.

9.10 The Ward Member responded to Members' questions on issues including: the land allocation in the emerging Joint Local Plan.

9.11 Members debated the application on issues including: the sustainability of the site, the proximity of the listed buildings to the site, and the location of the access.

9.12 Councillor Sarah Mansel proposed refusal for the reason as follows:

1) A low to medium level of less than substantial harm to the setting of Hill House Grade II Listed is identified and the proposal fails to have sufficient information to demonstrate no harm. The application also fails to demonstrate that the public

benefits of the development would outweigh this identified harm in line with the requirements of paragraph 196 of the NPPF. The application is therefore found to be contrary to the provisions of paragraphs 193 and 196 of the NPPF, Core Strategy policy CS5 and Saved Local Plan policy HB1.

2) The application site is located outside of the settlement boundary of Finningham nor an allocated site and would continue to be located outside of the settlement boundary of the village if considered under the provisions of the Joint Local Plan given limited weight. On this basis the application is not held to comply with the adopted Development Plan policies CS1, CS2, H7 and FC1.1 not held as out of date and engaging the tilted balance given the harm to the designated heritage asset and the provisions of the NPPF para 11.

9.13 Councillor Rowland Warboys seconded this motion.

9.14 By a unanimous vote

9.15 It was RESOLVED:-

That the application be REFUSED for the following reason:

1) A low to medium level of less than substantial harm to the setting of Hill House Grade II Listed is identified and the proposal fails to have sufficient information to demonstrate no harm. The application also fails to demonstrate that the public benefits of the development would outweigh this identified harm in line with the requirements of paragraph 196 of the NPPF. The application is therefore found to be contrary to the provisions of paragraphs 193 and 196 of the NPPF, Core Strategy policy CS5 and Saved Local Plan policy HB1.

2) The application site is located outside of the settlement boundary of Finningham nor an allocated site and would continue to be located outside of the settlement boundary of the village if considered under the provisions of the Joint Local Plan given limited weight. On this basis the application is not held to comply with the adopted Development Plan policies CS1, CS2, H7 and FC1.1 not held as out of date and engaging the tilted balance given the harm to the designated heritage asset and the provisions of the NPPF para 11.

10 SITE INSPECTION

None requested.

The business of the meeting was concluded at 12.17 pm.

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Chair

Agenda Item 6

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 23 June 2021 - 09:30

PRESENT:

Councillor: Matthew Hicks (Chair)
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: James Caston Rachel Eburne
John Field Sarah Mansel
John Matthissen Richard Meyer

Ward Member(s):

Councillors: Lavinia Hadingham
Andrew Mellen

In attendance:

Officers: Area Planning Manager (JPG)
Planning Lawyer (IDP)
Governance Officer (RC/CP)
Planning Officer (VP/MB/DC)

Apologies:

Timothy Passmore

11 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

11.1 Apologies were received from Councillor Tim Passmore.

11.2 Councillor James Caston substituted for Councillor Tim Passmore.

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

12.1 Councillor Dave Muller declared a local non-pecuniary interest in respect of application number DC/21/01682 in his capacity as Chair of Cedars Park Community Interest Limited.

12.2 Councillor Muller confirmed that as Ward Member for this item he would not be participating in the vote.

13 DECLARATIONS OF LOBBYING

13.1 All Members declared that they had been lobbied on application numbers DC/19/05740, DC/19/05741, DC/21/00248 and DC/21/01188.

14 DECLARATIONS OF PERSONAL SITE VISITS

14.1 Councillor Sarah Mansel declared a personal site visit in respect of application numbers DC/19/05740 and DC/19/05741.

14.2 Councillor Dave Muller declared a personal site visit in respect of DC/21/05741.

15 NA/21/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 3 JUNE 2021

15.1 Councillor Matthissen queried paragraph 9.15, bullet point 2 of the minutes.

15.2 It was agreed that the minutes would be reviewed.

15.3 By a vote of 7 votes for and 1 against:

It was RESOLVED:

That the minutes of the meeting held on 3 June 2021 be deferred in order for content to be reviewed.

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

15.1 None received.

17 NA/21/4 SCHEDULE OF PLANNING APPLICATIONS

17.1 The Chair advised the Committee that application number DC/20/05516 had been withdrawn by the applicant and as such would not be heard by the Committee.

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

Application Number:	Representations From:
DC/19/05740	Di Warne (Fressingfield Parish Council) John Castro (SAFE) Councillor Lavinia Hadingham (Ward Member)
DC/19/05741	Di Warne (Fressingfield Parish Council) John Kelsall (Objector) Councillor Lavinia Hadingham (Ward Member)
DC/21/01682	Councillor Dave Muller (Ward Member)

18 DC/19/05740 LAND WEST OF OF JOHN SHEPHERD ROAD, FRESSINGFIELD, SUFFOLK

18.1 Item 7A

Application Proposal	DC/19/05740 Application for Outline Planning (all matters reserved) – Residential development (up to 27 dwellings, including affordable housing) and the construction of estate roads and footpaths together with related drainage and landscaping.
Site Location	FRESSINGFIELD – Land West of John Shepherd Road, Fressingfield, Suffolk
Applicant	F. G. Brown and Son

18.2 The Case Officer presented the application to the committee outlining the proposal before Members including the location and layout of the proposal, access to the site, drainage and flooding issues, and the officer recommendation of refusal as detailed in the Committee Report.

18.3 The Case Officer responded to questions from Members on issues including the housing numbers for Fressingfield and the Neighbourhood Plan.

18.4 Members considered the representation from Di Warne who spoke on behalf of Fressingfield Parish Council.

18.5 The Parish Council representative responded to questions from Members on issues including foul water drainage issues, whether an independent survey had been undertaken in relation to highways and drainage.

18.6 Members considered the representation from John Castro, SAFE, who spoke as an objector.

18.7 Members considered the representation from Councillor Lavinia Hadingham who spoke as Ward Member.

18.8 Members debated the application on issues including housing numbers and the Fressingfield Neighbourhood Plan.

18.9 Councillor Eburne proposed that the application be refused as per the officers recommendation.

18.10 Councillor Muller seconded the proposal.

18.11 Members considered to debate the application on issues including sustainability, drainage and environmental issues.

18.12 By a unanimous vote

It was RESOLVED:

That the application is REFUSED outline planning permission for the following reasons:

1. The proposed 27 dwelling development, located outside the settlement boundary, on land not allocated for housing and lacking a justifiable need, fails to accord with Policy FRES1 of the adopted Fressingfield Neighbourhood Development Plan 2018 - 2036, Policy FC1.1 of the Core Strategy Focused Review 2012, Policies CS1 and CS2 of the Mid Suffolk Core Strategy 2008, Policy H7 of the Mid Suffolk Local Plan 1998 and the National Planning Policy Framework 2019.
2. The development proposed is contrary to the development plan as a whole and there are no considerations which indicate otherwise.

That Members delegate authority to the Chief Planning Officer to defend any appeal for the reasons set out above, being amended and/or varied as may be required.

19 DC/19/05741 LAND OFF STRADBROKE ROAD, STREET FARM, FRESSINGFIELD, IP21 5PR

19.1 Item 7B

Application Proposal	DC/19/05741 Outline Planning Application (all matters reserved) – Erection of shop (Class A1) and residential development (up to 21 dwellings including affordable and self-build housing), construction and the construction of estate roads and footpaths together with related drainage and landscaping.
Site Location	FRESSINGFIELD – Land off Stradbroke Road, Fressingfield, Suffolk
Applicant	Mr Simon Brown

19.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout and location of the site, and the officer recommendation of refusal as detailed in the committee report.

19.3 Councillor Hicks declared that he uses the existing shop.

19.4 The Case Officer responded to questions from Members on issues including whether the Neighbourhood Plan includes retail premises, how many affordable homes are included, the tenure of the flats, compatibility of the development with NPPF, and the ownership of the existing shop.

19.5 Members considered the representation from Di Warne who spoke on behalf of Fressingfield Parish Council.

19.6 The Parish Council representative responded to questions from Members on

issues including any sites considered in the Neighbourhood Plan.

- 19.7 Members considered the representation from John Kelsall who spoke as an objector.
- 19.8 Members considered the representation from Councillor Lavinia Hadingham who spoke as Ward Member.
- 19.9 Councillor Muller proposed that the application be refused as per the Officers recommendation.
- 19.10 Members debated the application on issues including the need for a shop in the village, and the compatibility of the development with the Neighbourhood Plan.
- 19.11 Councillor Mansel seconded the proposal.
- 19.12 Members continued to debate the application on issues including foul water drainage and consultee responses.
- 19.13 By a unanimous vote
It was RESOLVED:

That the application is REFUSED outline planning permission for the following reasons:

1. The proposed 21 dwelling development, located outside the settlement boundary, on land not allocated for housing and lacking a justifiable need, fails to accord with Policy FRES1 of the adopted Fressingfield Neighbourhood Development Plan 2018 - 2036, Policy FC1.1 of the Core Strategy Focused Review 2012, Policies CS1 and CS2 of the Mid Suffolk Core Strategy 2008, Policy H7 of the Mid Suffolk Local Plan 1998 and the National Planning Policy Framework 2019.
2. The proposed development is contrary to the development plan and there are no considerations which indicate otherwise.

That Members delegate authority to the Chief Planning Officer to defend any appeal for the reasons set out above, being amended and/or varied as may be required.

20 DC/21/01682 CEDARS PARK COMMUNITY CENTRE, PINTAIL ROAD, STOWMARKET, SUFFOLK, IP14 5FP

- 20.1 A break was taken from 10:50am until 11:00am.
- 20.2 Item 7C

Application	DC/21/01682
Proposal	Full Planning Application – Retention of a Marquee for events
Site Location	STOWMARKET – Cedars Park Community Centre, Pintail Road, Stowmarket, Suffolk
Applicant	Mr Peter Worthington

20.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the location of the site, the reason for referral to committee, and the officer recommendation of the approval as detailed in the tabled papers.

20.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including the hours of use of the marquee, security and accessibility of the structure, and the condition relating to the removal of the marquee when not in use.

20.5 Members considered the representation from Councillor Dave Muller who spoke as a Ward Member.

20.6 The Area Planning Manager and Planning Lawyer responded to Members' questions on issues including: the planning restrictions regarding gazebos and tents and the premises licence does not have to relate to the planning permission.

20.7 Members debated the application on the issues including: the use of the gazebo and whether the permission should be temporary.

20.8 Councillor Sarah Mansel proposed that the application be approved as detailed in updated officer recommendation as detailed in the tabled papers with the additions points below:

- Removal of 4 week condition
- 5 year temporary use condition.

20.9 Councillor John Field seconded the motion.

20.10 By a unanimous vote.

20.11 **RESOLVED**

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

- **Approved plans / size constraints**
- **Marquee to be retained in good condition –**
- **Hours of use for public 10am to Midnight (to match use of centre)**

Additional Condition

- 5 year temporary use condition.

21 DC/20/05516 THE IVY HOUSE, WILBY ROAD, STRADBROKE, EYE, SUFFOLK, IP21 5JN

It was noted by Members that the application was withdrawn by the applicant following the publication of the agenda but before the commencement of the meeting.

22 NA/21/5 SCHEDULE OF APPLICATIONS THAT WILL NOT BE HEARD BEFORE 1PM

22.1 A lunch break was taken between 11:34-13:00 after it was noted that application DC/20/05516 had been withdrawn but before the commencement of DC/21/00248.

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

Application Number	Representations From:
DC/21/00248	David Chambers (Bacton Parish Council) Cllr Andrew Mellen (Ward Member)
DC/21/01188	David Chambers (Bacton Parish Council) Cllr Andrew Mellen (Ward Member)

23 DC/21/00248 LAND ON THE SOUTH EAST SIDE OF, THE STREET, BACTON, SUFFOLK

23.1 Item 8A

Application Proposal	DC/21/00248 Full Planning Application – Erection of 1no. dwelling and associated ancillary accommodation. Change of use of agricultural land to residential use.
Site Location	BACTON- Land on the South East side of, The Street, Bacton, Suffolk
Applicant	Mr M MacAusland

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

23.3 The Case Officer responded to Members' questions on issues including the

previous appeal on the site, and how the application related to DC/21/01188 and its emphasis on paragraph 79 of the NPPF, the positioning of the property, the impact on the countryside, other developments in the area, and that the site was within flood zone 1.

23.4 Members considered the representation from David Chambers of Bacton Parish Council who spoke against the application.

23.5 Members considered the representation from the Ward Member, Councillor Andrew Mellen, who spoke against the application.

23.6 The Ward Member responded to Members' questions on issues including: the visibility splay and the current use of the land.

23.7 Members debated the application on the issues including: the differences between the application before members and the previously appealed application, that there was no public benefit from the proposal, that it did not enhance the characteristics of the area, the distance of the site from the proposed access point, the proposed design of the building.

23.8 Councillor Rachel Eburne proposed that the application be refused for the following reasons:

- The site and the surrounding area are within the countryside outside any settlement boundary as defined by Mid Suffolk's Local Plan 1998 and as amended by the Mid Suffolk LDF Core Strategy 2008. Policy H7 of Local Plan 1998 and Policies CS1 and CS2 of the Mid Suffolk LDF Core Strategy 2008 as reviewed under the Core Strategy Focus Review 2012 aim to protect the landscape quality and character of the countryside for its own sake by restricting development in the countryside to that which is essential to the efficient operation of agriculture, forestry and appropriate recreation. New residential development is directed to normally take the form of infilling within settlement limit area boundaries. In this case it is considered that there is no proven agricultural, horticultural or forestry need for any new dwelling or other exceptional reason and so any residential development of any kind would be contrary to adopted policy and does not enhance the surrounding area.
- Some services to ensure sustainable development is supported are within 2km of the site, however the route to access these services is not suitable by reason of lack of lit footways leading to potential conflict with traffic and likely reliance of private motor vehicle use, increase in traffic and less integrated communities. The rural character of the area is considered and in some instances walking along unlit area or areas without footways is accept, the route to services in this case would lead to travel along roads not suitable for such travel given road speeds and nature of the road network. There is insufficient access to public transport alternatives available within short walking distance from the site to otherwise outweigh other considerations of the location and poor access to services outlined. In conclusion the site would not provide an appropriate location for new housing in relation to its connectivity to nearby facilities and services. It would therefore fail to comply with the requirements of paragraphs 11, 78, 79 and 102 of the NPPF. As such it is considered that the proposal represents unsustainable development, contrary to the NPPF, policies of the Development as referenced above and Policy FC1 of the Core Strategy Focused Review (2012) and its public benefit is not considered to outweigh the harm identified.

23.9 Councillor Muller seconded the motion.

23.10 By a unanimous vote.

23.11 RESOLVED

That application DC/21/00248 be refused for the reasons as follows:

- The site and the surrounding area are within the countryside outside any settlement boundary as defined by Mid Suffolk's Local Plan 1998 and as amended by the Mid Suffolk LDF Core Strategy 2008. Policy H7 of Local Plan 1998 and Policies CS1 and CS2 of the Mid Suffolk LDF Core Strategy 2008 as reviewed under the Core Strategy Focus Review 2012 aim to protect the landscape quality and character of the countryside for its own sake by restricting development in the countryside to that which is essential to the efficient operation of agriculture, forestry and appropriate recreation. New residential development is directed to normally take the form of infilling within settlement limit area boundaries. In this case it is considered that there is no proven agricultural, horticultural or forestry need for any new dwelling or other exceptional reason and so any residential development of any kind would be contrary to adopted policy and does not enhance the surrounding area.
- Some services to ensure sustainable development is supported are within 2km of the site, however the route to access these services is not suitable by reason of lack of lit footways leading to potential conflict with traffic and likely reliance of private motor vehicle use, increase in traffic and less integrated communities. The rural character of the area is considered and in some instances walking along unlit area or areas without footways is accept, the route to services in this case would lead to travel along roads not suitable for such travel given road speeds and nature of the road network. There is insufficient access to public transport alternatives available within short walking distance from the site to otherwise outweigh other considerations of the location and poor access to services outlined. In conclusion the site would not provide an appropriate location for new housing in relation to its connectivity to nearby facilities and services. It would therefore fail to comply with the requirements of paragraphs 11, 78, 79 and 102 of the NPPF. As such it is considered that the proposal represents unsustainable development, contrary to the NPPF, policies of the Development as referenced above and Policy FC1 of the Core Strategy Focused Review (2012) and its public benefit is not considered to outweigh the harm identified.

24 DC/21/01188 LAND ON THE SOUTH EAST SIDE OF, THE STREET, BACTON, SUFFOLK

24.1 Item 8B

Application	DC/21/01188
Proposal	Planning Application. Erection of 1no dwelling and associated ancillary accommodation. Change of use of land from agricultural to residential use.
Site Location	BACTON- Land on the south east side of, The Street, Bacton, Suffolk
Applicant	Mr M MacAusland

24.1 The Case Officer presented the application to the Committee outlining the proposal before Members, the differences between this application and DC/21/00248 which had just been heard and the officer recommendation of approval.

24.2 Members considered the representation from David Chambers of Bacton Parish Council who spoke against the application.

24.3 Members considered the representation from the Ward Member, Councillor Andrew Mellen, who spoke against the application.

24.4 Councillor Sarah Mansel proposed that the application be refused for the same reasons as application DC/21/00248 as follows:

- The site and the surrounding area are within the countryside outside any settlement boundary as defined by Mid Suffolk's Local Plan 1998 and as amended by the Mid Suffolk LDF Core Strategy 2008. Policy H7 of Local Plan 1998 and Policies CS1 and CS2 of the Mid Suffolk LDF Core Strategy 2008 as reviewed under the Core Strategy Focus Review 2012 aim to protect the landscape quality and character of the countryside for its own sake by restricting development in the countryside to that which is essential to the efficient operation of agriculture, forestry and appropriate recreation. New residential development is directed to normally take the form of infilling within settlement limit area boundaries. In this case it is considered that there is no proven agricultural, horticultural or forestry need for any new dwelling or other exceptional reason and so any residential development of any kind would be contrary to adopted policy and does not enhance the surrounding area.
- Some services to ensure sustainable development is supported are within 2km of the site, however the route to access these services is not suitable by reason of lack of lit footways leading to potential conflict with traffic and likely reliance of private motor vehicle use, increase in traffic and less integrated communities. The rural character of the area is considered and in some instances walking along unlit area or areas without footways is accept, the route to services in this case would lead to travel along roads not suitable for such travel given road speeds and nature of the road network. There is insufficient access to public transport alternatives available within short walking distance from the site to otherwise outweigh other considerations of the location and poor access to services outlined. In conclusion the site would not provide an appropriate location for new housing in relation to its connectivity to nearby facilities and services. It would therefore fail to comply with the requirements of paragraphs 11, 78, 79 and 102 of the NPPF. As such it is considered that the proposal represents unsustainable development, contrary to the NPPF, policies of the Development as referenced above and Policy FC1 of the Core Strategy Focused Review (2012) and its public benefit is not considered to outweigh the harm identified.

24.5 Councillor Dave Muller seconded the proposal.

24.6 by a unanimous vote.

24.7 RESOLVED

That application DC/21/01188 be refused for the following reasons:

- **The site and the surrounding area are within the countryside outside any settlement boundary as defined by Mid Suffolk's Local Plan 1998 and as amended by the Mid Suffolk LDF Core Strategy 2008. Policy H7 of Local Plan 1998 and Policies CS1 and CS2 of the Mid Suffolk LDF Core Strategy 2008 as reviewed under the Core Strategy Focus Review 2012 aim to protect the landscape quality and character of the countryside for its own sake by restricting development in the countryside to that which is essential to the efficient operation of agriculture, forestry and appropriate recreation. New residential development is directed to normally take the form of infilling within settlement limit area boundaries. In this case it is considered that there**

is no proven agricultural, horticultural or forestry need for any new dwelling or other exceptional reason and so any residential development of any kind would be contrary to adopted policy and does not enhance the surrounding area.

- Some services to ensure sustainable development is supported are within 2km of the site, however the route to access these services is not suitable by reason of lack of lit footways leading to potential conflict with traffic and likely reliance of private motor vehicle use, increase in traffic and less integrated communities. The rural character of the area is considered and in some instances walking along unlit area or areas without footways is accept, the route to services in this case would lead to travel along roads not suitable for such travel given road speeds and nature of the road network. There is insufficient access to public transport alternatives available within short walking distance from the site to otherwise outweigh other considerations of the location and poor access to services outlined. In conclusion the site would not provide an appropriate location for new housing in relation to its connectivity to nearby facilities and services. It would therefore fail to comply with the requirements of paragraphs 11, 78, 79 and 102 of the NPPF. As such it is considered that the proposal represents unsustainable development, contrary to the NPPF, policies of the Development as referenced above and Policy FC1 of the Core Strategy Focused Review (2012) and its public benefit is not considered to outweigh the harm identified.

25 SITE INSPECTION

25.1 None requested.

The business of the meeting was concluded at 1.59 pm.

.....
Chair

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Agenda Item 8

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

21 July 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>
8A	DC/20/03457	Land and Buildings at Red House Farm, Priors Road Fressingfield, Suffolk	Cllr Lavinia Hadingham / Fressingfield	Vincent Pearce	33-136
8B	DC/20/03098	Land to the south of, Diss Road, Botesdale, Suffolk	Cllr Jessica Fleming / Rickinghall	Mahsa Kavyani	137-214
8C	DC/21/00522	Land South of Little Owl Lodge, Ashfield Road, Norton, Suffolk	Cllr Harry Richardson & Cllr Wendy Turner / Thurston	Harry Goodrich	215-248

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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 8a

Committee Report

Item 8A

Reference: DC/20/03457

Case Officer: Vincent Pearce

Ward: Fressingfield.

Ward Member/s: Cllr Lavinia Hadingham.

RECOMMENDATION – APPROVE RESERVED MATTERS with conditions

Description of Development

Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for **Layout, Appearance, Scale and Landscape** for the construction of 28 no dwellings (9 affordable = 32.1%). Note **Access** details were determined at outline stage

Location

Land and Buildings at Red House Farm, Priory Road, Fressingfield, Suffolk

Expiry Date: 17/12/2020

Application Type: RES - Reserved Matters

Development Type: Minor Dwellings

Applicant: Caburn Properties Ltd

Agent: Mr E Thuell

Parish: Fressingfield

Site Area: 1.43ha [red line]

Density of Development: Note abbreviation [*dph = dwellings per hectare*]

Gross Density (Total Site): **19.6dph** [*28 dwellings ÷ 1.43 ha*]

Net Density (Developed Site, excluding open space and SuDs): **25.9dph** [*28 dwellings ÷ 1.08ha*]

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

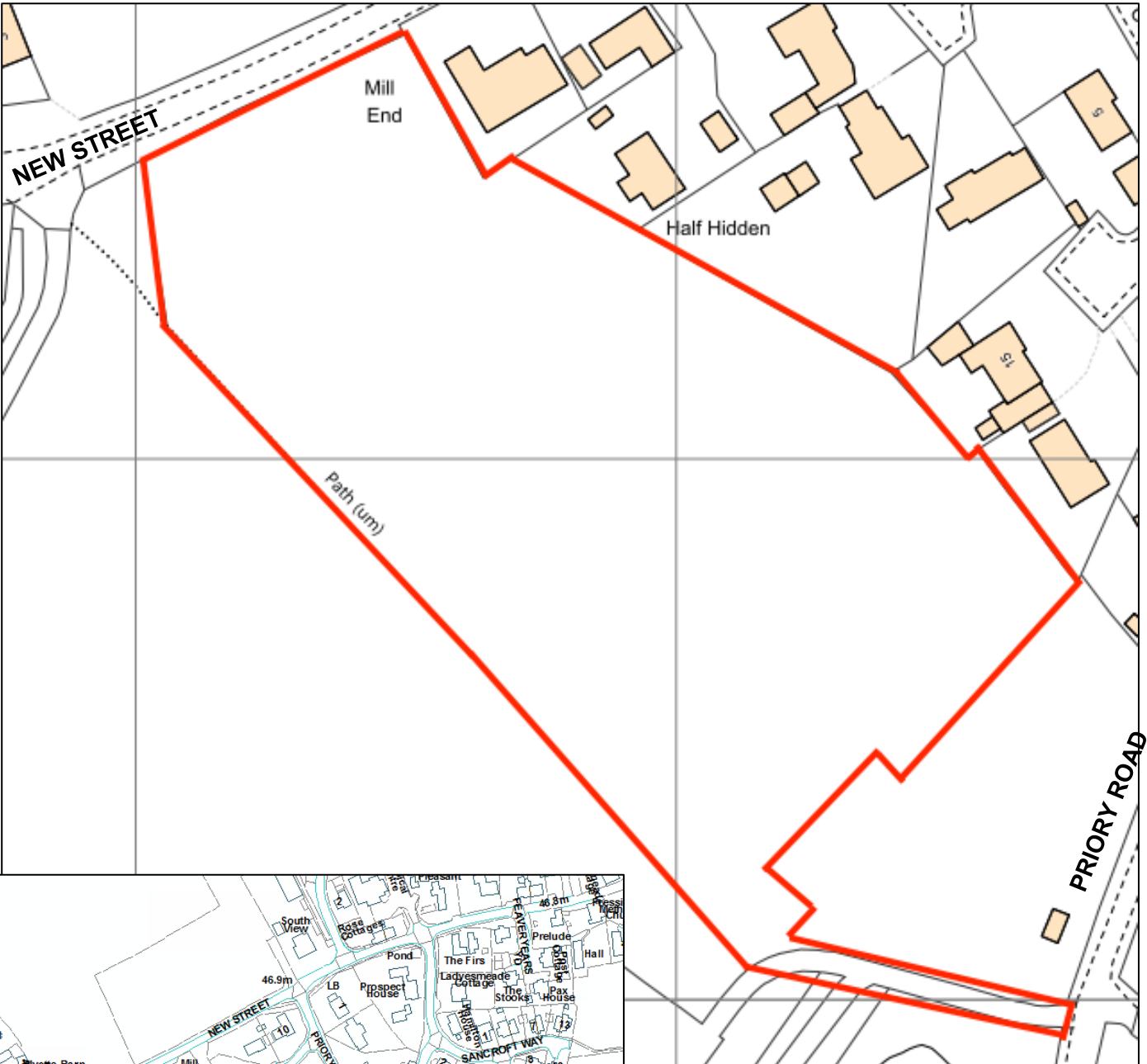
Has a Committee Call In request been received from a Council Member (Appendix 1): No

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

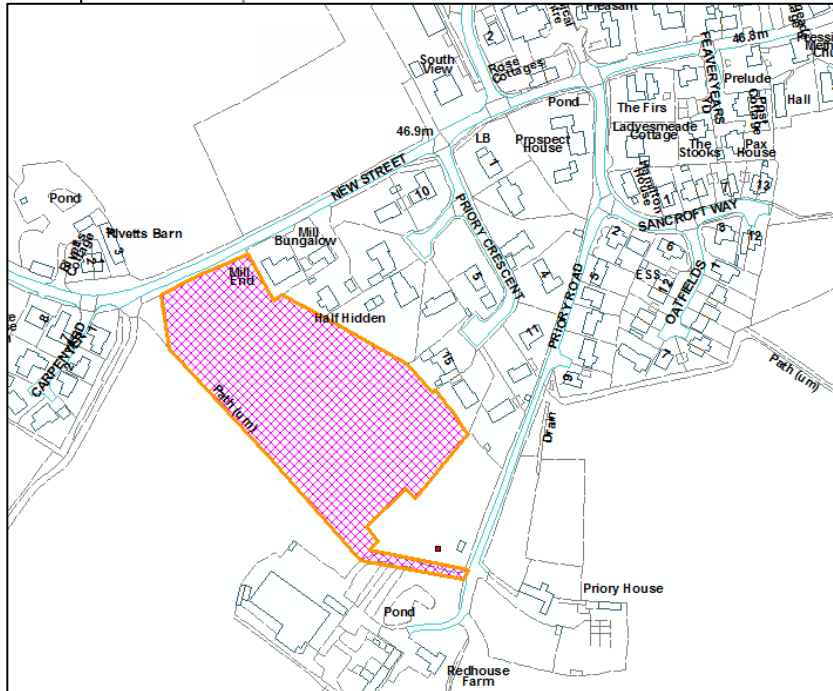
The application is referred to committee for the following reason:

This application relates to a development that exceeds 15 dwellings and so must be determined by the Committee as prescribed in the Council's formal Scheme of Delegation.



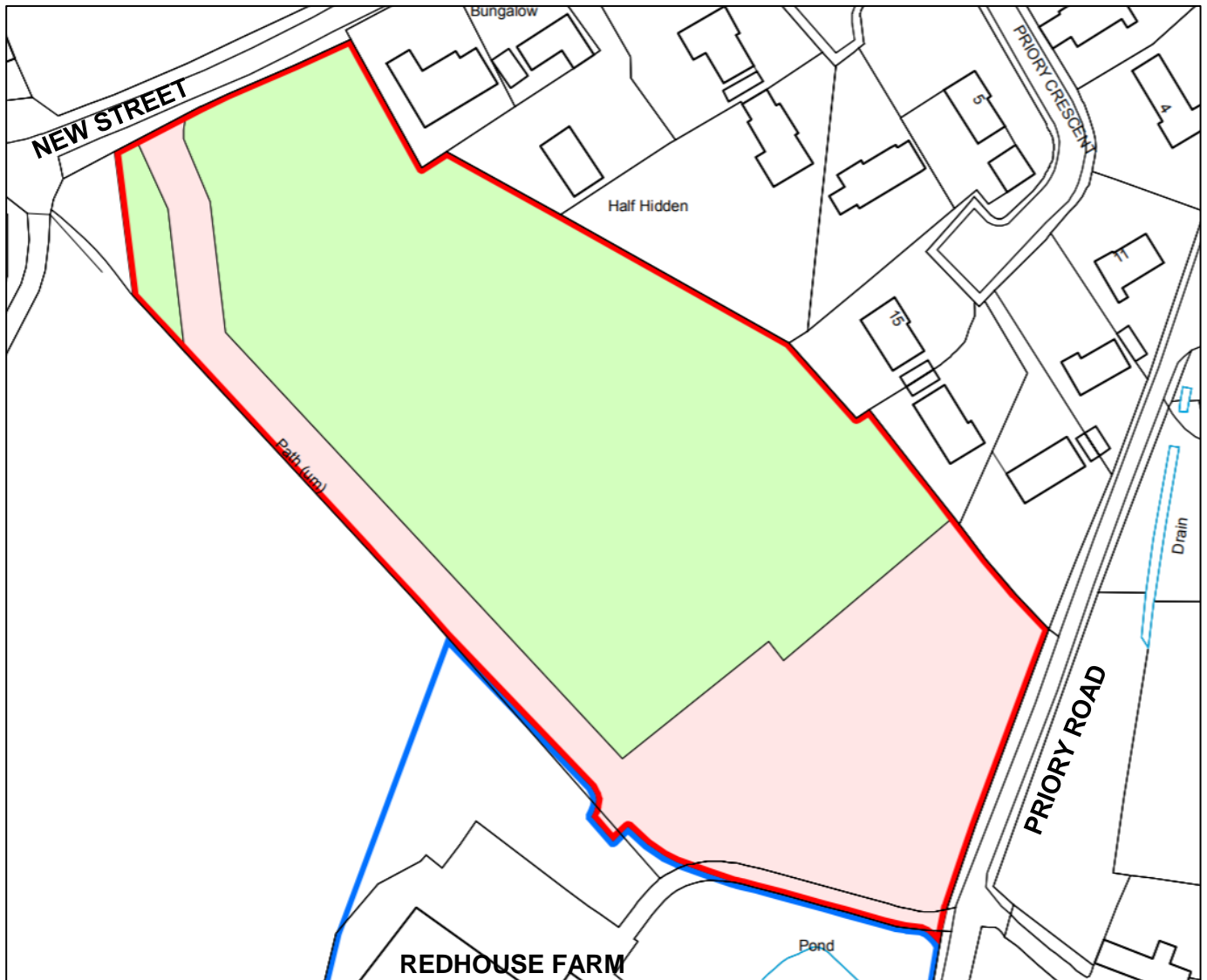
PRIORY CRESCENT

PRIORY ROAD



REDHOUSE FARM

figures 1: Red Line Application Site



- Full planning permission including scout building & access road - 0.583ha (1.44ac)
- Outline planning permission including up to 28 new dwellings - 1.127ha (2.78ac)

figure 2: **The Hybrid Application Site Associated with 4110/16**

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Mid Suffolk Core Strategy Focused Review [December 2012] [CSFR12]

As this is a Reserved Matters application the following CSFR12 policies are considered to be of most relevance: *[the principle of residential use and the access arrangements having already been established/agreed through the grant of outline planning permission].*

FC 1.1 Mid Suffolk approach to delivering Sustainable Development

Mid Suffolk Core Strategy [September 2008] [CS08]

As this is a Reserved Matters application the following CS08 policies are considered to be of most relevance: *[the principle of residential use and the access arrangements having already been established/agreed through the grant of outline planning permission].*

CS3 Reduce Contributions to Climate Change

CS4 Adapting to Climate Change

CS6 Services and Infrastructure

CS9 Density and Mix

Mid Suffolk Local Plan [1998] [LP98]

As this is a Reserved Matters application the following LP98 saved policies are considered to be of most relevance: *[the principle of residential use and the access arrangements having already been established/agreed through the grant of outline planning permission].*

GP1 Design and Layout of Development

H3 Housing Development in Villages

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

T9 Parking Standards

Babergh Mid Suffolk Joint Local Plan [Regulation 22 - Submission Document] 2021 [JLP21]

The JLP21 carries some weight as a material planning consideration having reached Regulation 22 stage. The extent to which various draft policies attract weight will in part depend upon the level and nature of representations received prior to the Examination in Public and the extent to which policies may be subject to comment and required amendment by the Examiner in the light of these and arguments rehearsed at the Examination.

- SP10 Climate Change
- LP06 Mix and Type of Composition
- LP 25 Sustainable Construction and Design
- LP 26 Design and Residential Amenity
- LP28 Water Resources and Infrastructure
- LP29 Flood Risk and Vulnerability
- LP32 Safe Sustainable and Active Transport
- LP33 Managing Infrastructure Provision

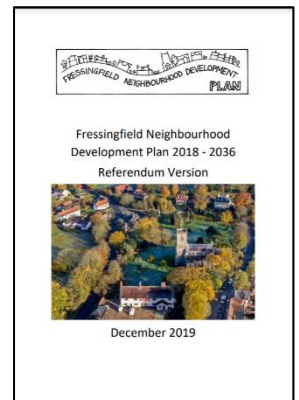
Status Of Neighbourhood Plan

Fressingfield has a 'Made' and 'Adopted' up to date Neighbourhood Plan. [2020]. The Fressingfield Neighbourhood Plan is now part of the Council's Adopted Development Plan.

Fressingfield Neighbourhood Development Plan [2020] [FNDP20]

As this is a Reserved Matters application the following FNDP20 policies are considered to be of most relevance. *[the principle of residential use and the access arrangement having already been established/agreed through the grant of outline planning permission].*

- FRES 2: Housing Type and Tenure
- FRES 9: Fressingfield Vernacular
- FRES 10: Design
- FRES 11: Localised Flooding and Pollution¹
- FRES 15: Transport and Highway safety²



National Planning Policy Framework

Nation Design Guidance 2021

Suffolk Parking Guidance [refreshed 2019]

Mid Suffolk Cycling Strategy 1999

¹ Note drainage details are not a Reserved Matter to be determined here but as members know Fressingfield has its own particular drainage issues and will want to understand how drainage is to be controlled and suitable arrangements provided

² Note access is not one of the Reserved Matters in this case but Members will wish to see how the layout delivers connectivity

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

Parish Council (Appendix 3)

Fressingfield Parish Council in comments received December 2020 states:

“The parish council recommends refusal of this application. The ditch into which excess water from the attenuation pond would flow is sealed at both ends. Local residents have confirmed that this ditch regularly overflows during periods of heavy rain.”

Officer comment:

Members will have noted that this is a reserved matters application for scale, layout, appearance and landscape. Drainage is not a reserved matter.

That said, officers have worked with the applicant’s agent to produce a drainage plan that answers the Parish Council’s concerns. As you would expect the Parish Council’s local observation about the ditch on the site’s frontage was correct and the agent has produced a drainage scheme that takes surface water away from that ditch via a new positive drainage system. The proposed drainage pond also acts to attenuate flow and does not feed into the ditch but is connected to the new positive drainage system. Details will be included in the presentation. Members are advised to attach a drainage condition in the event that they are minded to approve the details in order to ensure that the drainage solution can be secured.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

National Consultee (Appendix 4)

Anglian Water [01.12.20]

Used water: "The sewerage system at present has available capacity for these flows."

Natural England [04.09.20]

Refers to its standing advice

County Council Responses (Appendix 5)

SCC Archaeology [24.11.20]

"Please find attached our advice in relation to the above planning application. As you will see regarding our comments for DC/19/03726 archaeological evaluation and reporting has been completed for the scout hut element of the development scheme subject to application 4410/16.

However, to date no archaeological evaluation (or mitigation as required) has been completed for the outline element which is the red line area for DC/20/03457. The first phase of works in this area would be an archaeological trial trench evaluation to establish the presence/absence, location, nature, extent, date, quality, condition and significance of any surviving archaeological deposits within the development area. The brief that will outline the scope of works is requested via:

<https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeologicalservice/archaeological-brief-and-specification-application-form/> "

SCC Development Contributions [30.11.20]

"No comments to make"

SCC Floods and Water [SuDS] [24.11.20]

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

- Site Plan Revised Layout Ref 6193 14/D
- Flood Risk Assessment and Drainage Strategy Ref 166/2020/FRADS Ref P2

The reason why we are recommending a holding objection is because there is insufficient details submitted regarding the open SuDs features, whether sufficient space has been allowed for and how they will be landscaped.

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

1. Submit a landscaping scheme for the SuDS features and demonstrate how they will be established for the first five years
2. Submit a cross section of the proposed attenuation basin, depicting 1:4 side slopes, 1.5m

wet/dry benches every 0.6m, freeboard, 3m maintenance strip and the depths of water for 1:2, 1:30 & 1:100+CC

3. Submit a CDM designers risk assessment for any open SuDS features”

SCC Highways [30.11.20]

The proposal has been amended to overcome the concerns of the local highway authority. A verbal update will be provided at the meeting as written consultation response on the amendments is awaited

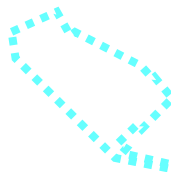
Public Rights of Way [PRoW] Team [27.08.20]

“We object to this proposal on the basis that the Applicant’s plans appear to show FP66 coinciding with the southern end of the proposed tarmac roadway leading to the turning head for refuse vehicles. The Applicant has also shown a fire gate which may be an unlawful obstruction if it is on the alignment of FP66. As stated in our previous response to DC/20/02053, the Applicant should contact the Definitive Map Team to obtain further information as to the location of their proposals in relation to FP66 to ensure that it does not affect FP66.

The Applicant **MUST** note the following, particularly in relation to obstructing and carry out works on a PROW. Regardless of whether planning permission is granted, it is still unlawful to obstruct or carry out works on a PROW without permission and in the event that this happens, enforcement action will be taken:”



route of FP



application site

figure 3: **The Application Site in the Context of Public Footpath no.66**

Internal Consultee Responses (Appendix 6)

Strategic Housing [19.04.21]

The Strategic Housing Team reports:

- that there is a minimum need [*Strategic Housing Market Assessment 2019*] for 127 affordable homes per year for the Mid Suffolk Area.
- Currently the Council's Choice Based Lettings system has circa 650 applicants registered for the Mid Suffolk Area. [*June 2020*]
- The 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

The affordable housing being delivered is agreed as follows:

homes for affordable rent = 7

- 4 x 1 bed 2 -person flat @ 51 and 62.5 sqm NDSS compliant – plots 11,19, 21 and 22.
- 1 x 2 bed 4-person houses @ 70 sqm NDSS compliant – plot 9.
- 2 x 3 bed 5-person house @ 97 and 126.5 sqm NDSS compliant – plots. 10 and 23.

homes for shared ownership = 2

- 2 x 2 bed 4-person houses @ 79 sqm NDSS compliant – plots 7 and 8

Whilst the Strategic Housing Team note that the provision of 9 affordable dwellings equates to 32.1% of the total number of dwellings the S106 Agreement that accompanied the outline planning permission identified a need for 9 affordable dwellings. That is what is being provided. As a result it is not reasonable to now require a financial contribution in lieu of the 0.8 of a dwelling required to achieve the full 35%.

Whilst the Strategic Housing Team sets out requirements for a S106 Agreement in respect of the delivery of affordable housing these are not appropriate as this is a Reserved Matters application – the S106 Agreement having been signed at outline stage.

Environmental Health Land Contamination [30.11.20]

“No comments to make”

Public Realm [27.11.20]

“Public Realm Officers consider that as the detention basin is primarily a water storage mechanism that requires regular inspection and maintenance, it would not be appropriate for the District Council to adopt this. It should not be considered as part of any public open space provision on site. The small areas of landscaping within the development should ideally be managed locally and the District Council would not seek to adopt these areas.”

B: Representations

At the time of writing this report the 31 neighbour notification letters issued had elicited 3 letters/emails/online comments in response. The expiry date for replies has closed.

It is the officer opinion that this represents 2 objections, 0 support and 1 general comment.

Objections include:

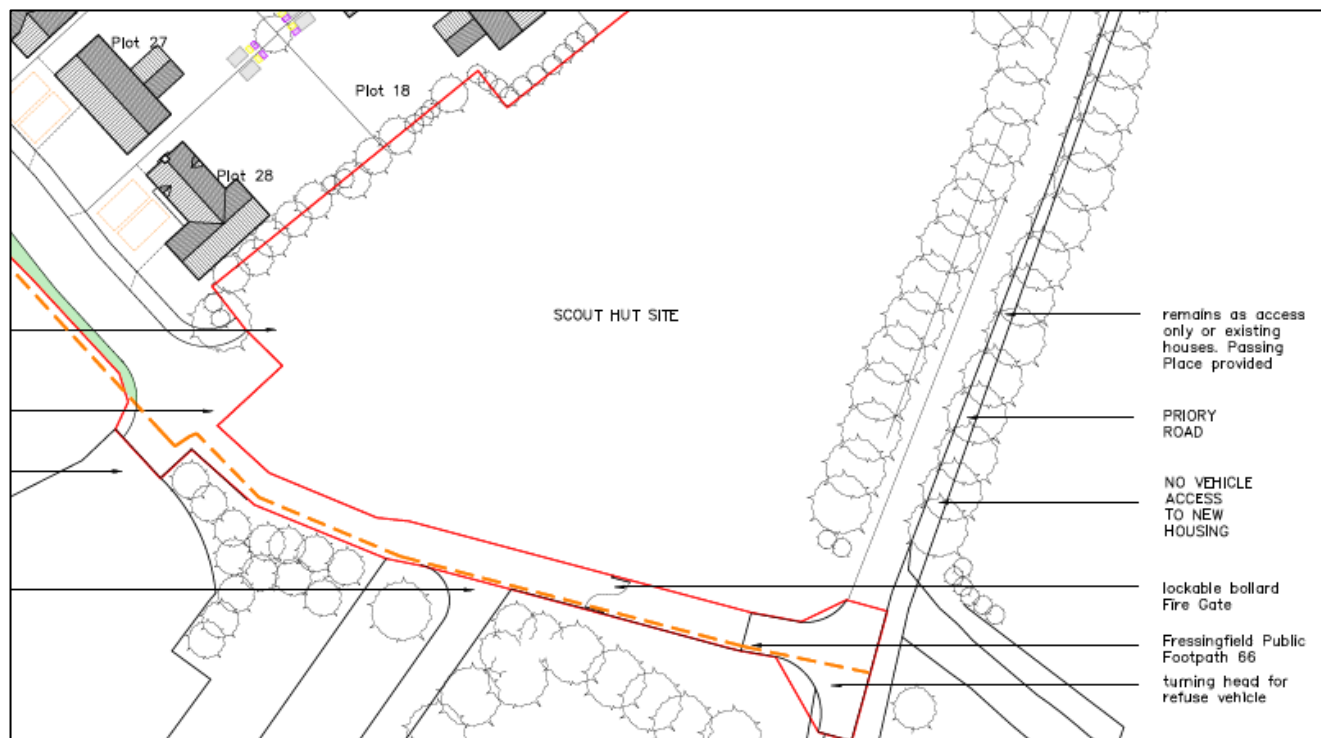
- Impacts on ecology and wildlife [1]
- Health and safety [1]
- Landscape impact [1]
- Light pollution [1]
- Loss of open space [1]
- Noise [1]
- Smell [sewage] [1]
- Inadequate foul drainage system [1]
- Development is out of character [1]
- New Street lacks footway over much of its length [1]
- Part of estate road is gravelled not tarmac [1]

The general comments asks for confirmation that the sole vehicular access will be from New Street and not Priory Road [1]

Officer comment:

The vehicular access for this development will be from New Street and it will also provide access for existing properties and the approved scout hut. The connection to Priory Road within the scout hut site and the residential site the subject of this Reserved Matters application will be controlled to restrict access to emergency vehicles only. This means ‘through’ access for residents of the new development from Priory Road will not be possible.

The originally submitted drawing showed a fire gate as that is what was expected at the time of the original approval. That said the concerns of the PRow Team are noted in that a gate when closed/locked will unlawfully obstruct FP66 and the drawing has been amended to rereference a fire bollard.



figures 4: **Proposed barrier** [preventing through access for general motor vehicles between New Street and Priory Road]. Emergency vehicles only]

(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: 4410/16

Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (layout, landscape, appearance and

DECISION: GRANTED
15.08.2017

scale) (revised scheme to planning application 2285/15).

REF: 2285/15	Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).	DECISION: REFUSED 30.03.2016
REF: DC/19/02072	Full Planning Application - Erection of a new modular Scout Headquarters building, cartlodge and creation of vehicular access	DECISION: WITHDRAWN 05.11.2019
REF: DC/19/03722	Non Material Amendment to 4410/16 - Alterations to size, design and layout of scout hut building and erection of a cartlodge	DECISION: GRANTED 29.08.2019
REF: DC/20/02053	Reserved Matters application relating to the Hybrid permission 4410/16, Submission of details for Outline Planning Permission for the construction of up to 28 residential dwellings(some affordable) with all matters reserved (layout, landscape, appearance and scale).	DECISION: WITHDRAWN 26.06.2020
REF: DC/20/03457	Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).	DECISION: CURRENT PRESENT RM Application
REF: DC/21/01844	Application for a Non-material Amendment relating to 4410/16 - Alteration to modular building (smaller footprint and slightly different shape to that approved)	DECISION: PENDING

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

1.1. The site comprising a field of some 1.43ha lies on the south-west edge of Fressingfield with predominantly countryside beyond.

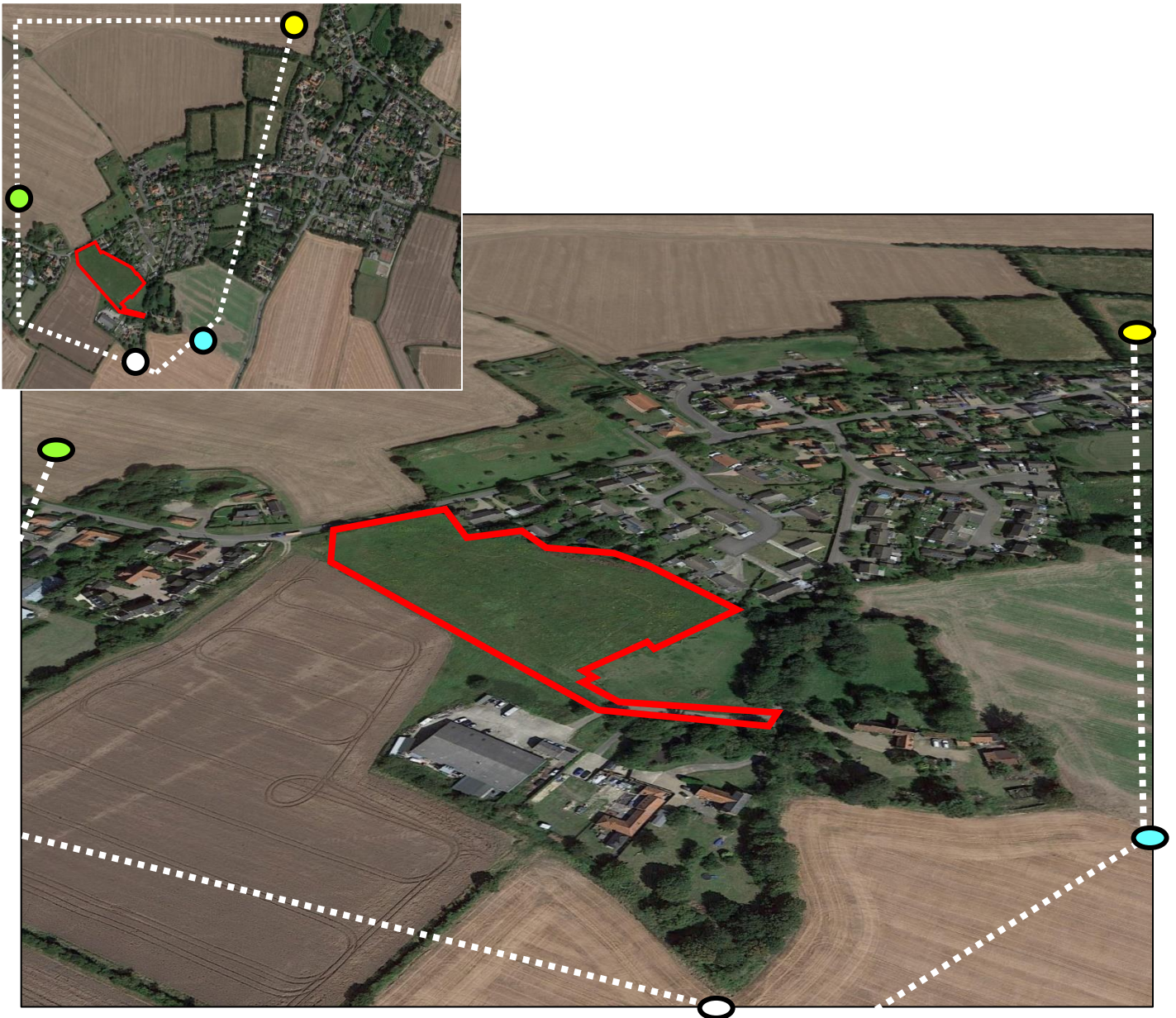


figure 5: **The Site from the air**

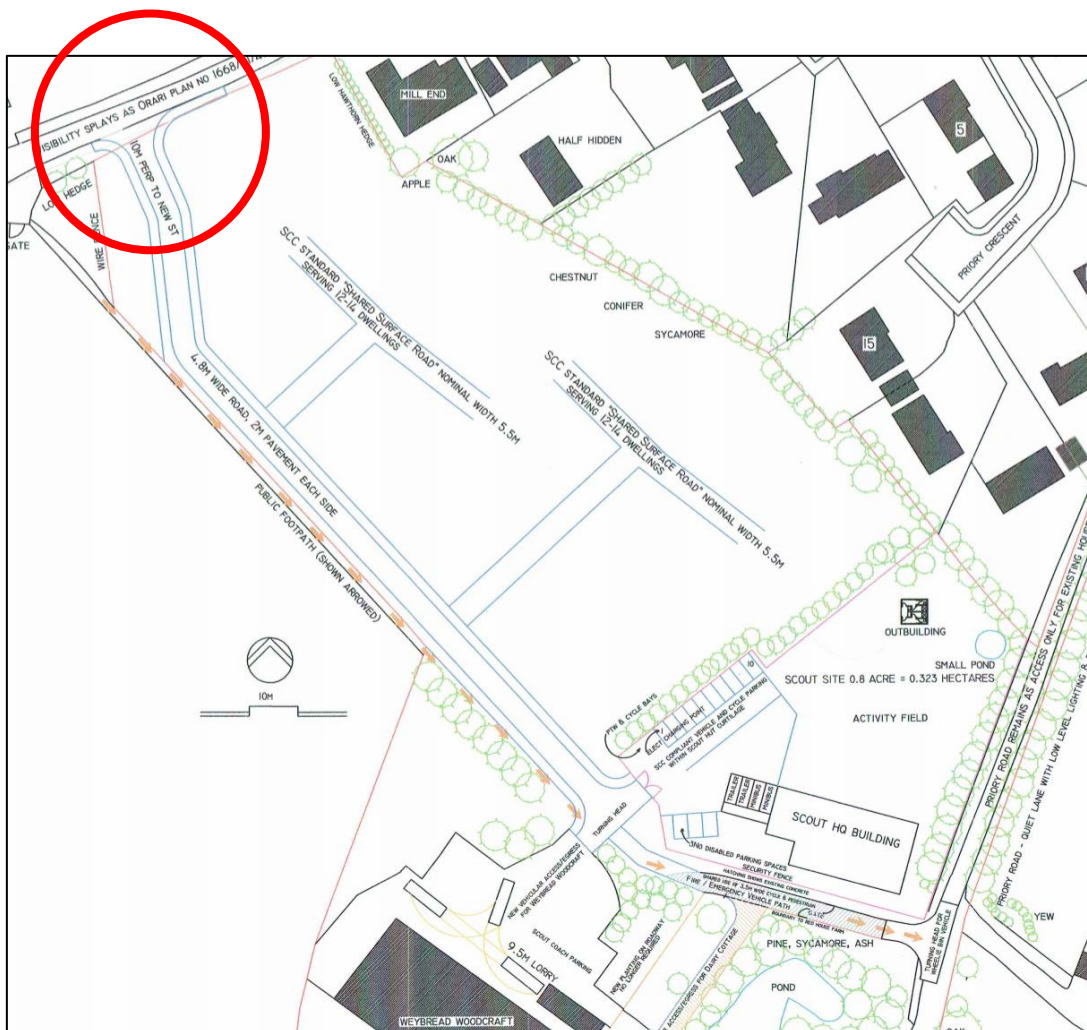
2.0 The Proposal

2.1. This application seeks Reserved Matters approval for 28 dwellings and provides the required details for the proposed:

- Scale
- Layout
- Appearance
- Landscaping

2.2. **ACCESS:**

2.3 Access was approved under the outline planning permission reference 4410/16. Detail as shown below.



figures 6: **Access as Approved under the FULL part of Hybrid 4410/16**

2.4. **General SCALE** of buildings / heights

2.5 The 28 dwellings consist of eight bungalows and twenty 2 storey dwellings with a mix of detached, semi-detached and terraced units.

2.6 Scale of development is acceptable and in line with the outline planning permission and the Fressingfield Neighbourhood Plan

2.6. Garden sizes are satisfactory

2.7. Back to back distances are satisfactory following amendment.

2.8. High quality materials are being proposed

3.0 The Principle Of Development

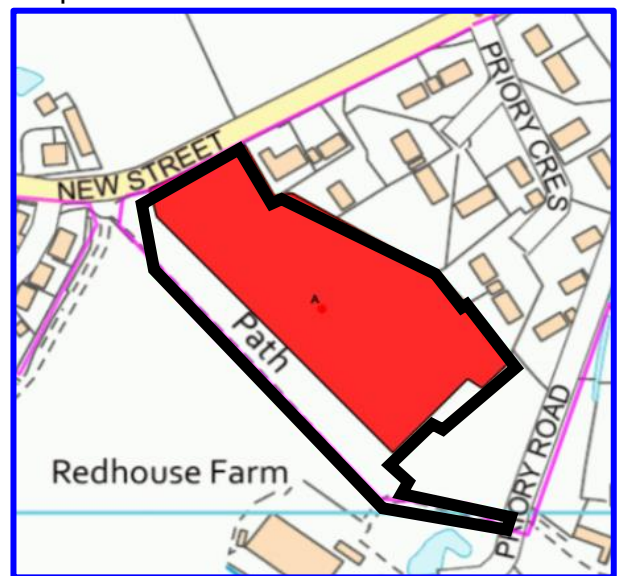
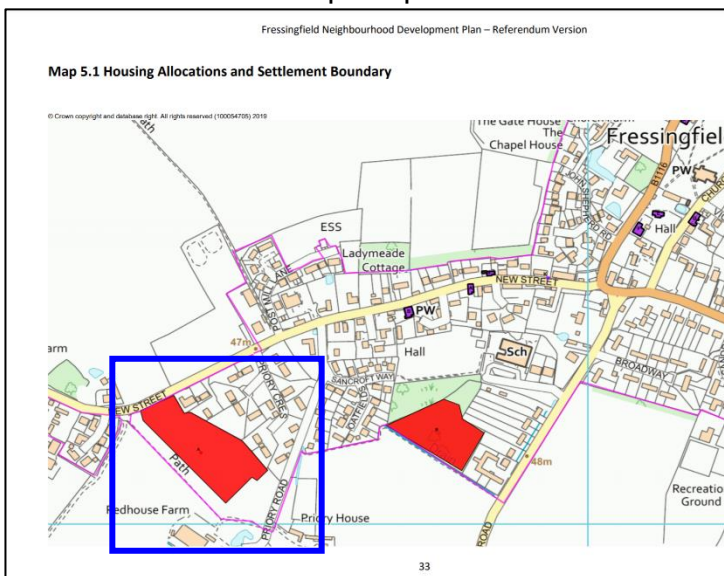
3.1. The principle of the residential development on this site has now been firmly established by the grant of outline planning permission. That permission is extant. The matter of ‘access’ was also determined at outline stage.

3.2 As Members will be aware the Committee is not now required or able to re-visit the issue of principle or access.

3.3 This report will therefore concentrate on exploring the merits of the details submitted as part of this Reserved Matters application for Appearance, Layout, Scale and Landscaping.

3.4 The Adopted Fressingfield Neighbourhood Plan 2020³ [AFNP20] includes this site within its housing allocations and so the principle is supported by that Plan.

3.4 To conclude the principle of residential use is acceptable.



figures 7: **The Site as it appears in the AFNP20 as a Housing Allocation** [application site shown edged black right]: NOTE - the site with the benefit of planning permission is a little larger than the allocation in the AFNDP20] but the number of units accords with the FNDP20]

³ March 2020

3.4 To conclude this section of the report the principle of residential use is acceptable.

4.0 Detailed Scale

- 4.1. The details submitted relate to a scheme comprising 28 dwellings. The outline planning permission set a ceiling on development of 28 dwellings and so the current proposals are compatible with that permission at least in terms of the quantum of development.
- 4.2 As Members will be aware that is just but the first step in the Committee's consideration of the merits of the Reserved Matters as the underlying crucial question is: "Will the 28 dwellings sit comfortably on the site, meeting appropriate design and amenity standards whilst achieving a high-quality sense of place?"
- 4.3 It is to this that we now turn.
- 4.4 The proposal includes buildings of single and two-storey building heights. No dwelling/s exceed a 2-storey height. *[for the avoidance of doubt there are no two-storey + attic room dwellings].*
- 4.5 Members will be pleased to note that included within the proposal are 9 bungalows representing 32% of the total number of units.
- 4.6 The inclusion of a significant number of bungalows satisfies FNDP[20] Policy **FRES 2 'Housing size, type and tenure'**, which states:

"Encouragement will be given to a wide range of types of housing that meet local needs to enable a mixed and inclusive community.

In line with the latest evidence of need, developments should provide:

- *Housing for older people (e.g. Retirement living housing /supported / sheltered housing, **bungalows*** and retirement complexes)*
- **Family housing*** – (2-3 bedrooms)
- *Starter homes/first time buyers*
- *Adaptable, 'life-time' homes*
- **Affordable housing***

Support is given for maximising the delivery of affordable housing on all qualifying sites in Fressingfield.

It should be noted that the above housing types may not be suitably accommodated on every site."

*[note: * emboldened text and asterisks above are the author of this reports emphasis rather than as appears in the FNDP[20]. The emphasis here is to draw attention to the synergy of the proposal to elements within FRES2.]*

5.0 Layout, access and estate road

- 5.1 The architect for the project, Ed Thuell of Whitworth has worked closely with officers to develop an interesting and attractive layout that takes advantage of site opportunities and accommodates site constraints. It has been the subject of amendment as ideas have evolved.
- 5.2 The development is framed from New Street by a series of single storey dwellings set behind a farmyard style wall that creates a pleasing sense of traditional enclosure. Between this carefully composed string of frontage buildings and New Street is a pond that softens the presence of buildings in the street scene whilst simultaneously presenting what could easily be a traditional element within an historic village to common view.

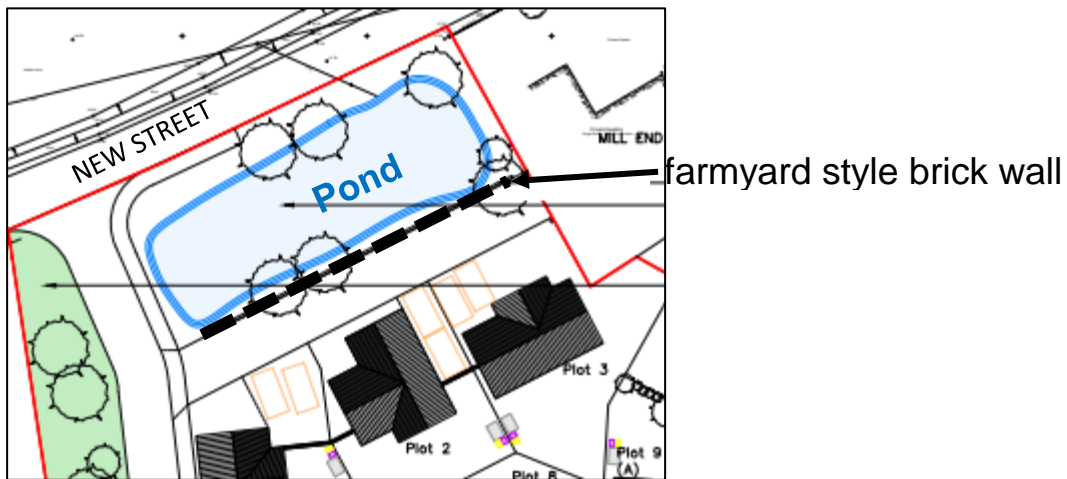


figure 8: **Proposed site frontage**

- 5.3 The point of access was fixed at outline stage.
- 5.4 The drawings submitted with the Reserved Matters application show the access to be in conformity with the approved detail although within the estate some minor modification to the first estate bend has been included to accommodate a safer geometry as required by SCC Highways. The access delivers the required visibility splays and provides a footway across the site frontage.

figure 9 follows.....

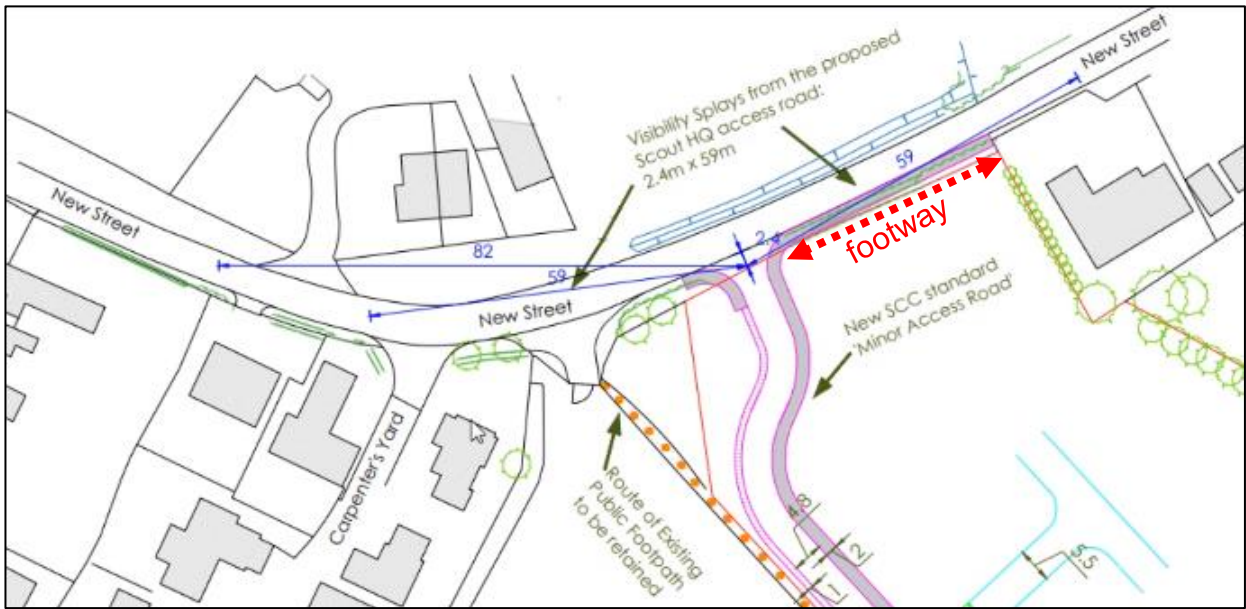
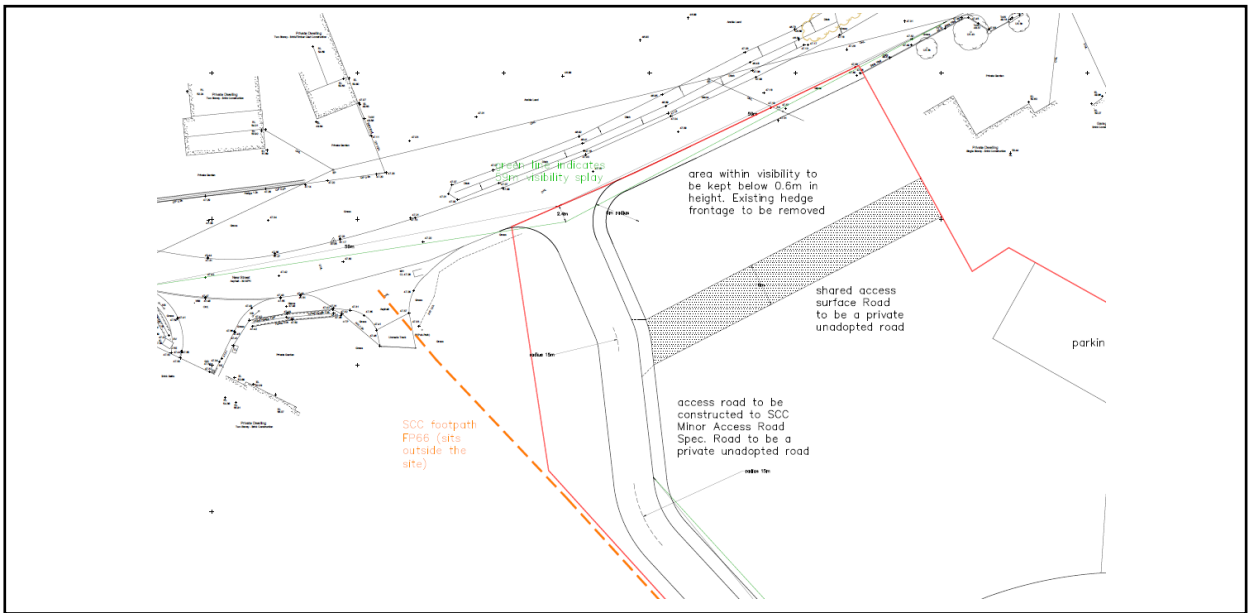


figure 9: **Access and splays as previously approved**



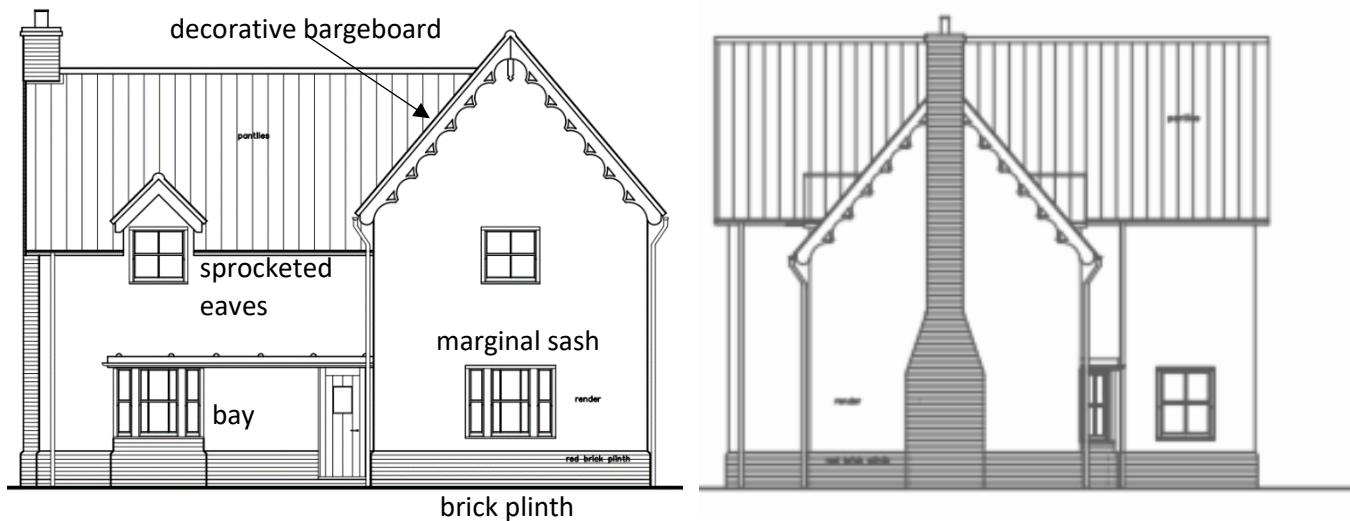
figures 10: **Access and splays as now proposed**

5.5 Working with officers the architect for the proposal has amended the road layout to deliver arrangements that meet the lha's wider technical requirements.

- 5.6 Once inside the development the access road heads directly southwards to the edge of the site where access is then to be taken to service the approved new Scouts hall. [which is the other component within the original hybrid permission].
- 5.7 The scheme includes an appropriate barrier to prevent vehicles from being able to travel between New Street and Priory Road via the new development. The lockable bollard system will however permit emergency vehicles to pass through as required and expected as part of the outline planning permission.

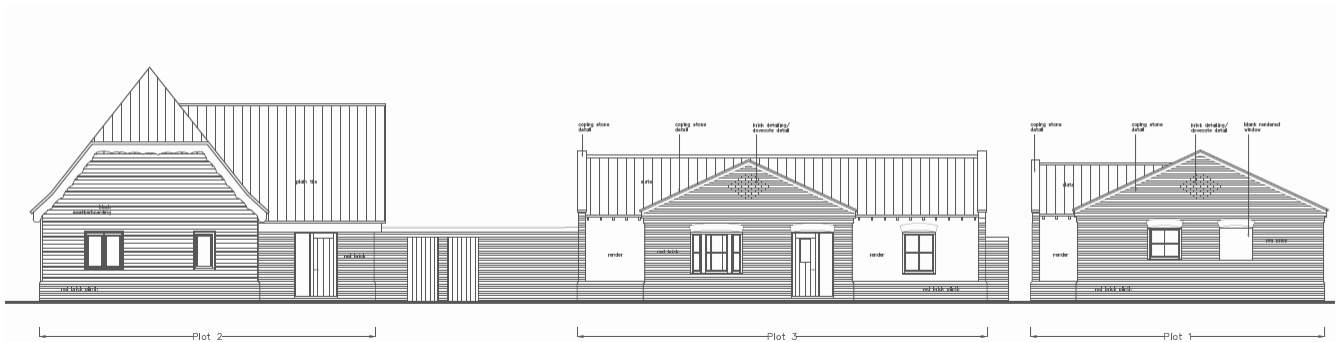
6.0 Appearance

- 6.1 House designs are interesting and include rural themed details. This development has been designed with house types for this site and is therefore unlike many other mass-housing estates where generic standard, ubiquitous house types dominate or are in fact universal.
- 6.2 This is welcome in Fressingfield which has retained a rural charm and character of its own.

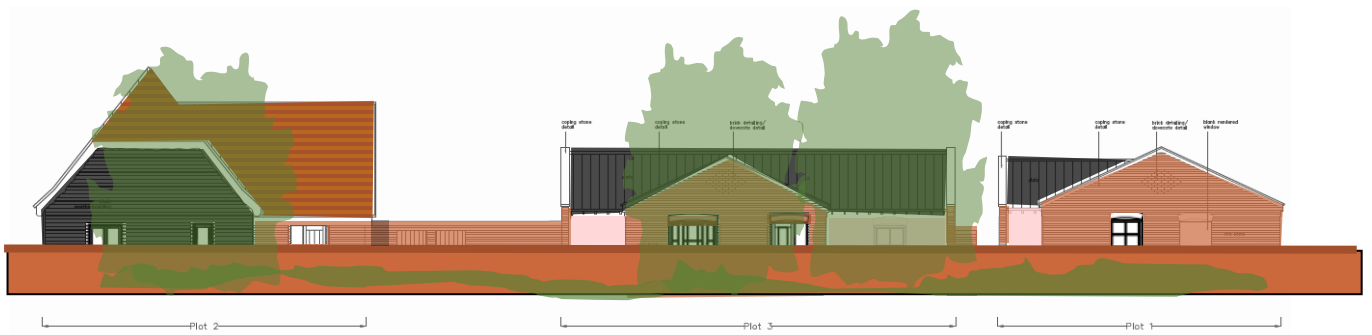


figures 11: **Example of elevation**

- 6.3 Particular attention has been placed on creating an attractive group low key rural cottage or converted farm building styled buildings on the site frontage [New Street] to the rear of the proposed pond. This creates a sympathetic traditional composition as a back-drop to the proposed pond. This makes a less strident and potentially jarring impact on the street scene on the edge of the village. Again, the architect has worked closely with officers to achieve this desirable effect.



figures 12: **Proposed frontage composition**



figures 13: **coloured image**

7.0 Materials

7.1 The applicants and their architect are to be applauded for agreeing to use materials from the traditional Suffolk palette rather than employing aesthetically inferior concrete substitutes [roof tiles] and wire cut bricks. By doing so they immediately raised the overall design quality of the development and its sensitivity to old Fressingfield.

7.2 The palette includes only:

Roofs

- Real slate
- Clay Plain tiles
- Clay pantiles

Walls

- Soft red stock bricks
- Render

- Feather-edged weather-boarding [timber where permissible under Building Regulations]

7.3 These materials will apply universally across the site no matter what the style or tenure.

8.0 Boundary Treatment

- 8.1 The project architect has demonstrated care and attention in respect of ensuring that good design principles have been followed right through to the consideration of appropriate boundary treatment.
- 8.2 Public facing boundaries enclosing gardens are to be enclosed by high brick walls rather than fencing which is indicative of a desire to achieve a high standard of design quality.
- 8.3 On the site frontage the scheme includes what might have been a farmyard wall included merely for the effect it creates in terms of establishing a character to the development that is sympathetic to a traditional village setting. This is applauded.



figures 14: **boundary walls**

9.0 Amenity Standards

- 9.1 A good range of garden sizes are provided with the smallest terraced units having 50sq.m. of rear private garden and the larger dwellings having more generous gardens as is to be expected with increased bedroom numbers and occupants. The largest garden has an area of 257sq.m.

9.2 Every plot will be provided with a lockable shed that will enable secure cycle storage.

9.3 100% NDSS is achieved.

Type	Bedrooms	Floor Area (GIA)	NDSS standard*
1	3	99m2	74 -108 sq.m.
1a	3	99m2	74-108
2	2	104m2	61-79
3	2	79m2	61-79
3a	2	70m2	61-79
3b	2	79m2 & 97.5m2	61-79
4	2	83m2	61-79
5	3	126.5m2	74-108
6	3	140m2	74-108
7	3	187m2	74-108
8	1	51m2 & 62.5m2	50-58

* range reflects number of occupants and storey height. eg: 2b x 3p; 2b x 4p – [and 1, 2 or 3 storey]

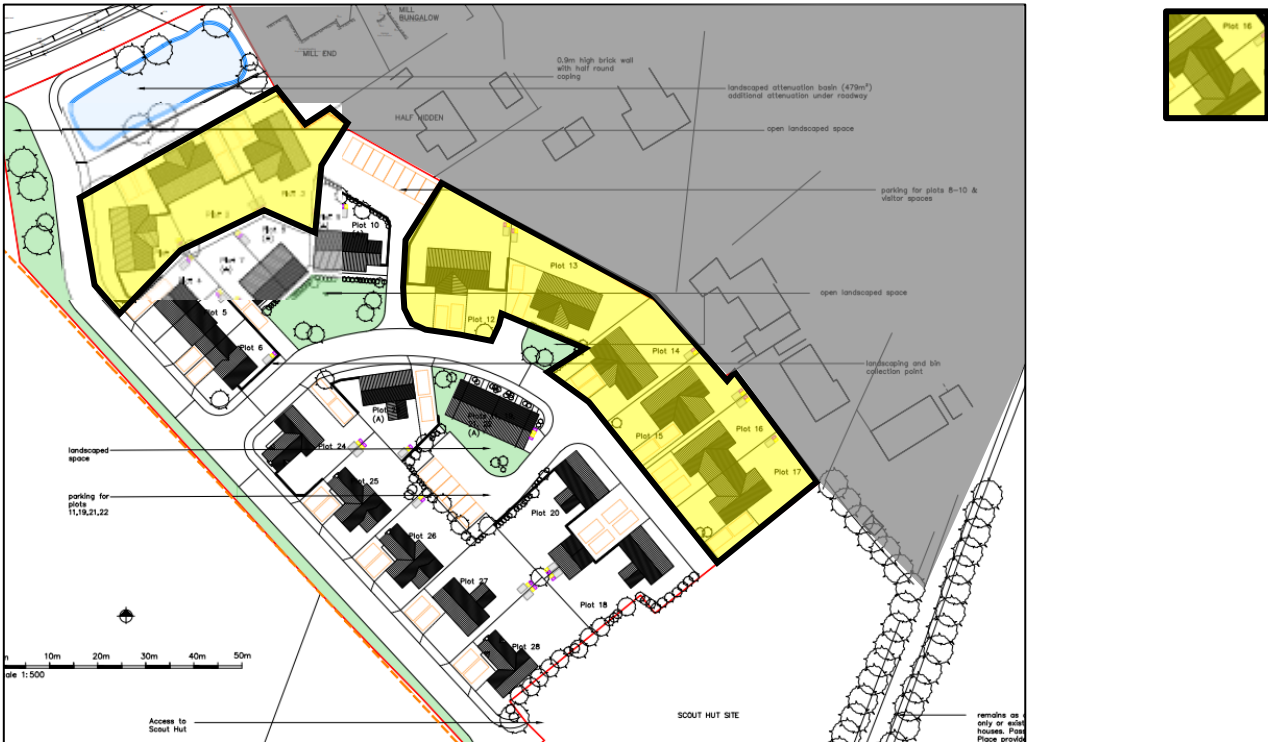
figures 15A: **NDSS analysis**

plot	bed	Type	People	Ownership	Area (GIA)
7	2	House	4	Shared ownership	79m2
8	2	House	4	Shared ownership	79m2
9	2	House	4	Affordable rented	79m2
10	2	House	4	Affordable rented	97.5m2
11	1	Maisonettes	2	Affordable rented	51m2
19	1	Maisonettes	2	Affordable rented	51m2
21	1	Maisonettes	2	Affordable rented	62.5m2
22	1	Maisonettes	2	Affordable rented	62.5m2
23	3	House	5	Affordable rented	126.5m2

figures 15B: **NDSS analysis [affordable housing]**

10.0 Impact on Residential Amenity

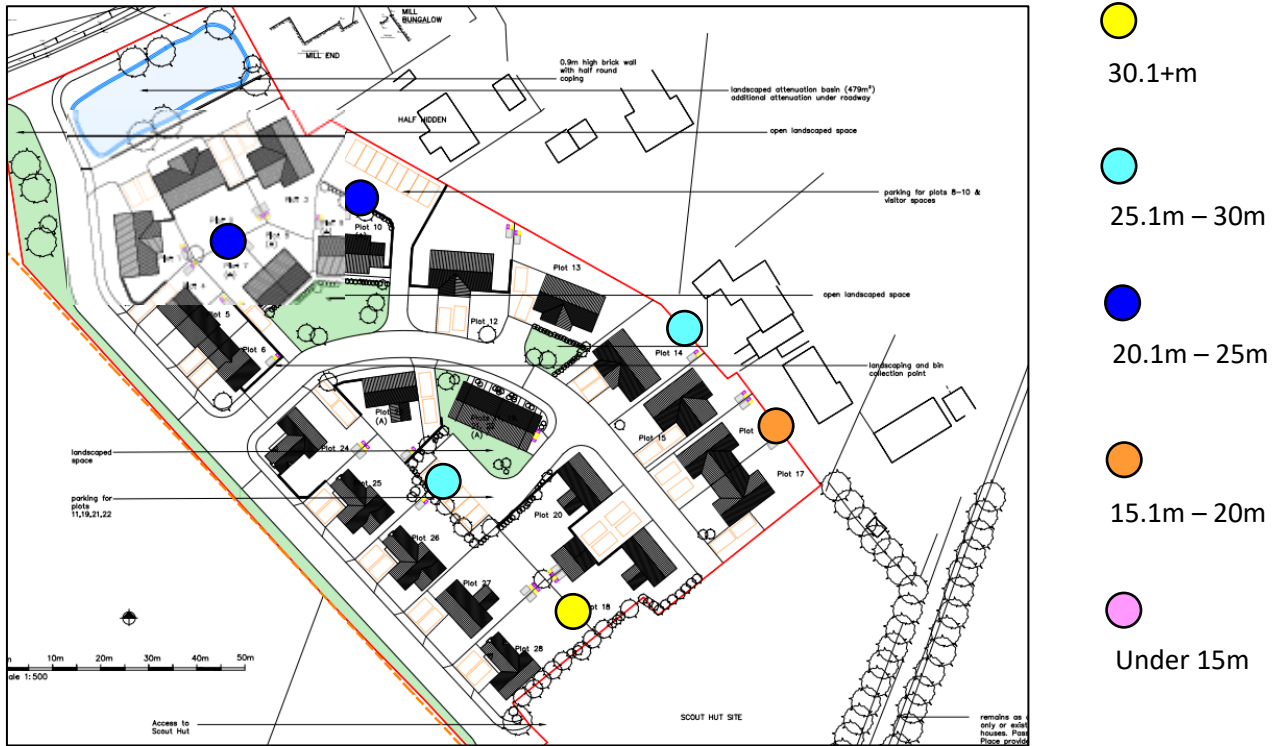
- 10.1 The details have evolved in part after careful consideration of the need to safeguard the residential amenity enjoyed by occupiers of existing adjacent properties.
- 10.2 This is evidenced by the use of bungalows along the site's eastern edge and northern corner where existing properties are located on adjacent sites.



figures 16: **Bungalow distribution**

- 10.3 Whilst it is noted that the rear of proposed dwellings on plots 14,15,16 & 17 are less than 25m from the rear of properties in Priory Crescent the proposed dwellings are bungalows. This means that there will be no prospect of overlooking from upper floor windows in the dwellings on plots 14, 15, 16 and 17 towards existing adjacent homes. The amenity and privacy enjoyed by existing residents will therefore be safeguarded.
- 10.4 Members, if minded to approve the application, will however wish to remove permitted development rights to create rooms in the attic space or add dormers skylights or other apertures in the roof from all the bungalows in order to ensure that alterations under normal permitted development rights aren't subsequently able to prejudice the amenity of adjoining properties.

10.5 On this basis and as other plots achieve good property separation distances back-to-back distances are considered satisfactory.



figures 17: **Back-to-back distances**

10.6 Care has been taken through layout, scale of buildings and orientation to avoid amenity impacts of a degree and type to warrant a refusal

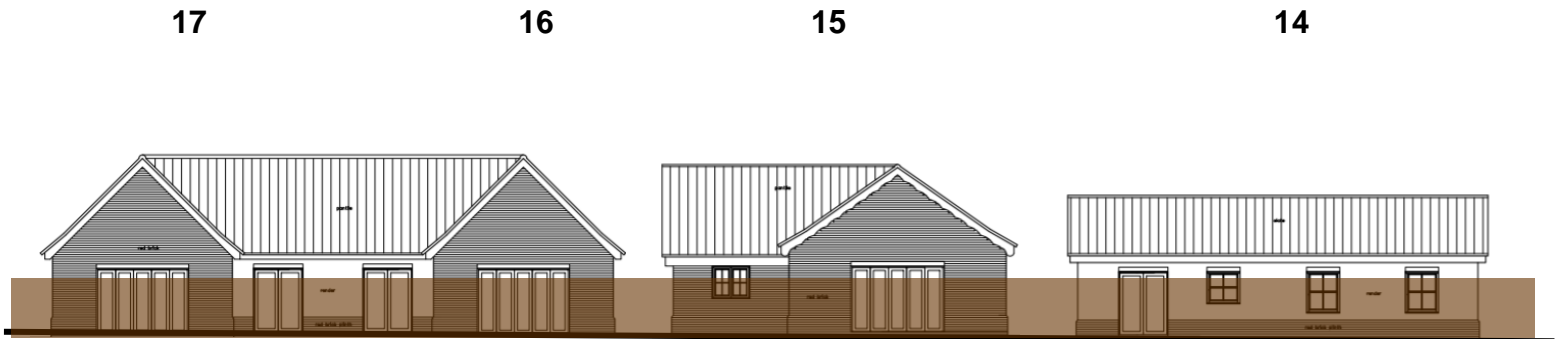


figure 18: **The rear elevation of proposed bungalows adjacent to existing dwellings in Priory Crescent [fence line approximated in brown]**

11.0 Parking

11.1 Members will be pleased to note that the application has been amended to remove all instances of triplex parking. The co-operation of the applicant and project architect in this respect is readily acknowledged and welcomed.

11.2 Parking arrangements are satisfactory and meet the requisite standard.

12.0 Landscape

12.1. Further details will be presented at the meeting

13.0 Drainage

13.1 As previously discussed under officer comments related to Fressingfield Parish Council's comments

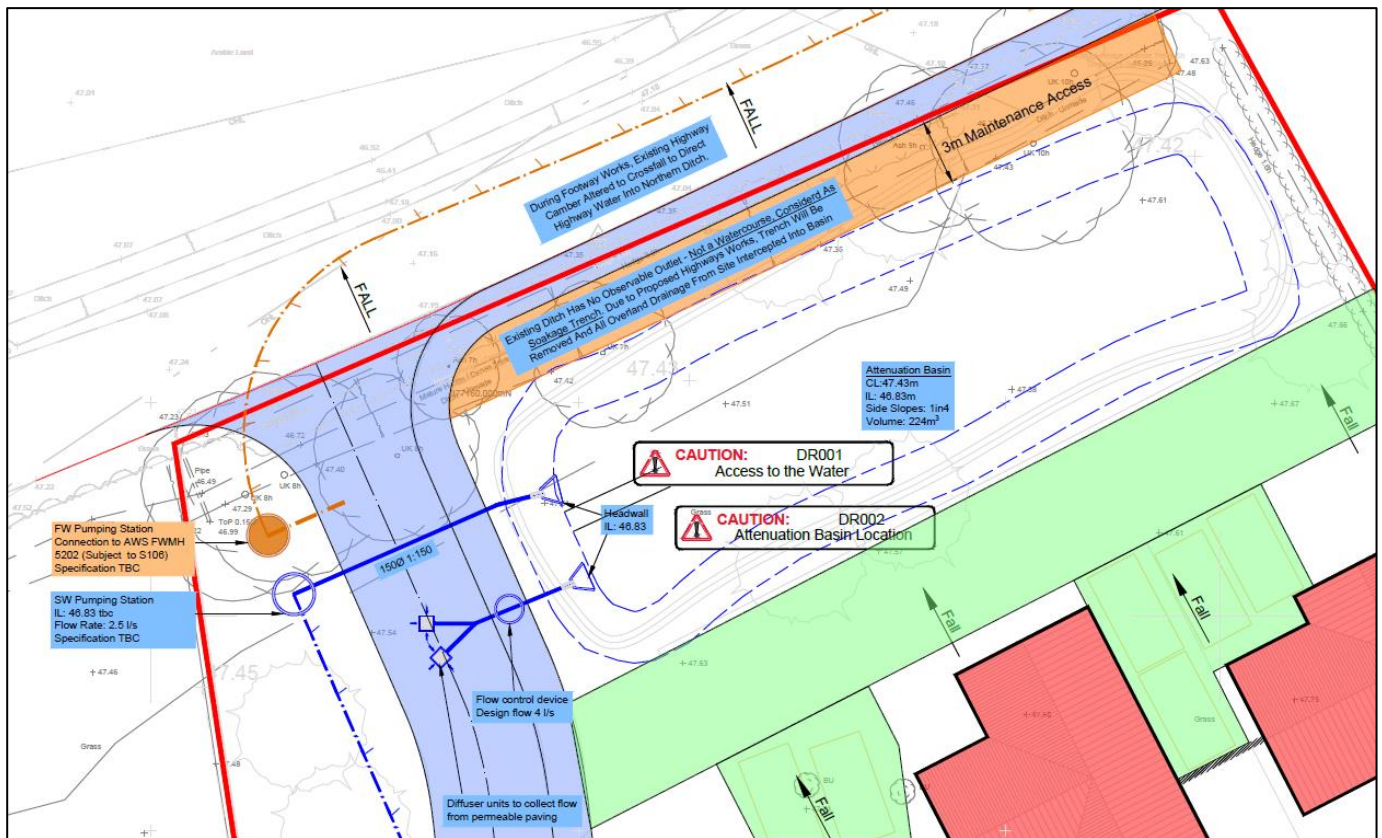


figure 19: Pond drainage

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

8.1. no adverse impacts

PART FOUR – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. In terms of the planning balance it is acknowledged that the principle of development has already been established by the grant of outline planning permission.
- 9.2 Furthermore it is also acknowledged that other recent major planning applications for residential development have been refused by the Council, with Parish Council and local support, on the basis that the Fressingfield neighbourhood Plan allocates sufficient sites to accommodate the villages Identified Housing Requirement. The site of this Reserved Matters submission is one of them and 28 units are expected.
- 9.3 The details as submitted are acceptable. It is a well-designed scheme that has evolved to respond to comments received and the architect for the project Ed Theull of Whitworths as his client have proved receptive to enhancing the quality of the scheme. Their approach is welcomed.

RECOMMENDATION

That Reserved Matters approval be GRANTED subject to appropriate conditions that shall include

1. Link to outline expiry condition
2. Approved drawings
3. Specified materials to be used but actual samples to be further agreed
4. Landscaping delivery
5. EV provision
6. Removal of PD rights for dwellings; extensions, new openings, and alterations (inc. upward extensions to bungalow units)
7. Drainage condition
8. Ev charging



Application No: DC/20/03457

Location: Land and Buildings at Red House Farm, Priory Road, Fressingfield, Suffolk

		Page No.
Appendix 1: Call In Request	<i>No. This is a Committee item outside of the scheme of delegation</i>	
Appendix 2: Details of Previous Decision	Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Appearance, Scale and Landscape for the construction of 28 no dwellings (9 affordable = 32.1%). Note Access details were determined at outline stage <i>15.08.2017</i>	
Appendix 3: Parish Council	<i>Fressingfield Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Natural England 01.12.20</i> <i>Anglian Water 01.12.20</i>	
Appendix 5: County Council Responses	<i>Floods & Water 24.11.20</i> <i>Development Contributions 24.11.20</i> <i>Highways 30.11.20</i> <i>Archaeology 24.11.20</i> <i>PRoW 27.08.20</i>	
Appendix 6: Internal Consultee Responses	<i>EHO land contamination 30.11.20</i> <i>Strategic Housing 19.04.21</i> <i>Public Realm 27.11.20</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	<i>3 neighbour responses</i>	
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.



Original hybrid application 4410/16 Red House Farm Fressingfield

Parish Council response

Having discussed the latest plans (posted in early June) the council still recommends refusal.

These plans leave previous concerns unresolved. viz: lack of footpaths in the roads linking to the access road; lack of clarity over the boundary between the access road and public footpath 66; no turning space on the road serving plots 1 - 3; poor provision for visitors parking throughout the estate; and bin collection points likely to be road hazards.

In addition. the new plans raise the following new concerns

1 Why are the roads to be private, unadopted? What are the implications of this for future residents?

2 Who will own and have responsibility for the maintenance of the landscaped open areas?

3 Who will own and maintain the attenuation basin and its surrounding area including the valves to control the water flowing into the basin?

4 What happens if the attenuation basin fills up?

5 What will happen to the hedgeline along New Street which is currently a wildlife environment and home to hedgehogs?

The parish council recognises the importance of this development getting approval, particularly for the local scout group. However this long list of concerns must be dealt with before it could recommend approval.

Consultee Comments for Planning Application DC/20/03457

Application Summary

Application Number: DC/20/03457

Address: Land And Buildings At Red House Farm Priory Road Fressingfield Suffolk

Proposal: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Andy Parris

Address: The Stooks, New Street, Fressingfield Eye, Suffolk IP21 5PG

Email: Not Available

On Behalf Of: Fressingfield Parish Clerk

Comments

The parish council recommends refusal of this application.

The ditch into which excess water from the attenuation pond would flow is sealed at both ends.

Local residents have confirmed that this ditch regularly overflows during periods of heavy rain.

Consultee Comments for Planning Application DC/20/03457

Application Summary

Application Number: DC/20/03457

Address: Land And Buildings At Red House Farm Priory Road Fressingfield Suffolk

Proposal: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Andy Parris

Address: The Stooks, New Street, Fressingfield Eye, Suffolk IP21 5PG

Email: clerk.fresspc@gmail.com

On Behalf Of: Fressingfield Parish Clerk

Comments

Fressingfield Parish Council recommends refusal of this application.

The council recognises that many changes had been made to the prior proposal. As a result, some of the councils earlier concerns have been allayed. In particular, the size and position of the water attenuation ponds, the urban-like features of the estate, the mix of housing and the proximity of large houses to the boundary of existing houses.

However certain key concerns remain. These include the roads, particularly the splays where the estate road meets New Street, the interface between the estate and the public footpath no. 66, and the lack of detail about the surface water attenuation scheme.



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: 166760/1/0109020

Local Planning Authority: Mid Suffolk District

Site: Land And Buildings At Red House Farm
Priory Road Fressingfield Suffolk

Proposal: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable)

Planning application: DC/20/03457

Prepared by: Pre-Development Team

Date: 1 December 2020

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 Weybread 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 and Drainage Assessment. 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.

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

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 03 November 2020 09:05
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/03457

Dear Mr Pearce

Thank you for your email consultation on the above reserved matters application

There are no drainage documents submitted with the application therefore we have no comments to make on this application. Please do not hesitate to re-consult us for any drainage related issues

Regards

Sandra De Olim
Pre-Development Advisor
Telephone: 03456066087 Option 1

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 25 November 2020 12:30
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Planning Consultation DC/20/03457 (Amendment) - NE Response
Importance: High

F.A.O. Mr Vincent Pearce

Dear Mr Pearce,

Thank you for your consultation.

Application ref: DC/20/03457 (Amendment)
Our ref: 335051

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

From: SM-NE-Consultations

Sent: 04 September 2020 10:03

To: BMSDC Planning Area Team Yellow **Subject:** DC/20/03457 Consultee Response

Dear Sir or Madam,

Application ref:DC/20/03457

Our ref:326421

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

Julian Clarke
Consultations
Natural England



SCCAS (GS)_Planning
Application DC_19_05'

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 24 November 2020 09:33
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/03457_24/11/2020

Dear Vincent,

Thank you for the re-consultation. It does not affect our previous advice (attached).

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

Website: <http://www.suffolk.gov.uk/archaeology>
Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>
Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)
Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)
Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 20 November 2020 16:49
To: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/20/03457

Please find attached planning re-consultation request letter relating to planning application - DC/20/03457 - Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email



RE MSDC Planning
Consultation Request



PLANNING



DC2002053 - Land



PLANNING



SCCAS(RA)_Land and
APPLICATION 441016 buildings at Red Hous

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 01 September 2020 13:07
To: Sarah Scott <Sarah.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/03457 - Land and Buildings at Red House Farm, Priory Road, Fressingfield

Dear Sarah,

Please find attached our advice in relation to the above planning application. As you will see regarding our comments for DC/19/03726 archaeological evaluation and reporting has been completed for the scout hut element of the development scheme subject to application 4410/16.

However, to date no archaeological evaluation (or mitigation as required) has been completed for the outline element which is the red line area for DC/20/03457. The first phase of works in this area would be an archaeological trial trench evaluation to establish the presence/absence, location, nature, extent, date, quality, condition and significance of any surviving archaeological deposits within the development area. The brief that will outline the scope of works is requested via <https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/archaeological-brief-and-specification-application-form/>

Please let us know if you require anything further at this stage.

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

Website: <http://www.suffolk.gov.uk/archaeology>
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

Your ref: DC/20/03457/RM
Our ref: Fressingfield, land and
buildings at Red House Farm, Priory
Road, IP21 5PH. Matter No: 48649
Date: 30 November 2020
Enquiries to: Ruby Shepperson
Tel: 01473 265063
Email: Ruby.shepperson@suffolk.gov.uk



By e-mail only:

Planningyellow@baberghmidsuffolk.gov.uk

Vincent.pearce@baberghmidsuffolk.gov.uk

Dear Vincent,

Fressingfield: land and buildings at Red House Farm, Priory Road, IP21 5PH – Reserved Matters.

I refer to the proposal: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance, and Scale for the construction of up to 28No. dwellings (some affordable).

Reason(s) for re-consultation: Flood Risk Assessment submitted 12 November 2020.

I have no comments to make on this application, but I have copied to colleagues who deal with highways, floods planning and archaeological matters as they may have comments to make.

Yours sincerely,

Ruby Shepperson
Planning Officer
Growth, Highways, & Infrastructure Directorate

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

Your ref: DC/20/03457/RM
Our ref: Fressingfield, Land And
Buildings At Red House Farm, Priory
Road, IP21 5PH. Matter No: 48649
Date: 7 September 2020
Enquiries to: Ruby Shepperson
Tel: 01473 265063
Email: Ruby.shepperson@suffolk.gov.uk



By e-mail only:

Planningyellow@baberghmidsuffolk.gov.uk

Dear Sarah,

**Fressingfield: Land And Buildings At Red House Farm, Priory Road, IP21 5PH
– reserved matters**

I refer to the proposal: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

I have no comments to make on this application, but I have copied to colleagues who deal with highways, floods planning and archaeological matters as they may have comments to make.

Yours sincerely,

Ruby Shepperson
Planning Officer
Growth, Highways & Infrastructure Directorate

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

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 24 November 2020 08:06
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Subject: 2020-11-24 JS Reply Land And Buildings At Red House Farm, Priory Road, Fressingfield Ref DC/20/03457 RMA

Dear Vincent Pearce,

Subject: Land And Buildings At Red House Farm, Priory Road, Fressingfield Ref DC/20/03457
Reserved Matter Application

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/03457

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

- Site Plan Revised Layout Ref 6193 14/D
- Flood Risk Assessment and Drainage Strategy Ref 166/2020/FRADS Ref P2

The reason why we are recommending a holding objection is because there is insufficient details submitted regarding the open SuDS features, whether sufficient space has been allowed for and how they will be landscaped.

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

1. Submit a landscaping scheme for the SuDS features and demonstrate how they will be established for the first five years
2. Submit a cross section of the proposed attenuation basin, depicting 1:4 side slopes, 1.5m wet/dry benches every 0.6m, freeboard, 3m maintenance strip and the depths of water for 1:2, 1:30 & 1:100+CC
3. Submit a CDM designers risk assessment for any open SuDS features

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: planningyellow@babberghmidsuffolk.gov.uk <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 20 November 2020 16:48
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/20/03457

Your Ref:DC/20/03457
Our Ref: SCC/CON/4730/20
Date: 30 November 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent Pearce - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/03457

PROPOSAL: Reserved Matters application relating to Flood Risk Assessment submitted 12/11/20, ref:

Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

LOCATION: Land And Buildings At Red House Farm Priory Road Fressingfield Suffolk

ROAD CLASS:

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

The only additional information submitted at this stage appears to be relevant to the SCC Floods and Water Team and they will respond accordingly.

Yours sincerely,

Martin Egan

Highways Development Management Engineer

Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Sarah Scott

Dear Sarah Scott

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/03457

PROPOSAL: Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

LOCATION: Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk

ROAD CLASS:

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

In highway terms the submitted details for 'Layout' are not considered acceptable for the following reasons:

Drawing Number 6193/14/D

1. The applicant should look to the Suffolk Design Guide for guidance on layout requirements. A Minor Access Road is the appropriate classification of estate road here.
2. Insufficient details are shown for the main access geometry, access visibility splays and frontage footway.
3. The general road alignment is not acceptable. It is positioned too close to the adjacent site boundary; at least 2.0m clearance will be required. The road is too straight which is not conducive to reduced vehicle speed and pedestrian priority.
4. The turning head at the end of the road, Plot 28, is too small and will not allow refuse vehicles to turn around. The applicant should refer to the geometry and sizes given within the Suffolk Design Guide.
5. More detail of the access into the Scout Hut and Weybread Woodcraft should be shown, including pedestrian routes to each of the buildings.
6. The bend in the road between Plots 1 and 4 is too sharp. Refer to SDG for minimum road centre line radius guidance.
7. The side road serving Plots 7 to 24 needs a proper turning head, see (4) above. Nothing is provided at the end of the road near Plots 17 / 18.

8. More thought needs to be given to the overall need for pedestrian routes and access. At the moment the footway seems to randomly stop outside Plot 21. Footways for the opposite side of the road should be considered.
9. No junction visibility splays are shown where the side road meets the main access road.
10. There is no turning facility at the end of the private drive serving Plots 1 to 3.
11. There is also insufficient manoeuvring space for Plots 1 to 3 when exiting their driveways. 6m clear distance is normally required.
12. Visibility from the access to Plot 4 is severely restricted by Plot 1.
13. The parking spaces beside Plot 4, 7 and the parking court for 8 to 10 need to be increased in width as they are sandwiched between the house and / or adjacent fences. Both sides of the cars need to be accessible.
14. There is insufficient manoeuvring space within the parking court behind Plot 10.
15. The access into this parking court should be via a dropped crossing type of access rather than a radiused junction.
16. The bin presentation area beside Plot 6 should not interfere with the footway which is needed here, see (8) above.
17. No consideration seems to have been given to visitor parking spaces. The applicant should refer to the parking guidance documents.
18. Where footways are not provided alongside roads service verges will be required instead. Again refer to guidance within the SDG.
19. There do not appear to be any details submitted for the garages for Plots 20 to 23.

Please inform the applicant of my comments and I shall await suitably revised details.

Yours sincerely,

Martin Egan

Highways Development Management Engineer

Growth, Highways and Infrastructure

From: GHI PROW Planning **Sent:** 27 August 2020 10:11
To: BMSDC Planning Area Team Yellow
Subject: RE: MSDC Planning Consultation Request - DC/20/03457

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land and bulidings at Red House Farm, Priory Road, Fressingfield – DC/20/03457

Thank you for your consultation concerning the above application.

The proposed site may contain at least part of a public right of way (PROW): Footpath 66 Fressingfield. The Definitive Map for Fressingfield can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Fressingfield.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 object to this proposal on the basis that the Applicant's plans appear to show FP66 co-inciding with the southern end of the proposed tarmac roadway leading to the turning head for refuse vehicles. The Applicant has also shown a fire gate which may be an unlawful obstruction if it is on the alignment of FP66. As stated in our previous response to DC/20/02053, the Applicant should contact the Definitive Map Team to obtain further information as to the location of their proposals in relation to FP66 to ensure that it doesn't affect FP66.

The Applicant MUST note the following, particularly in relation to obstructing and carry out works on a PROW. Regardless of whether planning permission is granted, it is still unlawful to obstruct or carry out works on a PROW without permission and in the event that this happens, enforcement action will be taken :

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

MID SUFFOLK DISTRICT COUNCIL

To: Vince Pearce - Planning

From: Sacha Tiller – Housing Enabling

Date: 19.04.2020

Subject: DC/20/03457 – DC/20/02053 – DC/15/02285

Location: Land at Red House Farm, Priory Road, Fressingfield

Proposal: Reserved Matters application relating to the Hybrid permission 4410/16, Submission of details for Outline Planning Permission for the construction of up to 28 residential dwellings (some affordable). with all matters reserved (layout, landscape, appearance and scale).

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- Previous Outline Planning Permission sought for up to 28 dwellings and granted on the triggers the obligation under policy H4 for affordable housing and the council will be seeking 35% of the total provision of housing which is for 9.8 affordable dwellings. Applicant proposing 9 affordable homes = 32.1%.

2. Housing Need Information:

- 2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment completed in 2019 confirms **a minimum need of 127 affordable homes per annum for the Mid Suffolk Area.**
- 2.2 The Council's Choice Based Lettings system currently has circa. **650** applicants registered for the Mid Suffolk area as of June 2020.
- 2.3 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

- 2.4 Proposed open market homes = 19
- 3 x 2 bed semi-detached houses
 - 7 x 3 bed semi-detached houses
 - 6 x 2 bed bungalows
 - 3 x 3 bed bungalows

AFFORDABLE HOUSING

3.1 Agreed homes for affordable rent = 7

- 4 x 1 bed 2 -person flat @ 51 and 62.5 sqm NDSS compliant – plots 11,19, 21 and 22.
- 1 x 2 bed 4-person houses @ 70 sqm NDSS compliant – plot 9.
- 2 x 3 bed 5-person house @ 97 and 126.5 sqm NDSS compliant – plots. 10 and 23.

3.2 Agreed homes for shared ownership = 2

- 2 x 2 bed 4-person houses @ 79 sqm NDSS compliant – plots 7 and 8

3.3 Our request or the type, size and tenure of housing is made up of information gathered from the Choice Based Lettings Database that has data of people in our districts who are on waiting lists for affordable rented accommodation.

3.4 35% of the overall dwellings are to be provided as affordable homes. This equates to 9.8 dwellings so we would seek 9 affordable homes on site plus 0.8 of a dwelling in the form of a commuted sum.

3.5 Commuted sum calculation for 0.8 dwelling based on a 2 bed 4-person House = £59,642.80; this figure is to be included within the S106 agreement alongside the provision of 9 units on site provision should planning permission be granted.

4.0 Other requirements

- **Standard trigger points for the delivery of the affordable housing – this will then be included automatically in the instruction from planning to shared legal services that it needs to be in the S106 agreement as a matter of course.**
- **(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.
- The council is granted 100% nomination rights to all the affordable units for initial lets and a minimum of 100% on subsequent lets, unless the RP is the Council where 100% nominations will be retained on relets.
- Adequate parking and secure cycle storage is provided for all affordable homes.
- 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 and capable of freehold transfer to an RP and for the avoidance of doubt this could include the district Council.

END

MID SUFFOLK DISTRICT COUNCIL

To: Vince Pearce - Planning

From: Sacha Tiller – Housing Enabling

Date: 19.10.2020

SUBJECT: DC/20/03457 – DC/20/02053 – DC/15/02285

Location: Land at Red House Farm, Priory Road, Fressingfield

Proposal: Proposal - Reserved Matters application relating to the Hybrid permission 4410/16, Submission of details for Outline Planning Permission for the construction of up to 28 residential dwellings (some affordable) with all matters reserved (layout, landscape, appearance and scale) (revised scheme to planning application DC/15/02285 and DC/20/02053).

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- Previous Outline Planning Permission sought for up to 28 dwellings and granted on the triggers the obligation under policy H4 for affordable housing and the council will be seeking 35% of the total provision of housing which is for 9.8 affordable dwellings. Applicant proposing 9 affordable homes = 32.1%.

2. Housing Need Information:

- 2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment completed in 2019 confirms **a minimum need of 127 affordable homes per annum for the Mid Suffolk Area.**
- 2.2 The Council's Choice Based Lettings system currently has circa. **650** applicants registered for the Mid Suffolk area as of June 2020.
- 2.3 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and

houses.

- 2.4 Proposed open market homes = 19
- 3 x 2 bed semi-detached houses
 - 7 x 3 bed semi-detached houses
 - 6 x 2 bed bungalows
 - 3 x 3 bed bungalows

AFFORDABLE HOUSING

3.0 Proposed homes for affordable rent and shared ownership = 9

- 4 x 2 bed houses – no sqm provided
- 2 x 2 bed bungalows – no sqm provided
- 1 x 3 bed bungalow – no sqm provided
- 2 x 3 bed houses – no sqm provided

3.1 Required homes for affordable rent = 7

- 4 x 1 bed 2 -person flat @ 51 sqm NDSS compliant
- 2 x 2 bed 4-person houses @ 70 sqm NDSS compliant
- 1 x 3 bed 5-person house @ 148 sqm NDSS compliant

3.2 Required homes for shared ownership = 2

- 2 x 2 bed 4-person houses @ 70 sqm NDSS compliant

3.3 Our request or the type, size and tenure of housing is made up of information gathered from the Choice Based Lettings Database that has data of people in our districts who are on waiting lists for affordable rented accommodation. Having consulted this information in September 2020 this shows a need in Fressingfield for 1 bedroom accommodation Code 2 and 3. Proposing to build large 2 and 3 bedroom houses accommodation will not meet the existing need in this Parish.

3.4 35% of the overall dwellings are to be provided as affordable homes. This equates to 9.8 dwellings so we would seek 9 affordable homes on site plus 0.8 of a dwelling in the form of a commuted sum.

3.5 Commuted sum calculation for 0.8 dwelling based on a 2 bed 4-person House = £59,642.80; this figure is to be included within the S106 agreement alongside the provision of 9 units on site provision should planning permission be granted.

4.0 Other requirements

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shared legal services that it needs to be in the S106 agreement as a matter of course.

- **(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.
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- Adequate parking and secure cycle storage is provided for all affordable homes.
- 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 and capable of freehold transfer to an RP and for the avoidance of doubt this could include the district Council.

END

MID SUFFOLK DISTRICT COUNCIL

To: Vince Pearce - Planning

From: Sacha Tiller – Housing Enabling

Date: 19.10.2020

SUBJECT: DC/20/03457 – DC/20/02053 – DC/15/02285

Location: Land at Red House Farm, Priory Road, Fressingfield

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Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- Previous Outline Planning Permission sought for up to 28 dwellings and granted on the triggers the obligation under policy H4 for affordable housing and the council will be seeking 35% of the total provision of housing which is for 9.8 affordable dwellings. Applicant proposing 9 affordable homes = 32.1%.

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- 2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment completed in 2019 confirms **a minimum need of 127 affordable homes per annum for the Mid Suffolk Area.**
- 2.2 The Council's Choice Based Lettings system currently has circa. **650** applicants registered for the Mid Suffolk area as of June 2020.
- 2.3 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and

houses.

- 2.4 Proposed open market homes = 19
- 3 x 2 bed semi-detached houses
 - 7 x 3 bed semi-detached houses
 - 6 x 2 bed bungalows
 - 3 x 3 bed bungalows

AFFORDABLE HOUSING

3.0 Proposed homes for affordable rent and shared ownership = 9

- 4 x 2 bed houses – no sqm provided
- 2 x 2 bed bungalows – no sqm provided
- 1 x 3 bed bungalow – no sqm provided
- 2 x 3 bed houses – no sqm provided

3.1 Required homes for affordable rent = 7

- 4 x 1 bed 2 -person flat @ 51 sqm NDSS compliant
- 2 x 2 bed 4-person houses @ 70 sqm NDSS compliant
- 1 x 3 bed 5-person house @ 148 sqm NDSS compliant

3.2 Required homes for shared ownership = 2

- 2 x 2 bed 4-person houses @ 70 sqm NDSS compliant

3.3 Our request or the type, size and tenure of housing is made up of information gathered from the Choice Based Lettings Database that has data of people in our districts who are on waiting lists for affordable rented accommodation. Having consulted this information in September 2020 this shows a need in Fressingfield for 1 bedroom accommodation Code 2 and 3. Proposing to build large 2 and 3 bedroom houses accommodation will not meet the existing need in this Parish.

3.4 35% of the overall dwellings are to be provided as affordable homes. This equates to 9.8 dwellings so we would seek 9 affordable homes on site plus 0.8 of a dwelling in the form of a commuted sum.

3.5 Commuted sum calculation for 0.8 dwelling based on a 2 bed 4-person House = £59,642.80; this figure is to be included within the S106 agreement alongside the provision of 9 units on site provision should planning permission be granted.

4.0 Other requirements

- **Standard trigger points for the delivery of the affordable housing – this will then be included automatically in the instruction from planning to**

shared legal services that it needs to be in the S106 agreement as a matter of course.

- **(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.
- The council is granted 100% nomination rights to all the affordable units for initial lets and a minimum of 100% on subsequent lets, unless the RP is the Council where 100% nominations will be retained on relets.
- Adequate parking and secure cycle storage is provided for all affordable homes.
- 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 and capable of freehold transfer to an RP and for the avoidance of doubt this could include the district Council.

END

MID SUFFOLK DISTRICT COUNCIL

To: Vince Pearce - Planning

From: Sacha Tiller – Housing Enabling

Date: 19.04.2020

Subject: DC/20/03457 – DC/20/02053 – DC/15/02285

Location: Land at Red House Farm, Priory Road, Fressingfield

Proposal: Reserved Matters application relating to the Hybrid permission 4410/16, Submission of details for Outline Planning Permission for the construction of up to 28 residential dwellings (some affordable). with all matters reserved (layout, landscape, appearance and scale).

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- Previous Outline Planning Permission sought for up to 28 dwellings and granted on the triggers the obligation under policy H4 for affordable housing and the council will be seeking 35% of the total provision of housing which is for 9.8 affordable dwellings. Applicant proposing 9 affordable homes = 32.1%.

2. Housing Need Information:

- 2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment completed in 2019 confirms **a minimum need of 127 affordable homes per annum for the Mid Suffolk Area.**
- 2.2 The Council's Choice Based Lettings system currently has circa. **650** applicants registered for the Mid Suffolk area as of June 2020.
- 2.3 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

- 2.4 Proposed open market homes = 19
- 3 x 2 bed semi-detached houses
 - 7 x 3 bed semi-detached houses
 - 6 x 2 bed bungalows
 - 3 x 3 bed bungalows

AFFORDABLE HOUSING

3.1 Agreed homes for affordable rent = 7

- 4 x 1 bed 2 -person flat @ 51 and 62.5 sqm NDSS compliant – plots 11,19, 21 and 22.
- 1 x 2 bed 4-person houses @ 70 sqm NDSS compliant – plot 9.
- 2 x 3 bed 5-person house @ 97 and 126.5 sqm NDSS compliant – plots. 10 and 23.

3.2 Agreed homes for shared ownership = 2

- 2 x 2 bed 4-person houses @ 79 sqm NDSS compliant – plots 7 and 8

3.3 Our request or the type, size and tenure of housing is made up of information gathered from the Choice Based Lettings Database that has data of people in our districts who are on waiting lists for affordable rented accommodation.

3.4 35% of the overall dwellings are to be provided as affordable homes. This equates to 9.8 dwellings so we would seek 9 affordable homes on site plus 0.8 of a dwelling in the form of a commuted sum.

3.5 Commuted sum calculation for 0.8 dwelling based on a 2 bed 4-person House = £59,642.80; this figure is to be included within the S106 agreement alongside the provision of 9 units on site provision should planning permission be granted.

4.0 Other requirements

- **Standard trigger points for the delivery of the affordable housing – this will then be included automatically in the instruction from planning to shared legal services that it needs to be in the S106 agreement as a matter of course.**
- **(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.
- The council is granted 100% nomination rights to all the affordable units for initial lets and a minimum of 100% on subsequent lets, unless the RP is the Council where 100% nominations will be retained on relets.
- Adequate parking and secure cycle storage is provided for all affordable homes.
- 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 and capable of freehold transfer to an RP and for the avoidance of doubt this could include the district Council.

END

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 30 November 2020 10:06
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/03457. Land Contamination

Dear Vincent

EP Reference : 284113
DC/20/03457. Land Contamination
Land And Buildings At Red House Farm, Priory Road, Fressingfield, EYE, Suffolk.
Reserved Matters app. relating to Hybrid Permission 4410/16. Submission of details for O/L PP for Layout, Landscaping, Appearance Scale for the construction of up to 28no dwellings (some affordable

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make in relation to the flood risk assessment that has been submitted.

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: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 15 September 2020 09:14
To: Sarah Scott <Sarah.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/03457. Land Contamination

Dear Sarah

EP Reference : 280777
DC/20/03457. Land Contamination
Land And Buildings At Red House Farm, Priory Road, Fressingfield, EYE, Suffolk.
Reserved Matters application relating to Hybrid Permission 4410/16.
Submission of details for the O/L PP for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

Many thanks for your request for comments in relation to the above submission. In line with our comments at the original 2016 permission I can confirm that I have no comments to make with respect to the submitted documentation.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



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

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

Sent: 27 November 2020 11:02

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

Subject: RE: MSDC Planning Re-consultation Request - DC/20/03457

Public Realm Officers consider that as the detention basin is primarily a water storage mechanism that requires regular inspection and maintenance, it would not be appropriate for the District Council to adopt this. It should not be considered as part of any public open space provision on site. The small areas of landscaping within the development should ideally be managed locally and the District Council would not seek to adopt these areas.

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 20 November 2020 16:46

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

Subject: MSDC Planning Re-consultation Request - DC/20/03457

Please find attached planning re-consultation request letter relating to planning application - DC/20/03457 - Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 07 September 2020 14:37
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/03457

Public Realm have no comments to make on this application for reserved matters relating to the original planning application

Regards

Dave Hughes
Public Realm Officer

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 26 August 2020 11:37
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/03457

Please find attached planning consultation request letter relating to planning application - DC/20/03457 - Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Bidwells
16 Upper King Street
Norwich
NR3 1HA

Applicant:

Mr And Mrs Barrett And The First
Fressingfield Scout Group
C/O Agent

Date Application Received: 27-Oct-16

Application Reference: 4410/16

Date Registered: 15-Nov-16

Proposal & Location of Development:

Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

Land And Buildings At Red House Farm, Priory Road, Fressingfield IP21 5PH,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 49.200B received 27/10/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Application Form - Received 27/10/2016
Defined Red Line Plan 49.200B - Received 27/10/2016
Plans - Proposed 772/SC/2B - Received 04/04/2017
Plans - Proposed 772/SC/1B - Received 04/04/2017
DRAWING 1668/02/181 - Received 22/02/2017
DRAWING 1668/02/182 - Received 22/02/2017
DRAWING 1668/02/183 - Received 22/02/2017
DRAWING 1668/02/184 - Received 22/02/2017
DRAWING 1668/02/185B - Received 22/02/2017
DRAWING 1668/02/180 - Received 08/03/2017
Design and Access Statement - Received 27/10/2016
DETAILED MAGNETOMETER - Received 27/10/2016

Ecological Survey/Report - Received 27/10/2016
Bat Survey - Received 27/10/2016
Land Contamination Assessment - Received 27/10/2016
Transport Statement - Received 27/10/2016
Flood Risk Assessment - Received 16/12/2016
TECHNICAL NOTE 01 BY ORARI - Received 22/02/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. THE FOLLOWING CONDITIONS Nos 2 to 21 (INCLUSIVE) APPLY TO THE OUTLINE PERMISSION ONLY- ERECTION OF UPTO 28 DWELLINGS WITH ALL MATTERS (EXCEPT ACCESS) RESERVED
2. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION

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

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

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS:
PRECOMMENCEMENT CONDITION OUTLINE PERMISSION: APPROVAL OF RESERVED MATTERS

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

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

4. LISTING OF APPROVED PLANS & DOCUMENTS- OUTLINE PERMISSION

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

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing A 49.200b received 27 October 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

Application form received 27 October 2016
Site Location Plan (drawing No. A 49.200b) received 27 October 2016
Visibility Splays (Drawing No's 1668 / 02 / 181) received 22 February 2017
Speed Tables (Drawing No 1668 / 02 / 182) received 22 February 2017
Fire Path Plan (Drawing No 1668 / 02 / 183) received 22 February 2017
Prior Road Passing Place (Drawing No 1668 / 02 / 184) received 22 February 2017
General Arrangement (Drawing No. 1668 / 02 / 180) received 08 March 2017
Design and Access Statement received 27 October 2016
Detailed Magnetometer Survey by Britannia Archaeology dated December 2014 received 27 October 2016
Phase I Survey: Habitat Survey and Protected Species Survey by Anglian Ecology dated 12 September 2014 and received 27 October 2016
Bat Survey by Greenlight dated 09 September 2015 received 27 October 2016
Phase 1 Desk Study and Preliminary Risk Assessment by Geosphere Environmental Ltd dated 04 August 2015 received 27 October 2014
Transport Statement by Orari dated September 2016 received 27 October 2016
Flood Risk Assessment by BLI dated December 2016 received 16 December 2016
Technical Note 01 by Orari dated 15 February 2017 received 22 February 2017

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

5. ACTION REQUIRED CONCURRENT WITH SUBMISSION OF THE RESERVED MATTERS: SCHEME OF NOISE CONTROL

Concurrent with the submission of the reserved matters, a noise assessment shall be submitted to and agreed by the local planning authority. The assessment shall include details of any mitigation measures to be implemented. The mitigation measures shall be implemented in accordance with the approved details.

Reason - In the interest of the amenity of neighbouring residents.

6. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - PRECOMMENCEMENT CONDITION TO OUTLINE PERMISSION: ARCHAEOLOGICAL WORKS

No development shall take place within the area of the site associated with the outline element of this permission until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has

been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

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

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

7. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT :
ARCHAEOLOGICAL WORKS

No dwelling shall be occupied within the outline site until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 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.

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

Before the residential development is commenced, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to

ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

9. SPECIFIC RESTRICTION ON DEVELOPMENT- OUTLINE PERMISSION: PROVISION OF ACCESS, ROADS AND FOOTWAYS.

Before the access is first used clear visibility of 2.4m x 59m as shown on drawing 1668/02/181 received 22 February 2017 a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained. No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least basecourse level or better in accordance with the approved details.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure that satisfactory access is provided for the safety of residents and the public and to ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

10. PRIOR TO OCCUPATION OF THE DWELLINGS: LIGHTING DESIGN SCHEME

Prior to the occupation of any dwelling hereby approved, a lighting design scheme for biodiversity and neighbour amenity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are sensitive and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights. All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

11. PRIOR TO OCCUPATION OF THE DWELLINGS: LIGHTING DESIGN SCHEME

Prior to the occupation of any dwelling hereby approved, a lighting design scheme for biodiversity and neighbour amenity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are sensitive and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights. All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO OUTLINE PERMISSION: MITIGATION AND
ENHANCEMENT MEASURES TO BE AGREED

Prior to the commencement of development a construction environmental management plan and scheme of appropriate protected species mitigation and enhancement measures, based on updated ecology reports and surveys (as detailed in the Ecological Survey by Anglian Ecology dated September 2014) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be constructed, completed and overseen in accordance with the agreed construction environmental management plan and scheme of mitigation and enhancement measures.

Reason - In order to safeguard protected wildlife species and their habitats and because 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 disturb protected species and their habitat.

13. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT- PRE-
COMMENCEMENT CONDITION TO OUTLINE PERMISSION: 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 and new trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

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

14. ON GOING REQUIREMENT OF DEVELOPMENT- OUTLINE PERMISSION: TIMESCALE
FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 13) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

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

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

15. ACTION REQUIRED PRIOR TO OCCUPATION OF DEVELOPMENT: PROVISION OF FIRE HYDRANTS

Prior to the first occupation of the dwellings hereby approved, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to first occupation of the development and retained thereafter in accordance with the approved details.

Reason - To ensure appropriate provision of facilities for fire and rescue services.

16. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT- PRE COMMENCEMENT CONDITION TO OUTLINE PERMISSION: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) The hours within which delivery/collection of materials for the said construction shall take place at the site.
 - b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
 - c) Details of how construction and worker traffic and parking shall be managed including temporary road signs.
 - d) Details of any protection measures for footpaths surrounding the site.
 - e) Details of any means of access to the site during construction.
 - f) Details of the scheduled timing/phasing of development for the overall construction period.
 - g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
 - h) Details of the siting of any on site compounds and portaloos.
 - i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

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

17. ACTION REQUIRED PRIOR TO THE OCCUPATION OF DEVELOPMENT- OUTLINE PERMISSION: DETAILS OF ROAD SIGNS

Prior to the occupation of any dwelling hereby approved, any traffic, road and/or directional signs shall be installed and thereafter retained, in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the precise, siting, design and materials of the road signs.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE- OUTLINE PERMISSION: AGREEMENT OF MATERIALS

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

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

19. SPECIFIC RESTRICTION ON DEVELOPMENT-OUTLINE PERMISSION: PROVISION OF FOOTWAY LINK

No dwelling shall be occupied until the footway link to Priory Road is made available for public access. The footway link shall thereafter be retained and remain available for that purpose.

Reason - In the interest of sustainable development and to provide public access of this footway in the future.

20. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT OUTLINE PLANNING PERMISSION: GATES TO FIRE PATH

Prior to the occupation of any of the dwellings hereby approved, gates to the fire path shall be installed in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise siting, design and materials of the gates. The gates shall thereafter be retained in the approved form.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

21. ON GOING REQUIREMENT OF DEVELOPMENT- CONSTRUCTION WORKING HOURS

The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

22. THE FOLLOWING CONDITIONS Nos 23 to 42 (INCLUSIVE) APPLY TO THE FULL PERMISSION- ERECTION OF SCOUT HUT AND ASSOCIATED FACILITIES

23. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT FOR FULL PERMISSION

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

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

24. LISTING OF APPROVED PLANS & DOCUMENTS- FULL PERMISSION

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

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing A 49.200b received 27 October 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

Application form received 27 October 2016

Site Location Plan (drawing No. A 49.200b received 27 October 2016

Scout Hut elevations and floor plans (Drawing No 772/SC/2B and 772/SC/1B) received 04 April 2016

Visibility Splays (Drawing No's 1668 / 02 / 181) received 22 February 2017

Speed Tables (Drawing No 1668 / 02 / 182) received 22 February 2017

Fire Path Plan (Drawing No 1668 / 02 / 183) received 22 February 2017

Prior Road Passing Place (Drawing No 1668 / 02 / 184) received 22 February 2017

Proposed Scout HQ Parking (Drawing No 1668 / 02/ 185B) received 04 April 2017

General Arrangement (Drawing No. 1668 / 02 / 180) received 08 March 2017

Design and Access Statement received 27 October 2016

Detailed Magnetometer Survey by Britannia Archaeology dated December 2014 received 27 October 2016

Phase I Survey: Habitat Survey and Protected Species Survey by Anglian Ecology dated 12 September 2014 and received 27 October 2016

Bat Survey by Greenlight dated 09 September 2015 received 27 October 2016

Phase 1 Desk Study and Preliminary Risk Assessment by Geosphere Environmental Ltd dated 04 August 2015 received 27 October 2014

Transport Statement by Orari dated September 2016 received 27 October 2016

Flood Risk Assessment by BLI dated December 2016 received 16 December 2016
Technical Note 01 by Orari dated 15 February 2017 received 22 February 2017

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

25. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT TO FULL PERMISSION: ARCHAEOLOGICAL WORKS

No development shall take place within the area of the site associated with the full element of this permission until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

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

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

26. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE- ARCHAEOLOGICAL WORKS

The use of the scout hut and associated facilities shall not commence until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 25 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.

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

Before the development is commenced, details of the access roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

28. SPECIFIC RESTRICTION ON DEVELOPMENT- FULL PERMISSION: PROVISION OF ACCESS, ROADS AND FOOTWAYS.

Before the access is first used, clear visibility of 2.4m x 59m as shown on drawing 1668/02/181 received 22 February 2017 a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained. The use of the scout hut and associated land shall not commence until the carriageway and footways serving that scout hut have been constructed to at least basecourse level or better in accordance with the approved details.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure that satisfactory access is provided for the safety of users of the site and the public and to ensure vehicles exiting the site would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

29. ACTION REQUIRED PRIOR TO COMMENCEMENT USE OF SCOUT HUT AND ASSOCIATED SCOUT FACILITIES - HIGHWAYS: PROVISION OF PARKING.

The use of the scout hut and associated facilities shall not commence until the area within the site shown on Drawing No 1668/02/185b received 04 April 2017 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

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

30. ACTION REQUIRED PRIOR TO INSTALLATION OF ANY EXTERNAL EQUIPMENT

Prior to the installation of any external equipment (such as air source heat pumps, extraction systems and ventilation systems) details of the equipment shall be submitted to and approved in writing by the local planning authority. Any such equipment shall be implemented in accordance with the approved details and thereafter retained as approved.

Reason- In the interests of the amenity of neighbouring residents having regard to noise levels in the area and visual amenity of the area.

31. PRIOR TO FIRST USE OF THE SCOUT HUT AND ASSOCIATED FACILITIES:
LIGHTING DESIGN SCHEME

Prior to the first use of the scout hut and associated facilities hereby approved, a lighting design scheme for biodiversity and neighbour amenity 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 and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights and flood lighting

All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard.

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

32. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO FULL PERMISSION- DRAINAGE STRATEGY

No development shall commence until a drainage strategy has been submitted to and approved, in writing, by the Local Planning Authority. No hard standing is to be constructed prior to the installation of the associated agreed drainage strategy and no part of the development shall be first occupied or brought into use until the agreed method of drainage has been fully installed and is functionally available for use. The drainage shall be thereafter retained as approved.

Reason - To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development to ensure appropriate drainage is secured early for both development, its construction and Addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to the risk of flooding, groundwater environment, and risk of cost to the developer if the details are not found acceptable.

33. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO FULL PERMISSION: 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 and new trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

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

34. ON GOING REQUIREMENT OF DEVELOPMENT- FULL PERMISSION : TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 33) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

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

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

35. ON GOING REQUIREMENT OF DEVELOPMENT- FULL PERMISSION : TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 33) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

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

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

36. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT- FULL PERMISSION: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

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

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

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

37. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF FOOTWAY LINK

The use of the scout hut and associated facilities shall not commence until the footway link to Priory Road is made available for public access. The footway link shall thereafter be retained and remain available for that purpose.

Reason - In the interest of sustainable development and to provide public access of this footway in the future.

38. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES- FULL PERMISSION: DETAILS OF ROAD SIGNS

Prior to the commencement of use of the scout hut and associated facilities hereby approved, any traffic, road and/or directional signs shall be installed and thereafter retained, in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise, siting, design and materials of the road signs.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

39. ACTION REQUIRED PRIOR TO COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES: DETAILS OF CYCLE STORAGE.

Prior to the commencement of use of the scout hut and associated facilities details of the secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the Development is brought into use and shall be retained thereafter and remain free of obstruction except for the purpose of cycle storage.

Reason - To ensure that appropriate space for the storage of cycles having regard to the promotion of sustainable modes of transport and in the interest of visual amenity and character and appearance of the area.

40. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES: GATES TO FIRE PATH

Prior to the commencement of use of the scout hut and associated facilities; gates to the fire path shall be installed in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise siting, design and materials of the gates. The gates shall thereafter be retained in the approved form.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

41. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT-PRE COMMENCEMENT - MITIGATION AND ENHANCEMENT MEASURES TO BE AGREED

Prior to the commencement of development a construction environmental management plan and scheme of appropriate protected species mitigation and enhancement measures based on updated ecology reports and surveys (as detailed in the Ecological Survey by Anglian Ecology dated September 2014) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be constructed, completed and overseen in accordance with the agreed construction environmental management plan and scheme of mitigation and enhancement measures.

Reason - In order to safeguard protected wildlife species and their habitats and because 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 disturb protected species and their habitat.

42. ON GOING REQUIREMENT OF DEVELOPMENT- CONSTRUCTION WORKING HOURS

The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

43. ACTION REQUIRED PRIOR TO OCCUPATION OF DEVELOPMENT: PROVISION OF FIRE HYDRANTS

Prior to the first use of the hereby approved scout huts, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to first occupation of the development and retained thereafter in accordance with the approved details.

Reason - To ensure appropriate provision of facilities for fire and rescue services.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

GP01 - Design and layout of development
CL08 - Protecting wildlife habitats
H17 - Keeping residential development away from pollution
RT12 - Footpaths and Bridleways
H04- Altered Policy H4
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
T09 - Parking Standards
T10 - Highway Considerations in Development
RT01 - Sports and recreation facilities for local communities
RT04 - Amenity open space and play areas within residential development
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
NPPF - National Planning Policy Framework

NOTES:

1. Summary Reason(s) for Decision

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

The proposed development represents sustainable development that would not harm the surrounding landscape, highway network, neighbour amenity or biodiversity. The development does provide pedestrian connection to the services and facilities of Fressingfield despite not providing a new footway along New Street to connect with the existing footway by Priory Crescent.

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

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area:

In this case the planning authority has worked with the agent to attempt to overcome SCC Highways objection

2. **Section 106 Agreement Note**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

3. **Highways Note**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's West Area Manager should be contacted at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. Telephone 01284 758868.

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

4. **Public Rights of Way Note**

The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It should be noted that:-

(i) it is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it) without the proper authority having been first obtained. In the first instance contact should be made with Sharon Berry Public Rights of Way Officer, Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk IP6 8DL. The telephone number is 01449 724634. (email sharon.berry@midsuffolk.gov.uk)

(ii) The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed (see (i) above). The applicant/developer should note that there is a charge for making a change to the rights of way network.

(iii) Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

5. **Environmental Health Note- Land Contamination**

The developer should contact MSDC Environmental Health in the instance that unexpected ground conditions are uncovered during construction. It is the developer's responsibility for the safe development of this site.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 4410/16

Signed: Philip Isbell

Dated: 15th August 2017

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

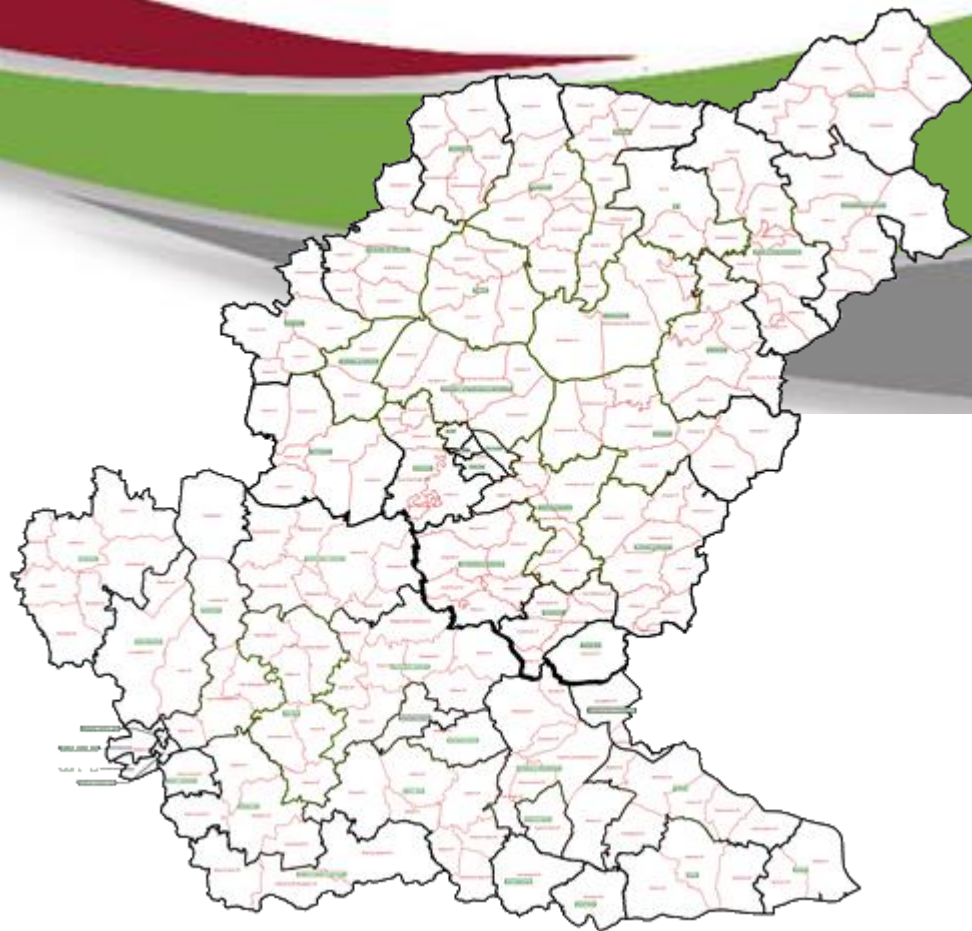
Appeals to the Secretary of State:

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Application No:
DC/20/03457

Address:
Land And Buildings At Red
House Farm,
Priory Road,
Fressingfield



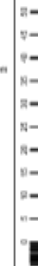
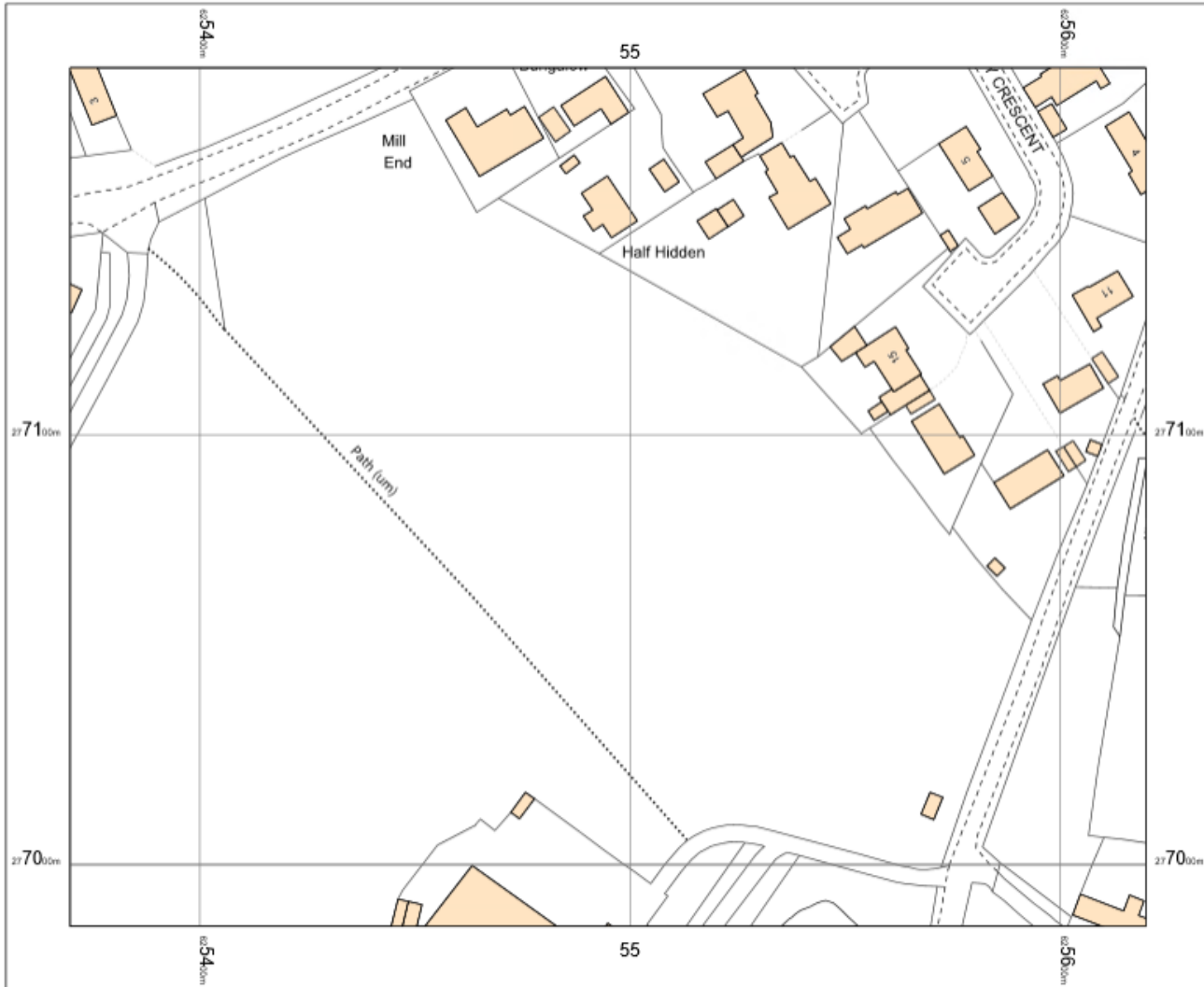




Site Location Plan

Slide 4

Page 118



OS MasterMap 1250/2500/10000
scale
Wednesday, January 8, 2020, ID:
BW1-00851245
maps.blackwell.co.uk

1:1250 scale print at A4, Centre:
625495 E, 277088 N

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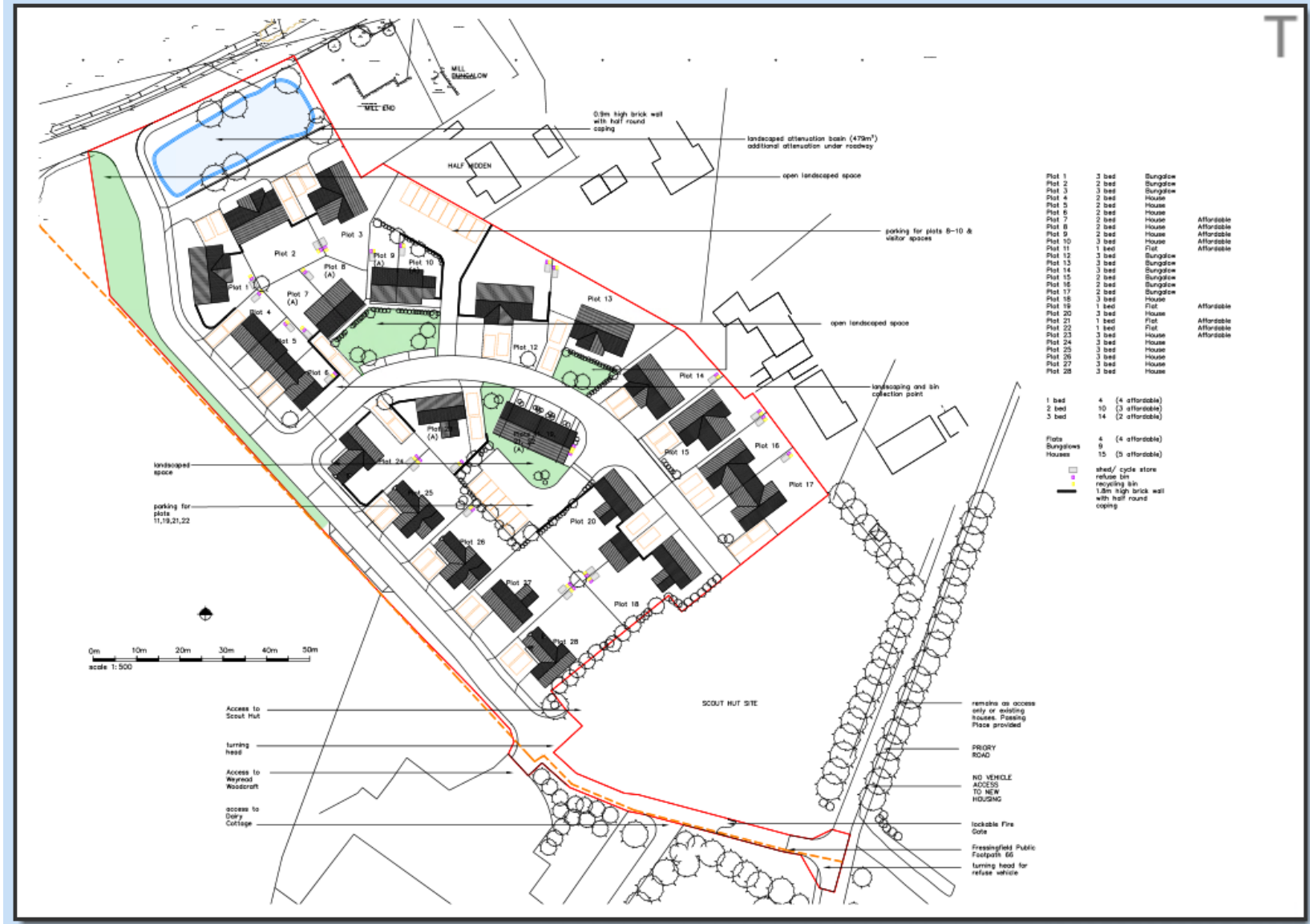
Constraints Map


Slide 5

-  Grade II
-  Footpath
-  Conservation Area
-  Built Up Area Boundaries



Site Layout





revision	description	date
Rev. A.	Elevation J amended	May 2020
Rev. B.	Secondary J amended	May 2020
Rev. C.	Planning Comments	Jan 2021
Rev. D.	Planning Comments	May 2021

Caburn Properties Ltd

Job Title: _____

New Road, Fressingfield

Drawing Title: _____

Front Elevation Street Scene

Scale:	Drawn By:	Date:
1:100	JJ	27
		Nov 2020

Job Number:	Drawing Number:	Status:
9193	260	Planning

whitworth

Chartered Architects & Chartered Building Surveyors
 18 Hutter Street, Bury St Edmunds, Suffolk, IP33 1NE
 01344 790421 info@whitworth.co.uk www.whitworth.co.uk

NOTE:
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Page 123



Reference:	DR21
Identified Issues:	Issues in the Drain - Priority of Observation Basin
Objective:	Can the proposed drainage? Yes
Notes:	Notes on the drainage plan: The drainage plan shows the proposed drainage system and the attenuation basin. The drainage plan is based on the site plan and the drainage plan. The drainage plan is based on the site plan and the drainage plan.
Notes:	Notes on the drainage plan: The drainage plan shows the proposed drainage system and the attenuation basin. The drainage plan is based on the site plan and the drainage plan. The drainage plan is based on the site plan and the drainage plan.
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Notes:	Notes on the drainage plan: The drainage plan shows the proposed drainage system and the attenuation basin. The drainage plan is based on the site plan and the drainage plan. The drainage plan is based on the site plan and the drainage plan.

NOTES

- The drawing is to be used in conjunction with the DR21 series 1000000 drawings and documents and any other relevant project documents.
- This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on the information available and planning requirements at the date of issue only.
- This drawing is not to be used for construction or detailed pricing purposes.
- Professional Issue - Any user undertakes before approval and remains in writing are at risk of serious costs.

Legend

- Site Boundary: 13/10/07
- Line of Plot: 2.600m
- Line of Road: 3.010m
- Line of Drive: 1.600m
- Maintenance Access (on site)
- Surface Water Drainage Pipe
- Discharge
- Inlet
- Directional Flow Arrows

21/10/2020 10:00:00 AM
 22/10/2020 10:00:00 AM
 23/10/2020 10:00:00 AM
 24/10/2020 10:00:00 AM

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 27 Barton Road, Tharston, Suffolk, IP21 3FA
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 F: (01206) 331326
 M: 07921 200000
www.ghbullard.co.uk

Cabum Properties Ltd

New Street, Fressingfield

Proposed Surface Water Drainage Layout

1:500 @ A1

OCT 2020 JWV JAH

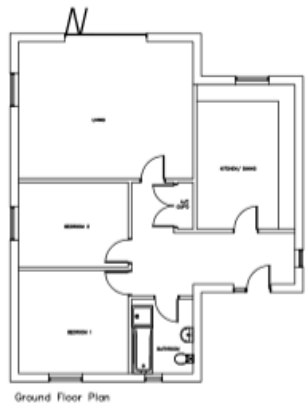
166-2020.DWG

FOR INFORMATION

166/2020/03 P4

House Type 2

Page 124



Ground Floor Plan



T



Front Elevation



Rear Elevation



Side Elevation



Side Elevation



revision	description	date
Rev. A.	Boundary oriented	May 2020
Rev. B.	Boundary oriented	May 2020
Rev. C.	Planning comments	Jan 2021

Client:
Caburn Properties Ltd
 Job Title:
New Road, Fressingfield
 Drawing Title:
House Type 2
 Scale: 1:100
 Drawn By: JJ
 Date: Aug 2020
 Job Number: 4149
 Drawing Number: 11C
 Status: Planning

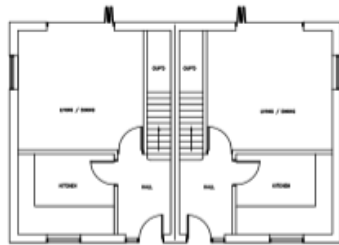


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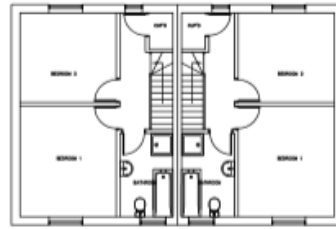
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House Type 3A



Ground Floor Plan



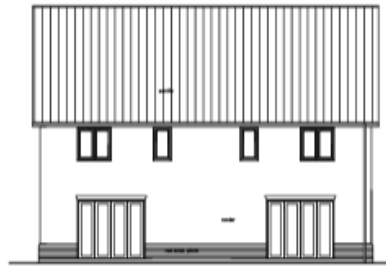
1st Floor Plan



T



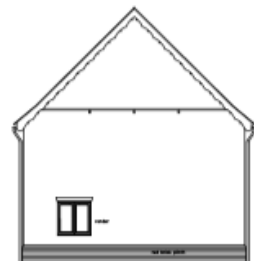
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

0m 1m 2m 3m
scale 1:100

revision	description	date
Rev. A.	Site/outline amended	July 2020
Rev. B.	Boundary amended	May 2020
Rev. C.	Planning Comments	Jan 2021

Client: Caburn Properties Ltd

Job Title: New Road, Fressingfield

Drawing Title: House Type 3A

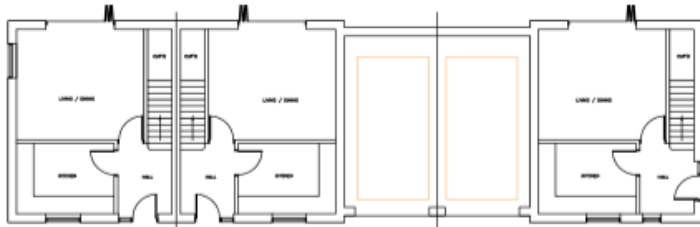
Scale:	Drawn By:	Date:
1:100	ST	Aug 2020
Job Number:	Drawing Number:	Status:
499	96C	Planning

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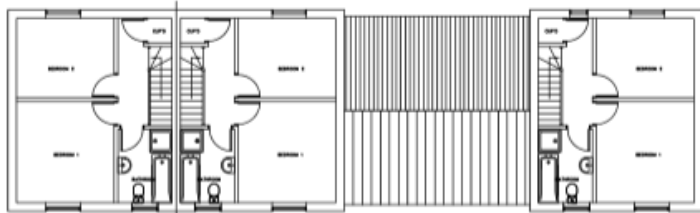
House Type 3B

Slide 12

T



Ground Floor Plan



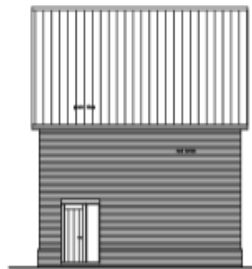
1st Floor Plan



Page 126



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



revision	description	date
Rev A	Dimensions Amended	July 2020
Rev B	Boundary Amended	July 2020
Rev C	Planning Comments	Jan 2021

Client: Caburn Properties Ltd

Job Title: New Road, Fressingfield

Drawing Title: House Type 3B

Scale:	Drawn By:	Date:
1:100	GG	Aug 2020
Job Number:	Drawing Number:	Status:
4193	19C	Planning

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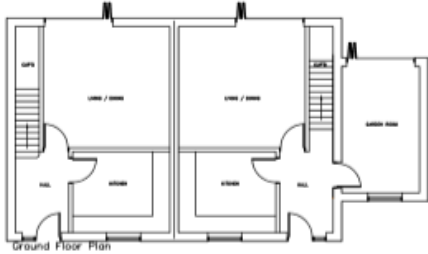
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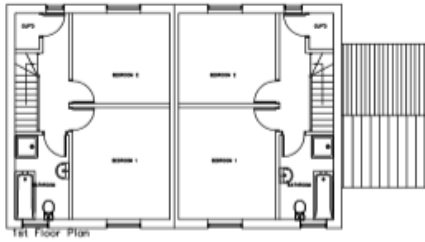
House Type 3C

Slide 13

T



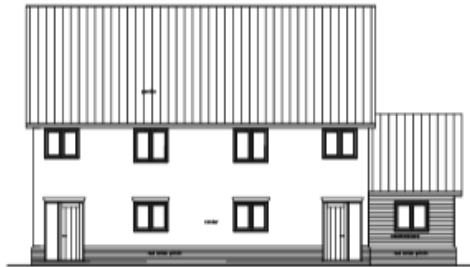
Ground Floor Plan



1st Floor Plan



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Front Elevation



Rear Elevation



Side Elevation



Side Elevation



Revision	Description	Date
Rev A	Elevations Amended	May 2020
Rev B	Boundary Amended	May 2020
Rev C	Planning Consensus	Jan 2021

Client: Ceburn Properties Ltd

Job Title: New Road, Fressingfield

Drawing Title: House Type 3C

Scale: 1:100 Drawn By: BT Date: Aug 2020

Job Number: 499 Drawing Number: 290 Status: Planning

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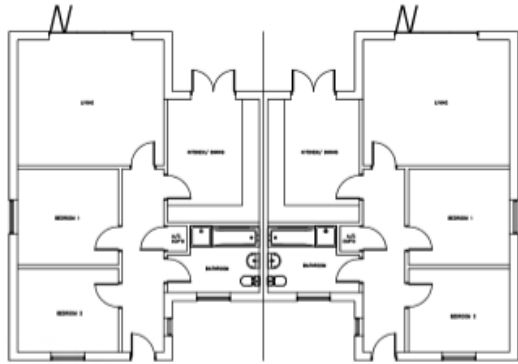
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House Type 4

Slide 14

Page 128



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Revised	Description	Date
Rev. A	Drawings Amended	May 2020
Rev. B	Boundary Amended	May 2020
Rev. C	Planning Comments	Jan 2021

Ceburn Properties Ltd		
Job Title:		
New Road, Fressingfield		
Drawing Title:		
House Type 4		
Scale:	Drawn By:	Date:
1:100	AS	Aug 2020
Job Number:	Drawing Number:	Status:
449	24C	Planning

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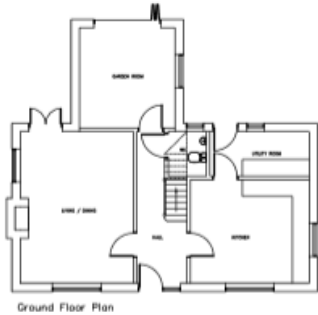
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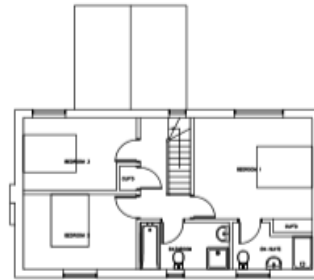
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House Type 5

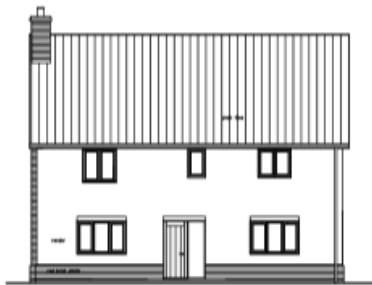
Page 129



Ground Floor Plan



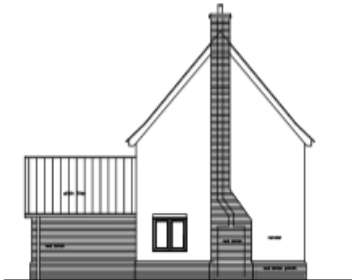
1st Floor Plan



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

0m 1m 2m 3m
scale 1:100

revision	description	date
Rev A	Location Plan Updated	Aug 2020
Rev B	Boundary amended	Aug 2020
Rev C	Planning Comments	Jan 2021

Client: Caburn Properties Ltd

Job Title: New Road, Fressingfield

Drawing Title: House Type 5

Scale:	Drawn By:	Date:
1:100	AS	Aug 2020

Job Number:	Drawing Number:	Status:
499	22C	Planning

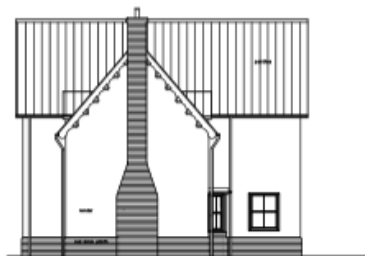
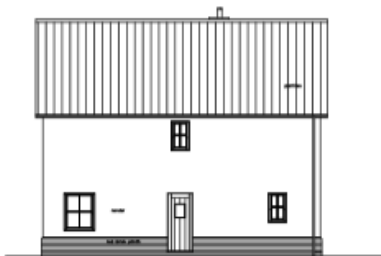
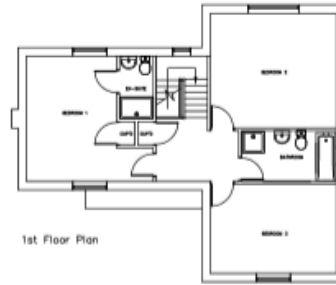
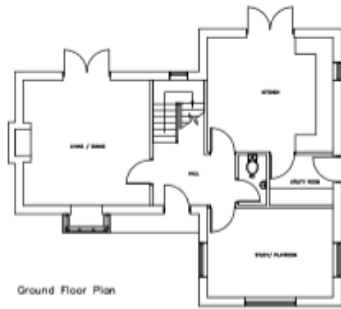
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House Type 6

Slide 16

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revision	description	date
Rev. A.	Boundary amended	May 2020
Rev. B.	Boundary amended	May 2020
Rev. C.	Planning Comments	Jan 2021

Client:			
Caburn Properties Ltd			
Job Title:			
New Road, Fressingfield			
Drawing Title:			
House Type 6			
Scale:	Drawn By:	Date:	
1:100	AS	BT	Aug 2020
Job Number:	Drawing Number:	Status:	
499	29C	Planning	

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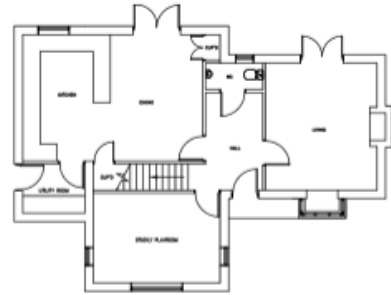
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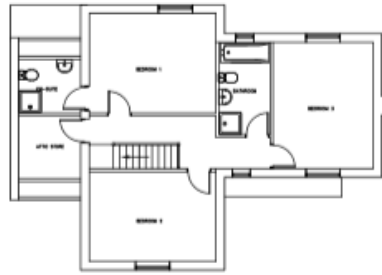
House Type 7

Slide 17

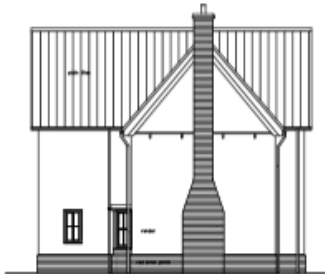
Page 131



Ground Floor Plan



1st Floor Plan



0m 1m 2m 3m
Scale 1:100

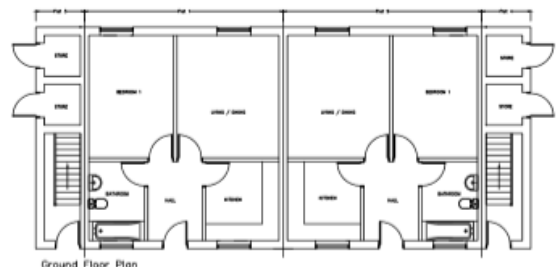
Revision	Description	Date
Rev. A	Structure amended	May 2020
Rev. B	Boundary amended	May 2020
Rev. C	Planning Comments	Jan 2021

Client:
Caburn Properties Ltd
 Job Title:
New Road, Fressingfield
 Drawing Title:
House Type 7
 Scale: 1:100
 Drawn By: BT
 Date: Aug 2020
 Job Number: 499
 Drawing Number: 24C
 Status: Planning

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House Type 8

Page 132



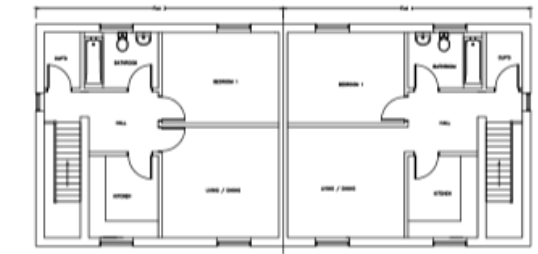
Ground Floor Plan



Side Elevation



T



1st Floor Plan



Side Elevation

0m 1m 2m 3m
scale 1:100

revision	description	date
Rev. A.	Skewers Granted	May 2020
Rev. B.	Skewers Amended	May 2020
Rev. C.	Planning Comments	Jan 2021

Caburn Properties Ltd

Job Title:
New Road, Fressingfield

Drawing Title:
House Type 8 Flats

Scale: 1:100
Drawn By: ST
Date: Nov 2020

Job Number: 499
Drawing Number: 27C
Status: Planning

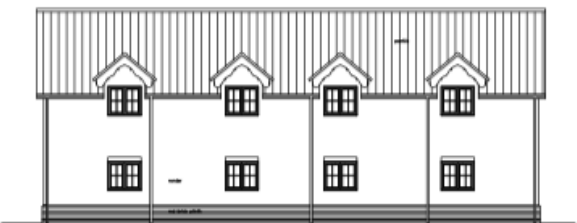
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Front Elevation



Rear Elevation

Plot 1-16 Types

Slide 19

T



Ground Floor Plan



Page 133



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

revision	description	date

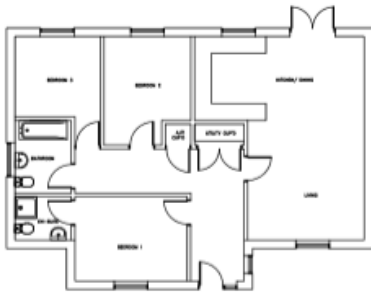
Client: Caburn Properties Ltd
 Job Title: New Road, Fressingfield
 Drawing Title: House Type 1B
 Scale: 1:100 Drawn By: BT Date: Aug 2020
 Job Number: 6166 Drawing Number: 16 Status: Planning

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Ground Floor Plan



T



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

revision	description	date

Client:

Caburn Properties Ltd

Job Title:

New Road, Fressingfield

Drawing Title:

House Type 1A

Scale: Drawn By: Date:

1:100 **AS** **BT** **Jag 2020**

Job Number: Drawing Number: Status:

492 **15** **Planning**

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Page 135

T

red brick

Rear Elevation

red brick

Front Elevation

pantiles

red brick

Side Elevation

pantiles

red brick

Side Elevation

revision	description	date

Client: **Caburn Properties Ltd**

Job Title: **New Road, Fressingfield**

Drawing Title: **Proposed Garage**

Scale: **1:100** Drawn By: **A3** ET Date: **May 2021**

Job Number: **6193** Drawing Number: **29** Status: **Preliminary**

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Agenda Item 8b

Committee Report

Item 8B

Reference: DC/20/03098

Case Officer: Mahsa Kavyani

Ward: Rickinghall.

Ward Member/s: Cllr Jessica Fleming.

RECOMMENDATION – GRANT APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location

Land To The South Of, Diss Road, Botesdale, Suffolk

Expiry Date: 19/03/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Bennett PLC

Agent: Terence D. Harvey FASI

Parish: Botesdale

Site Area: 3.53ha

Density of Development:

Gross Density (Total Site): 20 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 20dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: DC/17/02760 approved by Committee, subject to conditions, on 3rd July 2018.

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 – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

FC01 - Presumption In Favour of Sustainable Development

FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development

FC02 - Provision and Distribution of Housing

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB 14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H 15 - Development to reflect local characteristics
H 16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
CL08 - Protecting wildlife habitats

National Planning Policy Framework (NPPF)

Neighbourhood Plan Status

This application site is within Botesdale and Rickinghall Neighbourhood Plan Area which was formally adopted on 23 January 2020. (Stage 7: Adoption by LPA)

The Plan now forms part of the development plan framework for the District and will be used when determining planning applications submitted in Botesdale and Rickinghall unless material considerations indicate otherwise.

Accordingly, the Neighbourhood Plan has full weight.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Botesdale Parish Council

Raises questions on the development around landscape management plans for the access drive verges and for attenuation pond landscaping.

Officer note: All areas will be maintained by the owner/applicant (and there is no time limit). Alternatively, the applicant will agree transfer to another party (this could be anyone and even include the parish or district or private management company), this is subject to agreement of both parties. The attenuation basin is not considered open space and as a result has its own conditions. The management of this lies with the owner. Highways Authority will take any adopted road and any adopted verge with it. Anything else remains with the owner.

National Consultee (Appendix 4)

Highways England – 6th August 2020 – Offer no comments

Highways England – 24th Dec 2020 – Offer no comments

Natural England – 6th August 2020 – Have no comments to make on this application.

Natural England – 6th Jan 2021 – Natural England currently has no comment to make on the discharge of conditions 11 & 12.

In addition, Natural England has no comments to make on the approval of reserved matters Appearance, Landscaping, Layout & Scale.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Anglian Water – 31st Jul 2020 – The reserved matters application is surface drainage related although it seems that the developer is not looking to connect into Anglian Water's network, therefore this is outside our jurisdiction for comment. If there are any further drainage documents later uploaded then we do wish to be re-consulted.

Anglian Water – 29th Oct 2020 – We have reviewed the applicant's submitted surface water drainage information (Flood risk and drainage appraisal) and consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage. We request that we are consulted on any forthcoming application to discharge Condition 1 and 12 of the outline planning application DC/17/02760, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

Please do not hesitate to contact the Pre-Development Team on the number below or via email should you have any questions related to our planning application response.

NHS – West Suffolk

The proposal comprises a development of up to 69 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).

West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement list produced by Babergh and Mid Suffolk District Councils

County Council Responses (Appendix 5)

SCC-Highways

No objections were raised subject to conditions:

SCC-Local Lead Flood Authority – 4th March 2021 –

The following submitted documents have been reviewed and we recommend approval of this application;

- Flood Risk and Drainage Appraisal Ref 3518 V4
- Site Layout Ref DRB69/01B
- SuDS & Surface Water Drainage Management Plan Ref 3518 V4
- Email from LLFA to Applicant dated the 12th Nov 2020
- Detailed Soft Landscaping Proposals - Attenuation Basin Ref 2090-GUA-DR-L-001 P02
- Planting Schedule and Specifications Ref 2090-GUA-DR-L-002 P02
- Project Hazard Identification & Elimination Log Ref CDM 1 - Issue 1.0 - May 2017 (Updated 9/11/2020)
- Technical Note Response to comments from the LLFA received on 03.02.21
- Landscape Management & Maintenance Plan ref 2090-GUA-DOC-L-001 POI

Advisory notes also provided.

SCC Archaeological Service 4th Jan 2021 Conditions 11 and 12 relate to Surface Water Drainage. We have no comments to make regarding those conditions as it does not affect our previous advice.

Internal Consultee Responses (Appendix 6)

MSDC – Strategic Housing

A revised plan and layout and have been received and these are acceptable to Housing Enabling with regard to layout, size, type etc.

Place Services – Landscape 22nd April 2021– Recommendations were made:

- We would recommend that where gardens meet the public realm or community parking areas, a 1.8m brick boundary wall should be used instead of 1.8m timber close boarded fencing. For example, the parking area for plots 42-46 should have a brick wall on the public realm boundary in place of the timber board fence.
- A Landscape Management and Maintenance plan(2090-GUA-COD-L-002) has been submitted to accompany the existing Landscape Management and Maintenance Plan (2090-GUA-DOC-L-001)

for the attenuation area. However, there are still landscape areas outside the remit of these plans that we believe re located outside private ownership and will need to be included within the plan. For example, the newly proposed trees beyond the boundaries of Plots 42-46 will need to be maintained to support establishment and growth

- To help ensure establishment and on-going maintenance, we would expect the Landscape Management and Maintenance Plan's associated work schedule to reference a period of 5 years from the commencement of development.

Note: matters regarding wall boundary to Plots 42-46 have been addressed. Maintenance matters were dealt with at Outline and agreed under s106 agreement. Last bullet point can be addressed via a suitable condition.

Place Services-Ecology – 14th Jan 2021 – No further objections were raised subject to conditions.

MSDC-Land Contamination

No comments to make with respect to the submitted documentation from the perspective of land contamination.

MSDC-Environmental Health –Air Quality – 5th August 2020 – No comments

MSDC-Environmental Health – Noise/Odour/Light/Smoke – 11th August 2020 – The EP requirements in condition 21 of the outline permission DC/17/02760 granted still remain relevant to this reserved matters application.

MSDC-Infrastructure – 24th December 2020 – 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 f115m2 (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.

MSDC-Heritage – 18th August 2020 – No harm to any further designated or non-designated heritage asset, beyond any arising from the Outline approval, because, bearing in mind the Outline approval, the details of Appearance, Layout, Landscaping and Scale are not such to cause any unwarranted further detrimental impact.

MSDC-Waste Management Services – 20th August 2020 – No objection – Subject to conditions ensuring 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.

B: Representations

At the time of writing this report 10 letters/emails/online comments have been received. Majority of these comments were in objection to the proposal.

Views are summarised below:-

- Affects Local Ecology/Wildlife
- Building Work
- Drainage
- Fear of Crime
- Inadequate parking provision
- Increase danger of flooding
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of parking
- Loss of Privacy
- Noise
- Overlooking
- Smells - Odour
- Strain on existing community facilities

(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/17/02760 Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure **DECISION:** GTD 03.07.2018

PART TWO – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site is located on the southern side of Diss Road on the eastern periphery of the village of Botesdale. Botesdale is defined as a 'Key Service Centre' in the Mid Suffolk Core Strategy 2008. The site's northern and western boundaries adjoin the village settlement boundary. The site is set some 70m north of Mill Road. The site comprises an open arable field (Grade 3 agricultural land) and extends to 3.53 hectares in area. The site is adjoined by residential development (Park View and Chapel Lane) on the northern and western boundaries of the site. The site is adjoined by agricultural land to the east and south.
- 1.2. Tollgate House, a Grade II listed building, is located opposite the proposed site access on the northern side of Diss Road. Hedging and trees line the eastern and southern site boundaries. The site is not in a Conservation Area, Special Area of Conservation or Special Landscape Area. The site does however, at its western boundary, adjoin the Botesdale Conservation Area, designated in 1973.

- 1.3. There are footpaths along both sides of Diss Road west of the site's proposed vehicle access point offering pedestrian connectivity to the body of the village. Two bus stops are located on Diss Road approximately 320m west of the site's proposed vehicle access point.

2. The Proposal

- 2.1. The application is submitted further to outline planning permission ref: DC/17/02760, granted in July 2018, and seeks approval of Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760.

- 2.2. The application proposes delivery of 45 market housing units and 24 affordable housing units. As well as the following details:

- Approximately 5m landscaping belts to either side of the proposed access road.
- Provision of pedestrian/cycle access to Chapel Lane on the western boundary.
- Tree removal at the Diss Road frontage to facilitate the proposed access road.
- 2585sqm public open space area.
- 395sqm public open space area adjacent Chapel Lane.
- Conventional style of residential development concentrated to the western end of the site, located directly behind housing fronting Park View.
- Proposed perimeter landscaping.
- An attenuation lagoon located at the Diss Road frontage east of the proposed access road.
- Proposed perimeter landscaping.
- Retention of hedgerow along the site's eastern boundary.

- 2.4. The proposed dwelling heights are broken down as follows:

Market Dwellings

Two Storey Detached Dwellings	= 21 no.
Two Storey Semi-Detached Dwellings	= 24 no.
TOTAL	= 45 no.

Affordable Dwellings

24 of the proposed dwellings on the development will be for affordable housing.

Rented = 16 dwellings: -

- 4 x 1-bedroom 2-person flat @ 50 square metres
- 2 x 2 bedroom 3-person bungalow @ 63 sqm
- 8 x 2-bedroom 4-person houses at 79 square metres
- 2 x 3 bed 5-person houses @ 93 sqm

Shared ownership = 6 dwellings: -

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

Actual indicative mix proposed by the applicant for affordable homes:

- 4 x 1 bed 2-person flats @ 50 sqm for rent

2 x 2 bed 4-person flats @ 70 sqm for rent
2 x 1 bed 2-person bungalows @ 58 sqm for rent
2 x 1 bed 2-person houses @58 sqm for rent
8 x 2 bed 4-person houses for rent @ 79 sqm
4 x 2 bed 4-person houses for shared ownership @ 79 sqm
2 x 3 bed 5-person houses for shared ownership @ 93 sqm

TOTAL = 24 no

The above mix has been agreed in the signed S106 agreement under the outline permission.

- 2.6. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material and roofing materials would be secured via condition.

3. The Principle Of Development

- 3.1. The development is outside the settlement boundary but was granted outline planning permission and the principle is already established as a result and this is the submission of reserved matters only (with the exception of access which has already been approved as part of the Outline approval). While there are objections and comments on principle issues, these have been dealt with under the outline granted.
- 3.2. The issues of Layout, Scale, Appearance and Landscaping only are for consideration.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. The point of access and connections to the site have been dealt with under the outline permission. The outline permission also establishes the principle of 69 dwellings and related traffic to and from the site. However, layout of parking and visitor parking is for considerations and meets the requirements under the SCC Parking Standards. The parking proposals have been considered by SCC Highways and are satisfactory in this case.
- 4.2. Parking provision is considered to meet the minimum requirement for parking places as shown in the Suffolk Parking for Guidance 2015.
- 4.3. In conclusion, the provision of 69 dwellings and the access point have been agreed under the outline permission. Detailed road alignment in addition to the level and location of all parking is acceptable in policy terms. It is therefore considered that the changes during the course of the application have now created a spacious layout with access to public green space, the countryside and village services. It is considered that the applicant has addressed all concerns by making important and substantial changes to the layout with a complete review of the site. It is considered that the latest scheme before you are the result of beneficial amendments and improvements to the proposal to that originally submitted.
- 4.4. Issues raised by the PC and the third-party representations are noted with regards to access and parking. Matters of access to the site was dealt with at Outline stage. Internal roads and private accesses introduced were deemed suitable and no objections were raised in this regard, by BMCD Statutory consultee, SCC Highways. There is no evidence before officers to conclude that the proposed access is not adequate or there may be issues of parking as a result of the proposal. The proposal features low density and no significant issues in relation to parking or access have been identified that could be reasonably used as a basis for refusal.

5. Design And Layout

- 5.1. Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. Policy CS9 of the Core Strategy seeks average densities of at least 30 dwellings per hectare unless there are special circumstances that require a different treatment. 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. 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. Policies contained within Botesdale and Rickingham Neighbourhood Plan, also reiterate the essence of the Development Plan and the Core Strategy. Namely policies B&R9, B&R 14 and 15, also B&R20 address Housing Mix, heritage considerations, the importance of good design and provision of good quality Public Open Space. Paragraphs 124-132 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development.
- 5.2. The built form of the area is predominately linear, with residential development extending along Diss Road and Park View. The proposal same as the approved Outline, displays a form that is not linear, but adopts a more cul-de-sac type arrangement. This is largely a function of the site's proportions, as ribbon type development would be difficult to achieve given the way in which the site boundaries are formed. The development, whilst not replicating neighbouring ribbon development, is not so at odds with the surrounding development pattern that the proposed layout is considered unacceptable. The development is predominantly two-storey; however, the developer has sought to provide 2 no. Bungalows (affordable units) as part of the development. This is a welcome feature.
- 5.2. The layout has been discussed above in part but is essentially relates to 5 no. branch roads spurring off the principle access road. Paved footpaths are also proposed adjacent to the principle estate road, and along the frontage of the site, linking the site access to the open space and Diss road to the north of the site. The proposed layout is considered to create a welcoming, quality, pedestrian-friendly residential environment. Back gardens meet back gardens or the landscaped site boundary for the rest to avoid unsupervised spaces. The public green space to the north corner of the site, and landscaped boundary surrounding the site, provide green corridors to accord with landscaping recommendations, as well as creating a softer buffer to the adjoining countryside. The aforementioned policies are in coherence with the proposal in this regard.
- 5.3. The proposed housing density of approximately 20 dwellings per hectare, although this is lower than the 30 dph as set out in development plan policy CS9, the policy also provides that "Lower densities may be justified in villages to take account of the character and appearance of the existing built environment." The low density of the proposed scheme demonstrates its respect for the surrounding countryside and the village character, as such it is considered suitable. Policies addressing 'Density and Mix' are considered satisfied in this instance.
- 5.4. The layout proposes a wide range of house types, with 12 total variations proposed. The resulting range of house types enjoy detailed features with a greater range of character variances when compared to an average estate of a similar scale. It is considered that the proposals will provide a development of sufficient interest and individual character, suitable in the proposed location. The

scheme delivers a range of housing types which would provide a suitable mix address and would deliver 24 no. affordable housing units.

- 5.5. The Strategic Housing Officers have assessed the application proposal and are satisfied that the proposed would deliver affordable dwellings of a type, tenure and scale that is acceptable, in accordance with current policy and standards.

Note: In February 2021, the Botesdale and Rickinghall Parish Council and officers meet to discussion the recently adapted Neighbourhood Plan to ensure the compliance of the scheme with the appendix 4(design checklist) and policy15. A series of meetings were held between the applicants and officers, and as a result of these discussions, the applicant has sought to addressed all matters and amended the scheme, 'appropriate' to the design of the development, as worded and required by B&R Neighbourhood Plan Policy15, where it states:

"Planning applications should. As appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of the NP, as appropriate to the proposal."

The following amendments were submitted:

- Amended Landscape Management and Maintenance Plan, to address comments from Place Services
- Statement to demonstrate how concerns of PC are addressed in accordance to the neighbourhood plan
- Amended site layout in colour (DRB69_02F)
- Amended site layout in B&W (DRB69_02F)
- Street scenes (DRB69_03)

The amended layouts include refuse collection points (marked 'rcp') and the brick walls are marked with a small 'B'. A brick wall has been added along the side of plot 46 on the boundary with the footway/cycleway.

The car parking spaces have been amended and numbered so it is clear that there is no triple tandem parking.

Conditions are proposed to address agreement of materials' to ensure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

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

- 6.1. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 6.2. The landscape of the proposal site is not designated in any formal (e.g. Special Landscape Area) way and is not subject to the protection afforded in the NPPF to National Parks or Areas of Outstanding Natural Beauty and there are no trees subject to Tree Preservation Order. The character of the area will change, this will be appreciated in views from Diss Road, Bury Road, Mill

Road, Park View and Chapel Lane. However, the change would not be so abrupt or as visually intrusive as to warrant a reason for refusal. The development is well related to the body of the village, directly adjoining the settlement boundary. The proposed scheme of landscaping provides a strong landscape buffering, featuring appropriate species, to the east, north-east, and south countryside boundaries and it is considered appropriate to the type and scale of development proposed. The proposed scheme of landscaping is also considered to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.

- 6.3. BMSDC landscape consultants (Place Services) have been consulted on the application proposal and, satisfied with the landscaping proposed, also have reminded the applicant that the conditions within the Outline approval will need to be adhered to. The proposed landscape features and types of planting are considered suitable, a landscaping belts to either side of the proposed access road (to the development) has been proposed which is a welcome feature. Your Planning Officers consider an appropriate balance between landscaping and highway visibility (access to site was approved at Outline stage) has also been struck, suitable level of tree planting being proposed, and the majority of the existing hedgerow to the north-west being retained and enhanced.
- 6.3. Overall, the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species. However, a Landscape and Ecological Management Plan can accompany the decision notice as a condition to ensure that a strategy is in place for the long-term aftercare and management of the proposed soft landscaping.

7. Impact On Residential Amenity

- 7.1. Policy H13 of the development plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the development plan seeks to protect the existing amenity of residential areas.
- 7.2. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for existing and future users of developments and places.
- 7.3. The proposed layout suitably demonstrates the site is readily capable of accommodating the proposed number and density of dwellings in a manner that will not unduly compromise the residential amenity of future occupiers of the development or occupiers of neighbouring dwellings. The proposed dwellings give no rise to unacceptable amenity impacts, owing largely to the separation distances between proposed dwellings and existing neighbouring dwellings to the north-west.
- 7.4. The proposal, therefore, accords with the aspirations of development plan policies H13 and H16 and with paragraph 127 of the NPPF in this regard.
- 7.5. Concerns raised by third party representations are noted and considered. Semi-detached two storey dwellings are located to north-west of the site and the south-east of Park View. There will be an impact upon amenity of these neighbours, however at no point are these impacts identified as significant or unacceptable, in terms of overlooking, overshadowing or loss of light. Plot 25 is a bungalow therefore impact would not be significant to any neighbours. Plots 24, 29 41 and 42 are two storeys, with the exception of Plot 41 which features a first-floor window (which serves landing, not a habitable room), no other properties feature a flank first floor window, there will be no

overlooking or loss of privacy as a result. Additionally, there is reasonable separation distances to these neighbours, their gardens back rear gardens of neighbours in Park View.

8.1. Surface Water Drainage, Flood Risk and Discharge of conditions 11 & 12

- 8.1. The application is supported by a Flood Risk and Drainage Appraisal Ref 3518 V4. The site lies in Flood Zone 1, where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The submitted reports do not provide any evidence to suggest the proposal should be refused on flood or drainage grounds.
- 8.2. At Outline stage 2 conditions (conditions 11 & 12) were imposed in relation to Surface Water Drainage Scheme. The currently proposed surface water drainage strategy submitted is based on attenuation storage, with discharge to adjacent land drainage ditches, and the proposed layout incorporates attenuation storage (attenuation lagoon located at the Diss Road frontage) in the north corner of the site, that forms part of the development scheme and the surface water drainage strategy for the site.
- 8.3. The NPPF requires that, for major applications such as this, sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage is an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, as opposed to traditional drainage approaches, involving piping water off-site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable surfaces, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional pipe drainage systems in reducing flood risk by attenuating the rate and quality of surface water run-off from a site, promoting groundwater recharge and improving water quality amenity.
- 8.4. National Planning Practice Guidance directs what sort of SuDS should be considered. Generally, the aim should be to discharge surface water run-off as high up the below hierarchy of options as reasonably practicable:
 - 1) Into the ground (infiltration);
 - 2) To a surface water body;
 - 3) To a surface water sewer, highway drain or another drainage system;
 - 4) To a combined sewer.
- 8.5. In addition to the above, the NPPF also requires that developments do not increase flood risk elsewhere.
- 8.6. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application and recommend approval; the proposal also suitably satisfies the requirements of conditions 11 & 12. A fixed strategy for the disposal of surface water has been agreed. In relation to condition 11: a cross sectional drawings of the surface water drainage assets and a basin cross section has been submitted and are considered satisfactory. With regards to condition 12: The submitted management and maintenance plans are considered suitable. Additional informatives have been provided.
- 8.7. In assessing the proposal, the surface water drainage scheme, as well as the submitted details in relation to conditions 11 & 12, demonstrate that the proposed scheme would suitably manage

surface water runoff from the proposed development and would not result in significant increased flood risk on the site or elsewhere.

PART THREE – CONCLUSION

9. Planning Balance and Conclusion

9.1. The principle of development has been agreed for the number of dwellings proposed as well as the access arrangements. The resultant development provides an environment that is not car dominated, has good supervision and details a variety of dwelling styles that provides interest to a range of streetscapes. None of our statutory consultees have raised significant objections to the scheme and any minor concern can be suitably addressed by way of existing or further conditions. The resultant development provides an environment that is not car dominated, has good supervision, and details a variety of dwelling styles that provides interest to a range of streetscapes. The proposed development is visually well related to the village, set adjacent the settlement boundary. Visual intrusion into the countryside is identified as limited given the development is well integrated into the landscape and is set against the backdrop of the body of the village. Overall, the development is considered to provide an attractive place with a range of house types to meet both affordable and housing needs at all levels.

RECOMMENDATION

(1) That the reserved matters of scale, layout, appearance and landscaping are approved subject to the following conditions: -

- Approved Plans (Plans submitted that form this application)
- Agreement of building materials
- Landscape management And Ecological Management Plans to be implemented in full
- Biodiversity Enhancement Strategy as agreed to be implemented in full
- Hedgehog Friendly Fencing scheme to be agreed and implemented

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

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles
- Anglian Water advisory notes

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Application No: DC/20/03098

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>DC/17/02760</i>	
Appendix 3: Town/Parish Council/s	<i>Botesdale Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Highways England Natural England, Anglian Water NHS England</i>	
Appendix 5: County Council Responses	<i>SCC Highways, SCC Flood and Water Management SCC Archaeology</i>	
Appendix 6: Internal Consultee Responses	<i>Housing Enabling Landscape Consultant (Place Services) Place Services (Ecology) Env Health – Land Contamination Env Health – Air Quality Env Health - Noise/Odour/Light Infrastructure Team Heritage Team Waste Management</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	



Babergh and Mid Suffolk District Councils



Appendix 10: Further information	N/a	
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The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.

Mahsa Kavyani



Consultee Comments for Planning Application DC/20/03098

Application Summary

Application Number: DC/20/03098

Address: Land To The South Of Diss Road Botesdale Suffolk

Proposal: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Botesdale Parish Clerk

Comments

The Parish Council would like clarification of the landscape management plans for the access drive verges and for the attenuation pond landscaping.

Consultee Comments for Planning Application DC/20/03098

Application Summary

Application Number: DC/20/03098

Address: Land To The South Of Diss Road Botesdale Suffolk

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Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Botesdale Parish Clerk

Comments

The Parish Council notes that some aspects of its previous objection, including adequate provision of visitor parking and information about landscaping near the entrance at Diss Road, has been responded to in the amended application. However, the application still does not satisfy Policy 15 of the Botesdale and Rickinghall Neighbourhood Plan which states Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of the Plan. The PC has therefore agreed to maintain its objection to the application on that basis.

Consultee Comments for Planning Application DC/20/03098

Application Summary

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Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: botesdale_pc@btopenworld.com

On Behalf Of: Botesdale Parish Clerk

Comments

Botesdale PC discussed this at its August meeting and councillors expressed significant disappointment in the development which could have been anywhere in the country and was referred to by one as a rabbit warren of box houses. It was felt that some dialogue between the PC and the developer would have helped in this respect, but it was noted that when approached by the PC, the developer was not forthcoming. It was strongly felt that the application would have benefited from a Design and Access Statement or general description of how the proposed development met the requirements of the Botesdale & Rickingham Neighbourhood Plan, in particular Policy 15 on Design Considerations, as the design of the individual houses was bland and lacking in local distinctiveness. A significant concern was the narrowness of the roads, with minimum parking provision per dwelling and no consideration of parking requirements for guests and service vehicles. Local experience of a similar design of site at Ryders Way, Rickingham was that on-street parking became pervasive and traffic manoeuvring on the site became hazardous. This would not be helped by the lack of provision for external storage and councillors referred to Neighbourhood Plan Policy 10 which called for adequate provision for the covered storage of all wheelie bins and cycles. Finally, there were concerns about the lack of landscaping detail from the Diss Road access to the first dwellings.

The PC therefore objects to the application for its poor design, poor layout and general failure to address these issues with reference to the Botesdale & Rickingham Neighbourhood Plan.

Sent: 24 December 2020 12:47
To: BMSDC Planning Area Team Yellow
Subject: DC/20/03098 Consultation Response

Dear Sir/Madam

Thank you for your consultation on the above planning application.

We have reviewed the details and information provided. Due to the location and nature of the proposed development, there is unlikely to be any adverse effect upon the Strategic Road Network.

Consequently, we offer **No Comment**.

Kind Regards

Jarrod Goy, Senior Administrator
Spatial Planning | Operations (east) Highways England

From: Goy, Jarrod <Jarrod.Goy@highwaysengland.co.uk>
Sent: 06 August 2020 13:10
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Willison, Simon p <simon.willison@aecom.com>
Subject: DC/20/03098 Consultation Response

Dear Sir/Madam

Thank you for your consultation on the above planning application.

We have reviewed the details and information provided. The location and nature of the proposals within this planning application are unlikely to have any adverse effect upon the Strategic Road Network.

Consequently, we offer **No Comment**.

Kind Regards

JARROD GOY

Spatial Planning

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Web: <http://www.highways.gov.uk>

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[england](http://www.highwaysengland.co.uk) | info@highwaysengland.co.uk

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Walnut Tree Close, Guildford, Surrey GU1 4LZ*

Consider the environment. Please don't print this e-mail unless you really need to.

From: Clarke, Julian <Julian.Clarke@naturalengland.org.uk>
Sent: 06 January 2021 09:57
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/03098 Consultee Response

Dear Sir or Madam

Our ref: 338639
Your ref: DC/20/03098

Planning consultation: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location: Land To The South Of, Diss Road, Botesdale, Suffolk (Revised plans)

Thank you for your re-consultation.

Natural England currently has no comment to make on the discharge of conditions 11 & 12

In addition Natural England has no comments to make on the approval of reserved matters Appearance, Landscaping, Layout & Scale

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

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

tel 0300 060 3900

email consultations@naturalengland.org.uk

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.

From: SM-NE-Consultations (NE)

Sent: 06 August 2020 11:44

To: BMSDC Planning Area Team Yellow **Subject:** DC/20/03098 Consultee Response

Dear Sir or Madam

Our ref: 324118

Your ref: DC/20/03098

Planning consultation: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

Thank you for your consultation.

Natural England currently has no comment to make on the discharge of conditions 11 & 12

In addition Natural England has no comments to make on the approval of reserved matters Appearance, Landscaping, Layout & Scale

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Julian Clarke
Consultations
Natural England

From: Planning Liaison
Sent: 31 July 2020 14:40
To: BMSDC Planning Area Team Yellow
Subject: RE: MSDC Planning Consultation Request - DC/20/03098

Dear Sir/Madam

The reserved matters application is surface drainage related although it seems that the developer is not looking to connect into Anglian Water's network, therefore this is outside our jurisdiction for comment. If there are any further drainage documents later uploaded then we do wish to be re-consulted.

Kind regards,

Kimberley

Pre- Development Team

Development Services

Anglian Water Services Limited

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 28 October 2020 20:37
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Reserved Matters application response: Land To The South Of Diss Road Botesdale Suffolk - DC/20/03098

Dear Mahsa Kavyani,
Our Reference: PLN-0106372

Please see below our response for the Reserved Matters application- Land To The South Of Diss Road Botesdale Suffolk - DC/20/03098

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood risk and drainage appraisal) and consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage. We request that we are consulted on any forthcoming application to discharge Condition 1 and 12 of the outline planning application DC/17/02760, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

Please do not hesitate to contact the Pre-Development Team on the number below or via email should you have any questions related to our planning application response.

Kind regards,
Pre-Development Team



Pre-Development Team
Telephone: 03456066087 Option 1

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



integrated working

Our ref: WSCCG/000720/BOT
Email: planning.apps@suffolk.nhs.uk
Date: 18/08/2020

West Suffolk House
Western Way
Bury St Edmunds
Suffolk IP33 3YU
Tel: 01284 758010

www.westsuffolkccg.nhs.uk

Your Ref: DC/20/03098

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

Dear Sir, madam

Proposal: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

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 West Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 69 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 is one GP practice within a 2km radius of the proposed development, this practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL



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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 West 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 focusing 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



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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
Botesdale Health Centre	10,349	672.22	9,803	-37
Total	10,349	672.22	9,803	-37

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 Botesdale Health Centre, 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.



integrated working

8. Assuming the above is considered in conjunction with the current application process, West Suffolk CCG would not wish to raise an objection to the proposed development.
9. West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement list produced by Babergh and Mid Suffolk District Councils

West 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
West Suffolk Clinical Commissioning Group

Your Ref:DC/20/03098
Our Ref: SCC/CON/0275/21
Date: 27 January 2021



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: Mahsa Kavyani

Dear Mahsa

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/03098

PROPOSAL: Revised drawing submitted 18/01/21, ref:

Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

LOCATION: Land To The South Of, Diss Road Botesdale Suffolk

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

The details showing the required layout adjacent to Plots 12 and 52 is now acceptable.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

Email: planning@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: Mahsa Kavyani

Dear Mahsa

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/03098

PROPOSAL: Revised plans submitted 21/12/20, ref:

Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

LOCATION: Land To The South Of, Diss Road Botesdale Suffolk

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

- The footways adjacent to Plot 52 and Plot 51 still need to extend 2m into the shared surface roads to enable pedestrians safe access. At present, the layout shows the footways ending at the ramp so pedestrians have cross onto the ramps and not level surface.

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:

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No. DRB69/02B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

Cycle Parking Condition: Areas to be provided for secure covered cycle parking shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that the provision for cycle parking is provided in line with sustainable transport policies.

EVC Condition: Before the development is commenced, details of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be in accordance with Suffolk Parking Guidance 2019 and 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 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.

NOTES

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: GHI Floods Planning

Sent: 04 March 2021 13:09

Subject: 2021-03-04 JS reply Land To The South Of, Diss Road, Botesdale Ref DC/20/03098

Dear Mahsa Kavyani,

Subject: Land To The South Of, Diss Road, Botesdale Ref DC/20/03098 - Reserved Matter Application & Discharge of Conditions 11 & 12

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/03098.

The following submitted documents have been reviewed and we recommend **approval of this application;**

- Flood Risk and Drainage Appraisal Ref 3518 V4
- Site Layout Ref DRB69/01B
- SuDS & Surface Water Drainage Management Plan Ref 3518 V4
- Email from LLFA to Applicant dated the 12th Nov 2020
- Detailed Soft Landscaping Proposals – Attenuation Basin Ref 2090-GUA-DR-L-001 P02
- Planting Schedule and Specifications Ref 2090-GUA-DR-L-002 P02
- Project Hazard Identification & Elimination Log Ref CDM 1 - Issue 1.0 – May 2017 (Updated 9/11/2020)
- Technical Note Response to comments from the LLFA received on 03.02.21
- Landscape Management & Maintenance Plan ref 2090-GUA-DOC-L-001 P01

We would like to make the applicant aware of the following 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 is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 04 January 2021 09:54
To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/03098

Dear Mahsa,

Conditions 11 and 12 relate to Surface Water Drainage. We have no comments to make regarding those conditions as it does not affect our previous advice.

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

Website: <http://www.suffolk.gov.uk/archaeology>
Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>
Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)
Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)
Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Mahsa Kayyani - Planning Officer
From: Sacha Tiller – Strategic Housing – Housing Enabling
Date: 17th February 2021

APPLICATION FOR RESERVED MATTERS - DC/20/03098

Proposal: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning permission for DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, public open space and associated infrastructure.

Location: Location To The South, Diss Road, Botesdale, Suffolk – DC/20/03098 – 2 submissions.

Response:

As of 16th February 2021 – a revised plan and layout and have been received and these are acceptable to Babergh Mid Suffolk Housing Enabling Team with regard to layout, size, type etc.

See copy of revisions agreed below.

QUANTITY OF AFFORDABLE HOUSING ONLY	BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person	TYPE FLAT/HOUSE/ BUNGALOW/ MASIONETTE	SIZE (Sq m only)	TENURE A/R S/O Other please specify	PLOT No. on plan attached.
4	1B2P	Flat	50	A/R	29,30,33,34
2	1B2P	Bungalow	58	A/R	9,25
2	1B2P	House	58	A/R	43,44
2	2B4P	Flat	70	A/R	31,32
8	2B4P	House	79	A/R	10,11,14,37,38 ,39,40,42
4	2B4P	House	79	S/O	12,15,16,41
2	3B5P	House	93	S/O	7,8

PLANNING REFERENCE NO's: DC/20/03098

See plan below.



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

22/04/2021

For the attention of: Mahsa Kavyani

Ref: DC/20/03098; Land to the south of Diss Road, Botesdale, Suffolk

Thank you for consulting us on the submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

This response focuses on the submitted landscaping layout, maintenance and management plan and landscaping statement.

The submitted landscape plan (DRB69/02e) includes details of tree, shrub planting and seed mixes within the proposed development layout. The addition of tree planting along the rear garden boundaries of Plots 42-46 contributes to reducing the issues of overlooking, privacy and security in this location, which is welcomed. However, there are areas of the proposed landscape layout which need to be either clarified or reconsidered before the proposed plan is deemed appropriate:

1. We would recommend that where rear gardens meet the public realm or community parking areas, a 1.8m brick boundary wall should be used instead of 1.8m timber close boarded fencing. For example, the parking area for plots 42-46 should have a brick wall on the public realm boundary in place of the timber board fence.
2. A Landscape Management and Maintenance Plan (2090-GUA-DOC-L-002) has been submitted to accompany the existing Landscape Management and Maintenance Plan (2090-GUA-DOC-L-001) for the attenuation area. However, there are still landscape areas outside the remit of these plans that we believe are located outside of private ownership and will need to be included within this plan. For example, the newly proposed trees beyond the boundaries of Plots 42-46 will need to be maintained to support establishment and growth.
3. To help ensure establishment and on-going maintenance, we would expect the Landscape Management and Maintenance Plan's associated work schedule to reference a period of 5 years from the commencement of development.

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

Yours sincerely,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant

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.



14 January 2021

Mahsa Kavyani
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/20/03098
Location: Land To The South Of Diss Road Botesdale Suffolk
Proposal: Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Dear Mahsa,

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

Summary

We have reviewed the revised Site layout - drb69/02 b (Bennett Homes, December 2020), the planting Schedule and Specification – Rev. P02 (Guarda landscape, December 2020), the Detailed Soft Landscape Proposals – Attenuation Basin – Rev. P02 (Guarda landscape, December 2020).

We approve of the proposed species planting indicated within the submitted landscape details, which consist of native species that are in line with the local variation. Furthermore, we are satisfied that suitable recommendations have been made within the planting Schedule and Specification to ensure that the LPA has certainty that the proposed plant species will be able to be establish successfully. However, it is recommended that a Landscape and Ecological Management Plan will need to be secured as a condition of any consent to ensure that a strategy is in place for the long-term aftercare and management of the proposed soft landscaping.

We also note that the revised site layout has incorporated ecology - Place Services recommendations on tree and hedgerow planting. It has also indicated a commitment to provide reasonable biodiversity enhancements, in line with the recommendations contained within the Ecological Assessment report (Hopkins Ecology, May 2017) and including the provision of the hedgehog friendly fencing throughout the site. However, we recommend that the finalised details and locations of these biodiversity



enhancement measures should be outlined within the proposed Landscape Ecological Management Plan or secured via a separate Biodiversity Enhancement Strategy condition to be delivered prior to occupation.

The proposed further conditions are based on BS42020:2013 and will enable LPA to demonstrate that measurable net gains will be delivered for biodiversity, which will allow the LPA to meet its requirements under the NPPF 2019 and its biodiversity duty under the NERC Act.

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

Recommend conditions

1. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

"A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To 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)

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, following the details contained within the Ecological Assessment report (Hopkins Ecology, May 2017).



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 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).

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.

From: Nathan Pittam
Sent: 05 August 2020 11:09
To: Mahsa Kavyani
Cc: BMSDC Planning Area Team Yellow
Subject: DC/20/03098. Land Contamination

Dear Mahsa

EP Reference : 279601
DC/20/03098. Land Contamination
Land To The South Of, Diss Road, Botesdale, DISS.
Submission of details application (Reserved Matters) and Discharge of
Conditions 11 and 12 for Outline Planning Permission DC/17/02760.
Appearance, Landscaping, Layout and Scale etc

Many thanks for your request for comments in relation to the above application to discharge the conditions as outlined above. I can confirm that I have no comments to make with respect to land contamination as none of the conditions relate to that subject area.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam
Sent: 05 August 2020 11:05
To: Mahsa Kavyani
Cc: BMSDC Planning Area Team Yellow
Subject: DC/20/03098. Air Quality

Dear Mahsa

EP Reference : 279603
DC/20/03098. Air Quality
Land To The South Of, Diss Road, Botesdale, DISS.
Submission of details application (Reserved Matters) and Discharge of
Conditions 11 and 12 for Outline Planning Permission DC/17/02760.
Appearance, Landscaping, Layout and Scale etc (see remarks).

Many thanks for your request for comments in relation to the application to discharge conditions as outlined above. I can confirm that I have no comments to make with respect to air quality as none of the documentation submitted relates to that subject.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 11 August 2020 08:01
To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/03098

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/03098

Proposal: Submission of details application (Reserved Matters) and Discharge of Conditions 11

and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

Thank you for consulting me on this application I have no comments to make in relation to conditions 11 and 12.

The EP requirements in condition 21 of the outline permission DC/17/02760 granted still remain relevant to this reserved matters application.

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

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

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 24 December 2020 15:28
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/03098

Good Afternoon,

Re DC/20/03098

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

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 24 December 2020 12:39
To: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/20/03098

Please find attached planning re-consultation request letter relating to planning application - DC/20/03098 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Consultation Response Pro forma

1	Application Number	DC/20/03098 Land To The South of Diss Road, Botesdale	
2	Date of Response	18/08/2020	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal would cause</p> <ul style="list-style-type: none"> • A very low level of less than substantial harm to a non-designated heritage asset, beyond any harm arising from the Outline approval, as the amount of undeveloped rural land around Woodstock Barn lost could potentially be reduced somewhat within the parameters of the Outline approval. <p>2. No harm to any further designated or non-designated heritage asset, beyond any arising from the Outline approval, because, bearing in mind the Outline approval, the details of Appearance, Layout, Landscaping and Scale are not such to cause any unwarranted further detrimental impact.</p>	
5	Discussion	<p>The proposal concerns a Reserved Matters Application, for details of Appearance, Landscaping, Layout and Scale, for the erection of 69 dwellings and associated works, following a grant of Outline Planning Permission, with Access to be considered, under DC/17/02760. It also seeks to discharge certain conditions on the Outline approval, not of heritage concern. The heritage concern relates to the potential impact of the proposal on:</p> <ul style="list-style-type: none"> - The significance of Tollgate House, a Grade II Listed house, c.1770, to the north/north east of the site. The listing description states that it was built as a lodge to Redgrave Park and probably latterly used as a tollgate house. - The significance of Woodstock Barn, a likely historic barn, possibly C17 or earlier. It is a potential non-designated heritage asset. It appears that it is identified as such on the Local List included within Botesdale's adopted Neighbourhood Plan, called 'Street Farm Barn.' This post-dates the Outline Planning approval. - The significance of Redgrave Park, a historic park to the north east of Botesdale, which is also a potential non-designated heritage asset. 	

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


	<p>- The character and appearance of Botesdale and Rickinghall Conservation Area, to the west. The development site is not within the Conservation Area but is in close proximity. The south west corner of the site abuts the Conservation Area.</p> <p>At Outline stage the Heritage Team identified harm arising to the setting and thus significance of Tollgate House from the position of the proposed access. It was also noted that harm may occur to the character and appearance of the Conservation Area and the setting and thus significance of Redgrave Park, although this would likely be dependent upon Reserved Matters details.</p> <p>The details now submitted show that all the built development would be located a considerable distance from Tollgate House, as per the indicative site masterplan on the Outline application. Therefore, I consider that there would be no further erosion of its historically edge-of-village/outside of village location, which is an important aspect of its significance as both a lodge to Redgrave Park and a tollgate, beyond that caused by the access position, which is already agreed.</p> <p>N.B. The proposed materials/design of the access road adjacent to Tollgate House may limit or increase that harm to some extent. The Heritage Team therefore requests consultation on any details submitted to discharge Condition 4 (Provision of Roads and Footpaths) of DC/17/02760.</p> <p>Having considered the Reserved Matters details now provided, I am satisfied that the development would not harm the character and appearance of the Conservation Area, nor the setting of Redgrave Park.</p> <p>Woodstock Barn has likely always had an agricultural function and thus a relationship with surrounding agricultural land. Historic Maps show that it was likely part of a farm complex, labelled as Street Farm, which included other buildings, either a farmhouse or other barns, that have since gone. The proposal would develop a considerable proportion of this land. Within the scope of the Reserved Matters, the proposal would leave some amount of undeveloped buffer around Woodstock Barn, so an indication of its historic setting may still be preserved, and its prominence within the street scene of Chapel Lane still apparent. It might be possible to create a somewhat larger buffer by switching some of the houses on the western portion of the site (e.g. plots 42-46+) with the proposed open space.</p>
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		<p>However, the benefits of this would probably only be marginal.</p> <p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, as per para.197 of the NPPF, as well as the policies in the Local Plan, specifically HB01.</p> <p>The proposal would meet the requirements of s.16, s.66 and s.72 of the P(LBCA)A 1990, and the policies within the NPPF or the Local Plan, in relation to the designated heritage assets and other non-designated heritage assets.</p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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Consultation Response Pro forma

1	Application Number	DC/20/03098	
2	Date of Response	20/08/2020	
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.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Meet the conditions in the discussion.	

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Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Mr Simon Henry
16 Upper King Street
Norwich
NR3 1HA

Applicant:

Llanover Estate
c/o: Bidwells

Date Application Received: 07-Jun-17

Application Reference: DC/17/02760

Date Registered: 09-Oct-17

Proposal & Location of Development:

Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure

Land To The South Of, Diss Road, Botesdale, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 5295_050C received 09/10/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Site Location Plan 5295_050 C - Received 09/10/2017
Sectional Drawing 5295_054 - Received 12/01/2018
Street Scene - Proposed 5295_53 A - Received 12/01/2018
Plans - Proposed 5295_52 SITE MASTERPLAN E - Received 12/01/2018
Application Form - Received 07/06/2017
Defined Red Line Plan 5295_050 C - Received 09/10/2017
Topographic Survey AOS 16-158-TS01 - Received 07/06/2017
Design and Access Statement - Received 07/06/2017
Ecological Survey/Report - Received 07/06/2017
Planning Statement - Received 07/06/2017
Arbicultural Assessment - Received 07/06/2017
Flood Risk Assessment - Received 13/06/2017
Landscape and Visual Impact Assessment - Received 13/06/2017

Transport Assessment - Received 13/06/2017
Land Contamination Assessment - Received 23/06/2017
UTILITY ASSESSMENT - Received 23/06/2017
Heritage Statement - Received 09/10/2017
HIGHWAYS OPTIONS - Received 05/01/2018
Planning Statement ADDENDUM - Received 12/01/2018

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

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

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

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

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

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

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

Before the development is commenced, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

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

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

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

6. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on approved drawing 46993/P/SK01E with an X dimension of 2.4m and a Y dimension of 120m to the right and 90m to the left and thereafter retained and maintained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

7. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: PROVISION OF PARKING AND TURNING.

Prior to the commencement of development details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into first use/occupied and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

Reason - To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and

manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway. This condition is required to be implemented prior to the commencement of any other part of the approved development to ensure highway safety is secured early for the development. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety should proper layout not be achieved.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS:
HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Prior to the commencement of any works to the access, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained and maintained thereafter in its approved form.

Reason - To prevent hazards caused by flowing water or ice on the highway.

9. SPECIFIC RESTRICTION ON DEVELOPMENT: HGVs

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall 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 - To reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

10. SPECIFIC RESTRICTION ON DEVELOPMENT: RESIDENT TRAVEL PACKS

Within in one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) as set out in the Transport Statement (dated March 2017). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised travel planning and a multi-modal travel voucher. The RTP shall be maintained and operated thereafter.

Reason - In the interests of sustainable development as set out in the NPPF, and objectives SO3 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2012).

11. SPECIFIC RESTRICTION ON DEVELOPMENT: SURFACE WATER DRAINAGE SCHEME

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 flowpaths 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;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

12. SPECIFIC RESTRICTION ON DEVELOPMENT: SURFACE WATER DRAINAGE

Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

13. SPECIFIC RESTRICTION ON DEVELOPMENT: SUDS

The development hereby permitted shall not be occupied until 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 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.

14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SURFACE WATER MANAGEMENT

No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning

authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

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

No development shall take place on 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. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

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

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 as may be agreed by the Local Planning Authority. Provision shall be 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.

17. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT:
SUSTAINABILITY AND ENERGY STRATEGY

Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation 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). This document shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

19. PRIOR TO COMMENCEMENT: COMPLIANCE WITH ECOLOGY ASSESSMENT
REPORT RECOMMENDATIONS

All ecological mitigation and reasonable enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment report (Hopkins Ecology, May 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination with the addition of hedgehog friendly fencing throughout the development.

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

20. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

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

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

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

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

22. SPECIFIC RESTRICTION ON DEVELOPMENT: CONSTRUCTION HOURS

All works and ancillary operations, which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8am and 6pm on Mondays to Fridays and between the hours of 9am and 1pm on Saturdays and at no time on Sundays and Bank Holidays. Deliveries/collections shall only be made during these hours.

Reason - To minimise detriment to nearby residential amenity.

23. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
CL08 - Protecting wildlife habitats
NPPF - National Planning Policy Framework

NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Highways Note**

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

3. **Highways Note**

Suffolk County Council's highway apparatus appears to be affected by this proposal. The applicant should approach Waveney District Council, telephone 01502 562111 with a view

to reaching agreement upon any necessary alterations to be carried out at the expense of the developer. Those that appear to be affected are

4. **Condition Precedent Note**

This permission / consent includes a condition precedent. Your development is potentially at risk of enforcement if you do not comply with the terms of any condition which requires you to do something before you commence development / start work. Development which is commenced in breach of a condition is normally unlawful and may not constitute a valid implementation of the permission. We strongly advise you to allow reasonable time for the preparation, and consideration of, any conditional matters before the time limit on this applications requires.

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

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/17/02760

Signed: Philip Isbell

Dated: 3rd July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

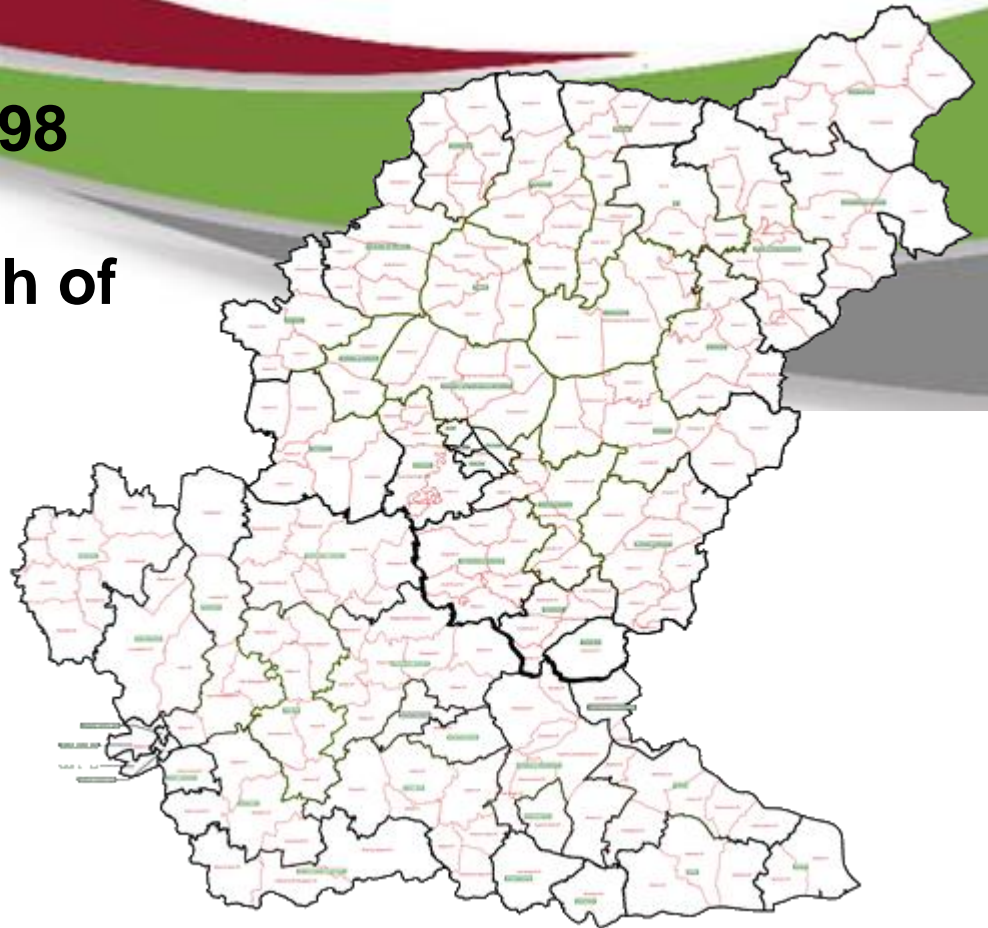
2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

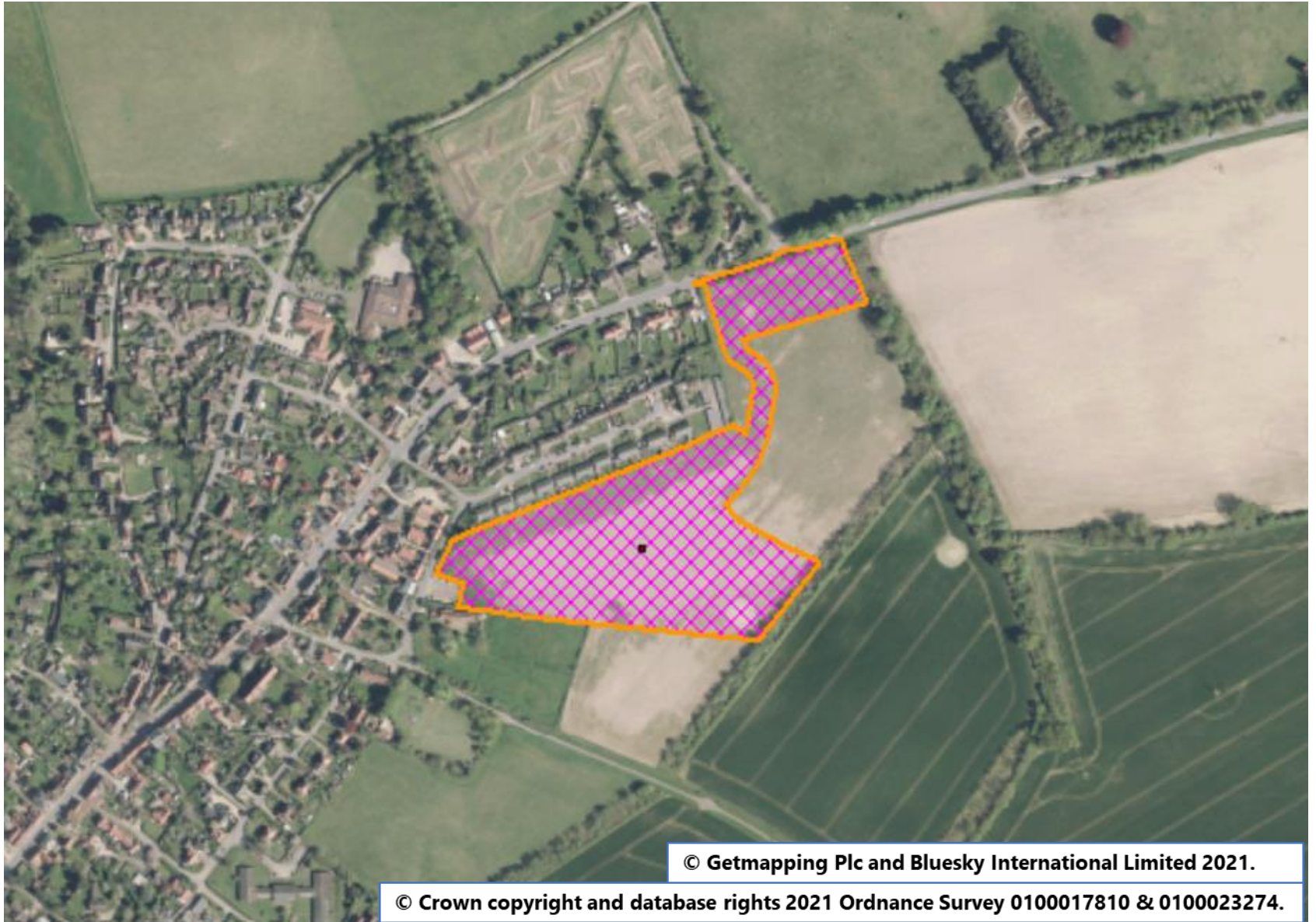
*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Application No: DC/20/03098

**Address: Land to the South of
Diss Road, Botesdale**

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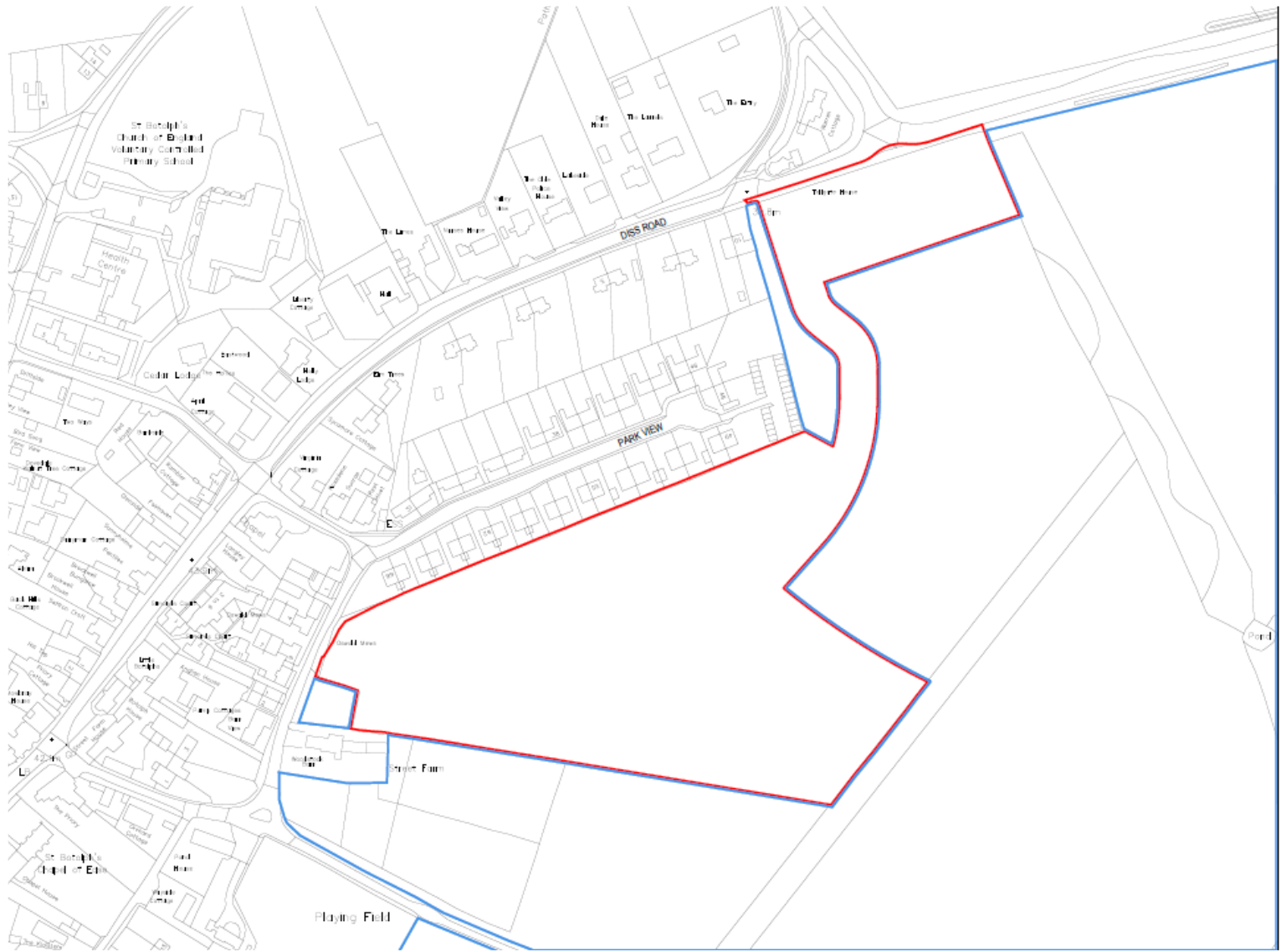
© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.






Site Location Plan

Slide 4




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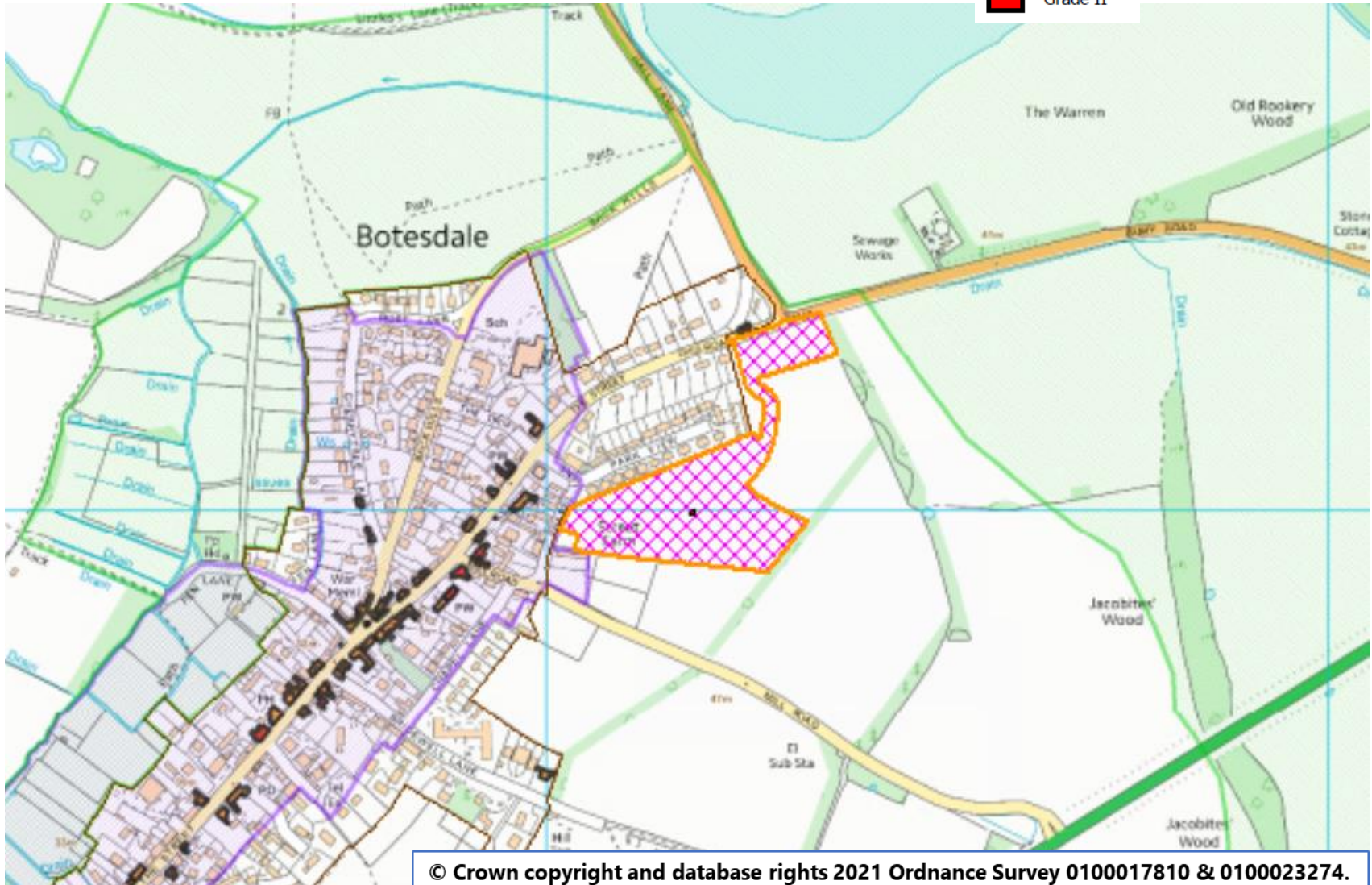
Constraints Map

 Conservation Area
  Special Landscape Area
  Built Up Area Boundaries

Listed Buildings

-  Grade I
-  Grade II
-  Grade II*

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ELEVATION TO PLOTS 1 TO 3

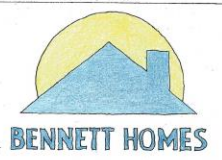


ELEVATION TO PLOTS 65 TO 69



STREET SCENE · DISS ROAD · BOTESDALE
SCALE 1/100 AT A1
DRG NO · DRB69/03

0 1 2 3 4 5 6 7 8 9 10 IM AT A1 · Telephone 44 1473 222222 · mobile 07793 118114 · 48 marine parade · gordon on sea · great yarmouth · norfolk · nr 31 6ss · email td@bennethomes.co.uk · tel 01493 62466 · mobile 07793 118114



Site Layout with Landscaping

KEY TYPE	NO	BEDS	FLOOR AREA(m ²)	
HAIU	Hughley	2	4	115.5
BEY	Beyton	4	4	152.5
LIN	Lincoln	3	4	110.8
FLI	Flinton	3	4	129.6
HEN	Henley	4	4	126.1
KE5	Keswick	2	3	76.7
LAN	Langrick	9	3	75.8
ASH	Ashby	5	2	65.4
ELL	Ellingham	9	3	97
QUL	Quilon	2	4	107.7
IWX	Ixworth	2	4	132.5
45 private houses				
B2PB	Bungalow	2	1	58
B2PH	House	2	1	58
B2PF	Flat	4	1	50
2BLPH	House	12	2	79
2BLPF	Flat	2	2	30
3BSPH	House	2	3	61
26 affordable houses				

- LANDSCAPING DETAILS**
- existing trees
 - standard 12/11 & 11/16 feathered trees
 - AL amelanchier lamarkii
 - ACE acer composite einkje
 - AC acer composite
 - CC corylus collina
 - BP betula pendula
 - MC malus cultivars
 - PA prunus avium
 - PC prunus cultivars
 - tree pits to be 500dia x 500deep, bottom of pit to be broken up to a depth of 150mm and backfilled with 30 litres of a mixture of screened soil and organic manure, trees to be fastened by the tree stake and 2no proprietary ties
 - front gardens grassed

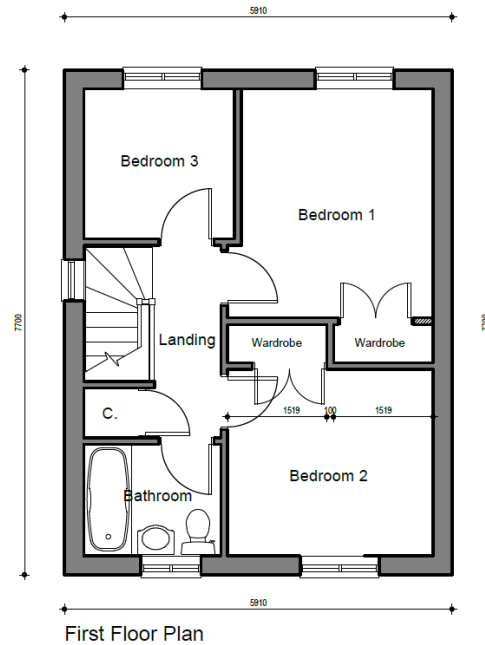
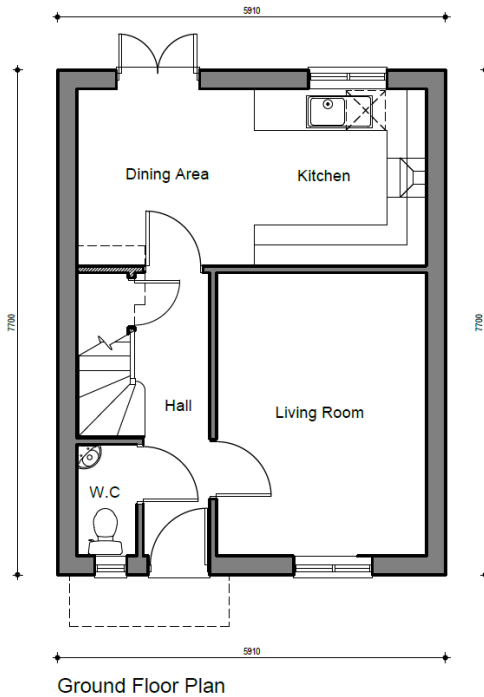
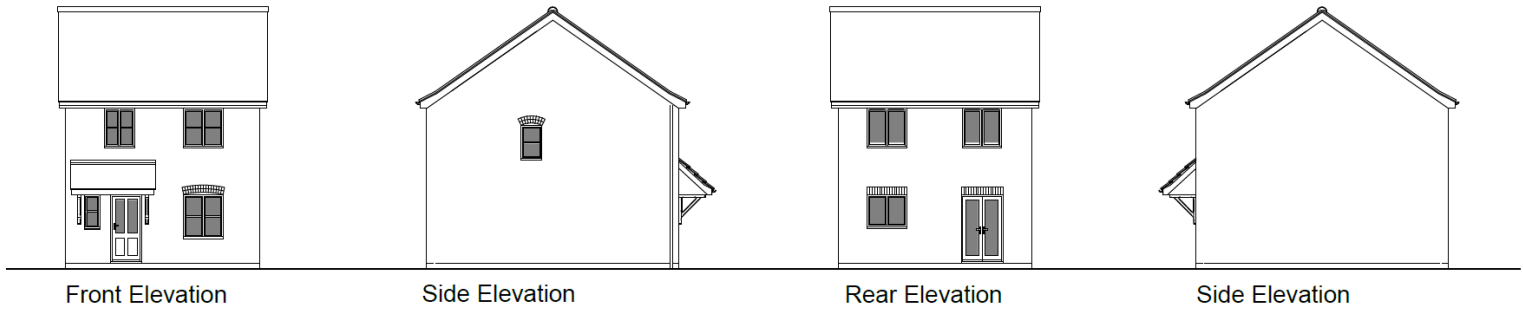
- new ground cover/substrate planting to be selected from following list, all plants to be 3 litre potsize and planted at min of 2 per linear metre, beds less than 5sq m use 3 species per bed, beds greater than 5sq m use 2-7 species per bed, all beds to be cultivated prior to planting and mulched with wood bark chippings to a depth of 75mm pre-emergent herbicide applied after one seasons growth and thereafter until established
- BSUCL28 nbs Amendment No1 1991
Chaenactis
Cornus mowbrayana
Elaeagnus pungens maculata
Hedera helix
Hesperis matronalis
Ilex aquifolium
Iris sibirica
Lavandula angustifolia
Ligustrum ovalifolium
Lonicera xylosteum
Rosa rugosa
Prunus laurocerasus
Prunus sibirica
Viburnum tinus



DISS ROAD · BOTESDALE
SCALE 1/500 AT A1
DRG NO DRB69/01E

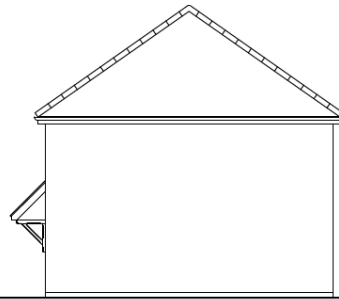
REVISION E 28/7/20 landscaping details added
50 added to plots 22 & 21

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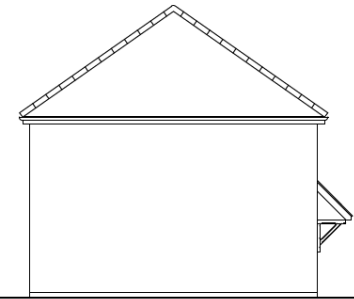
Front Elevation
1B 2P Flat 50m²



Side Elevation

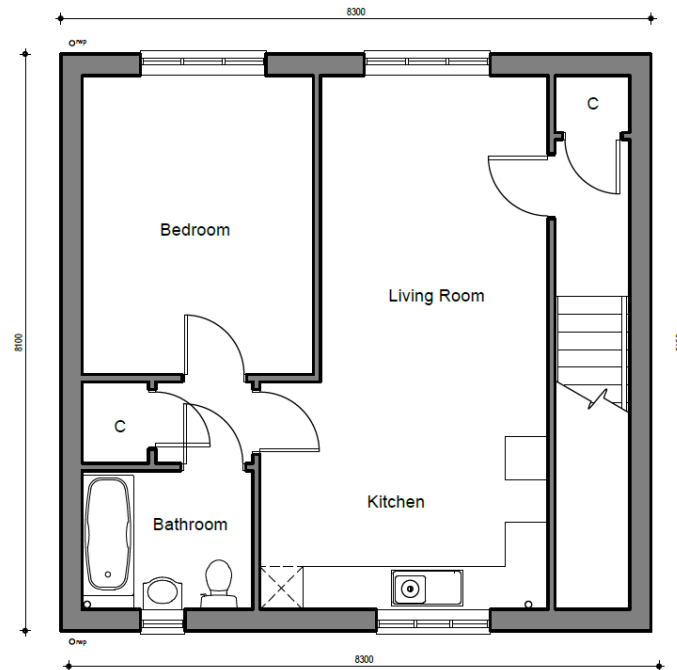
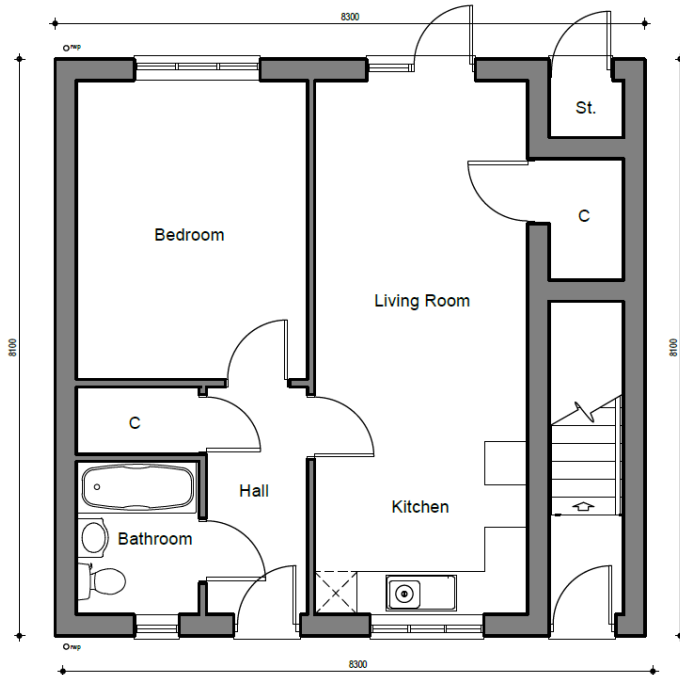


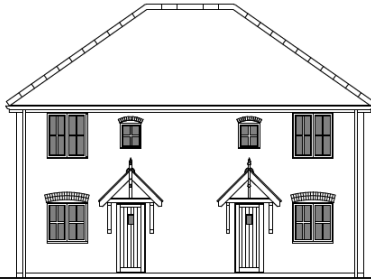
Rear Elevation



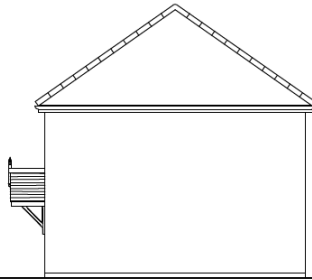
Side Elevation

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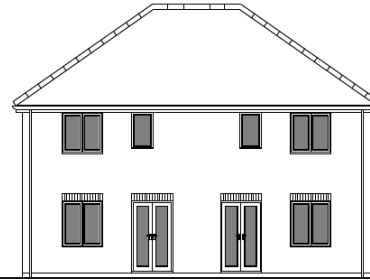




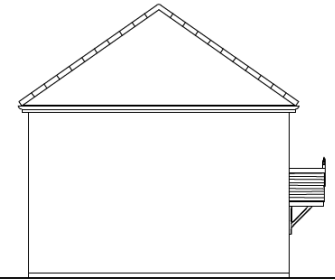
Front Elevation



Side Elevation

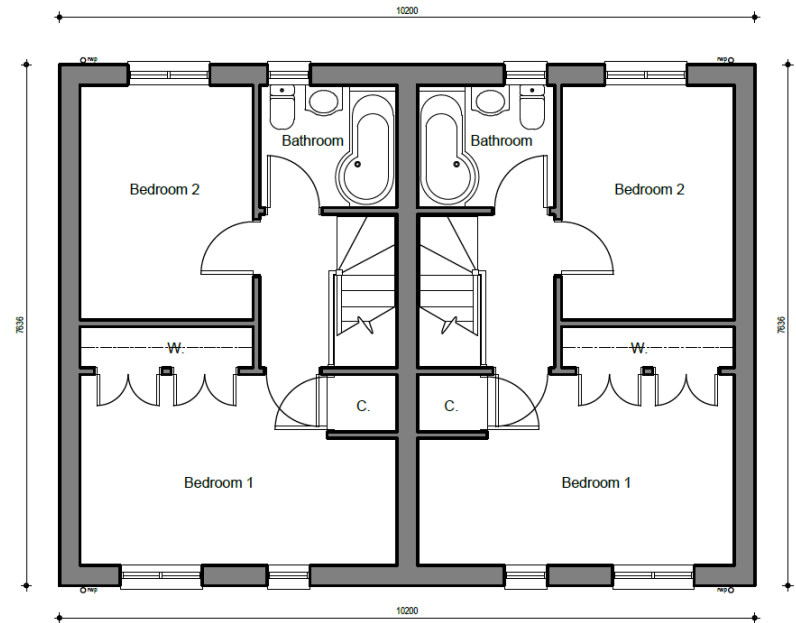
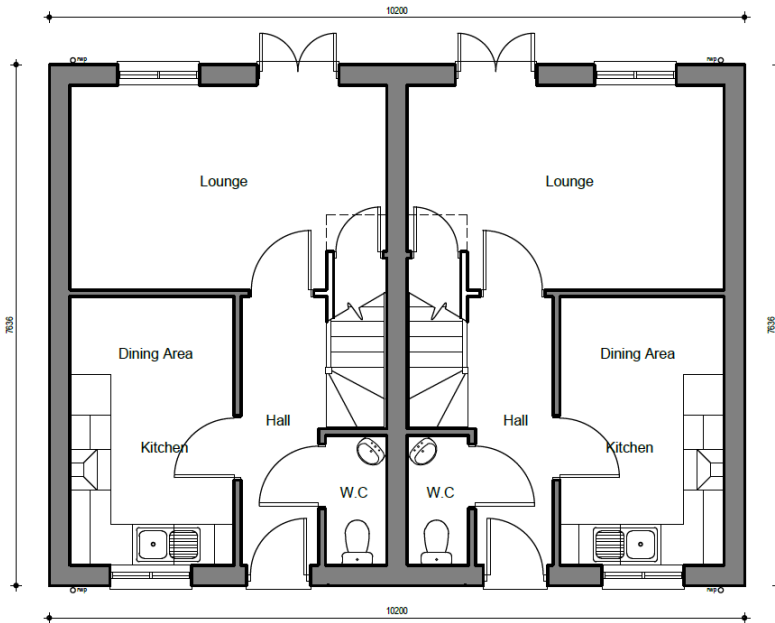


Front Elevation

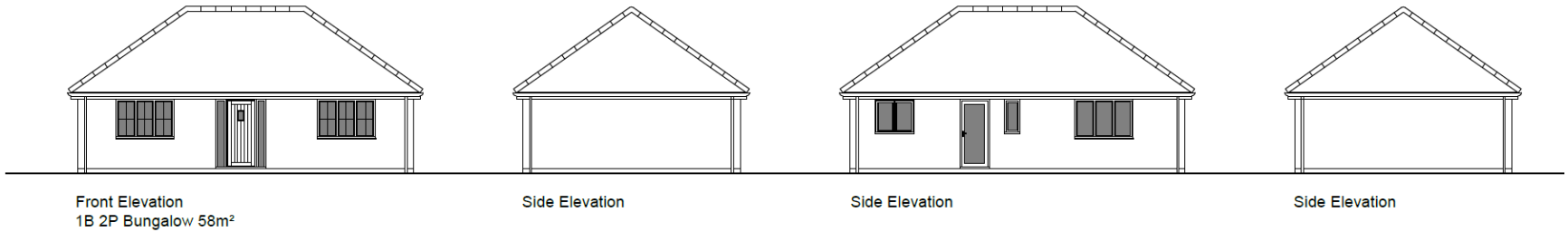


Side Elevation

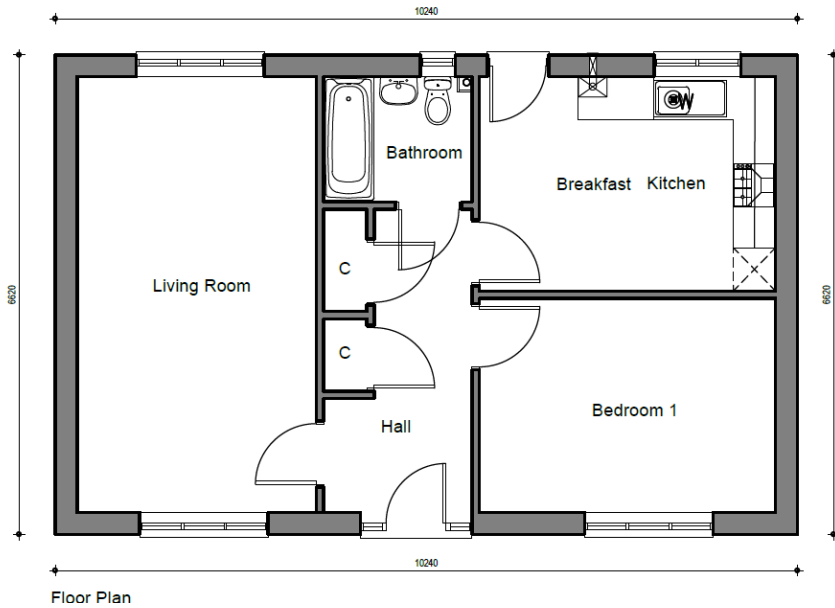
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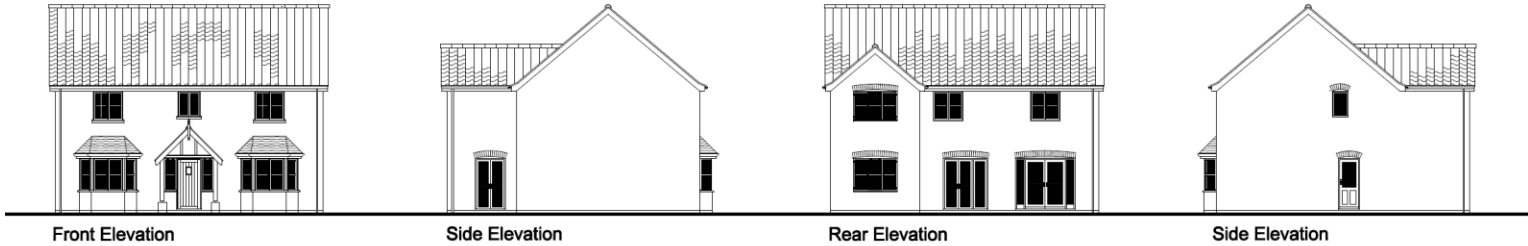






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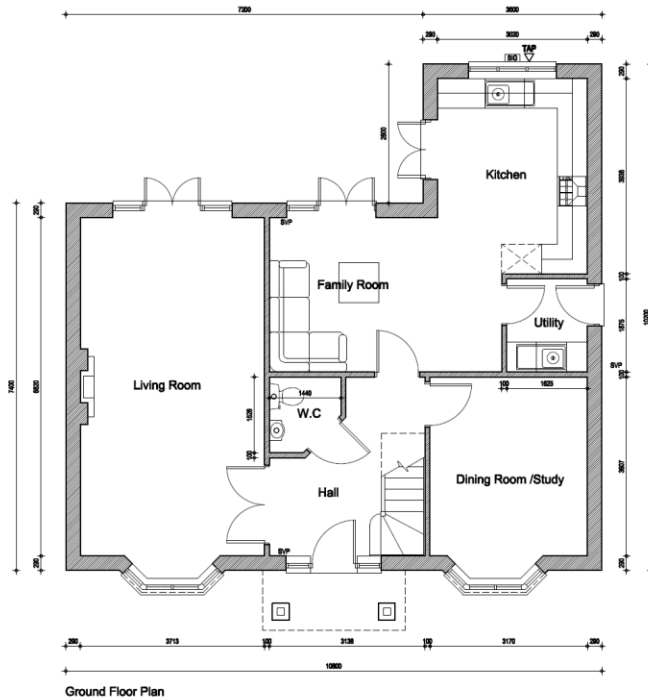
Front Elevation

Side Elevation

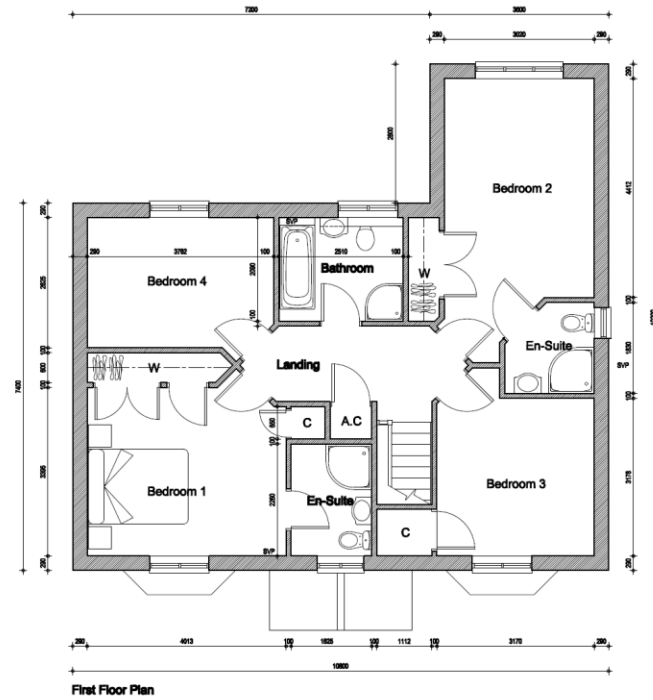
Rear Elevation

Side Elevation

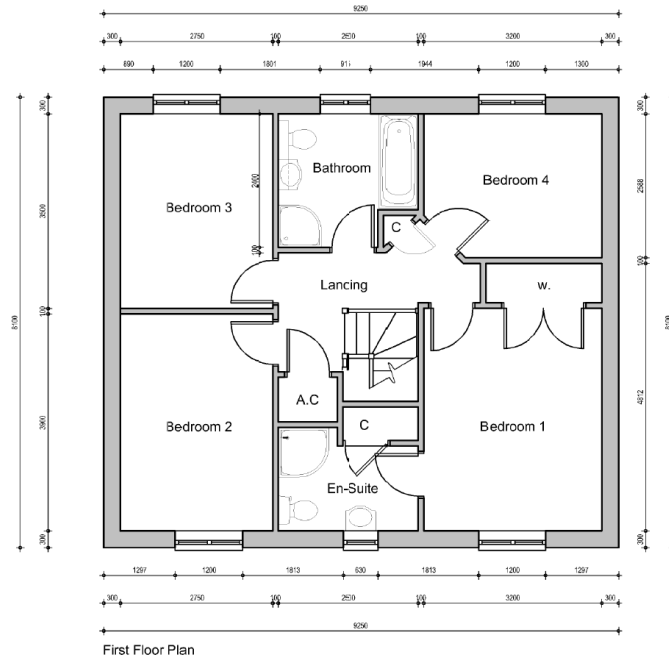
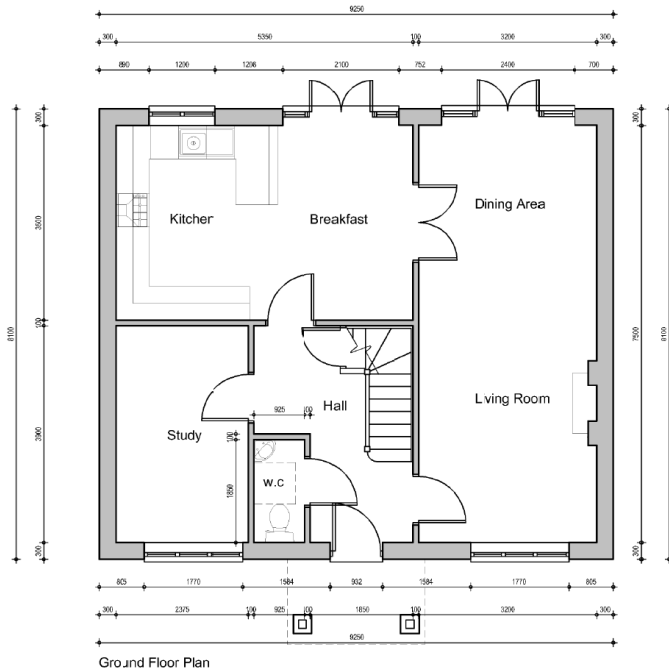
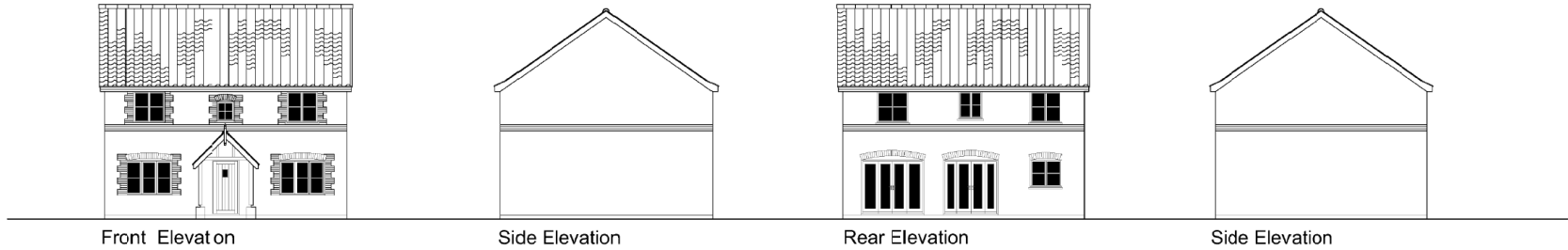
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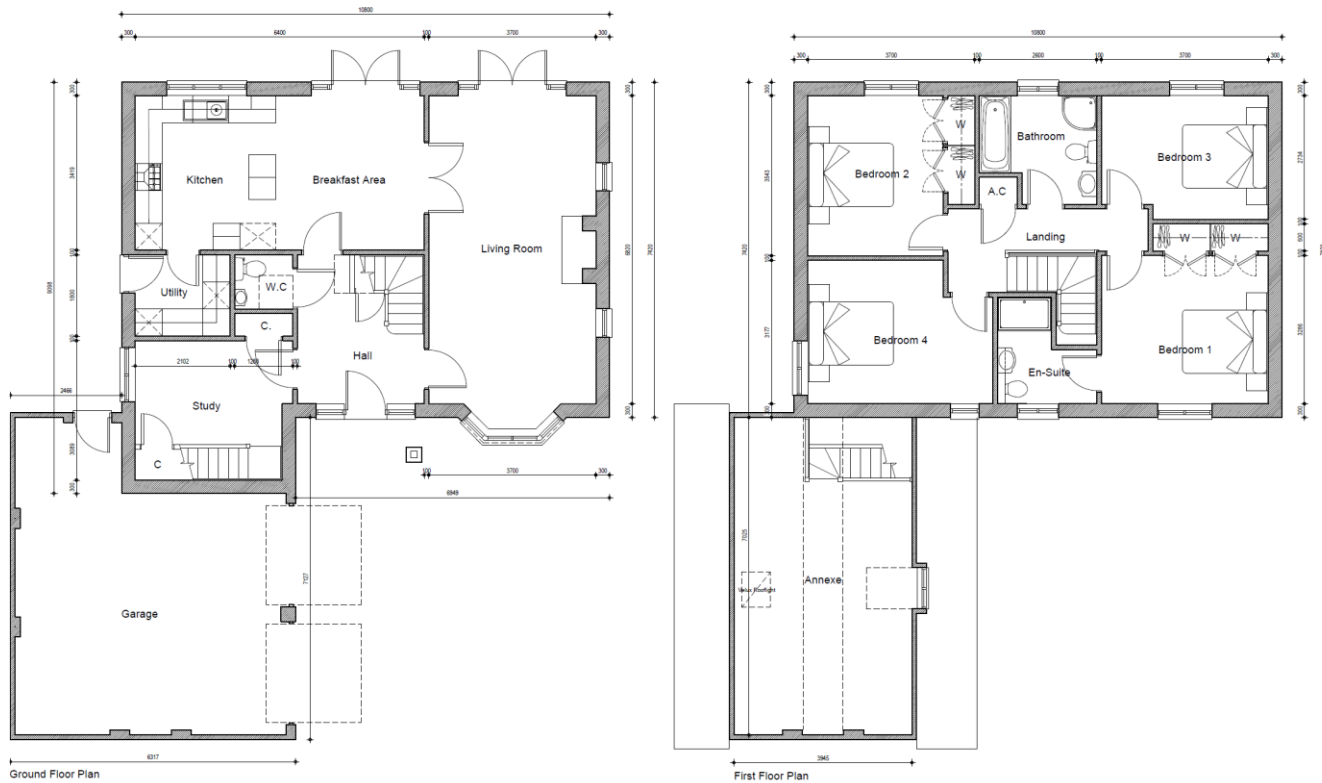
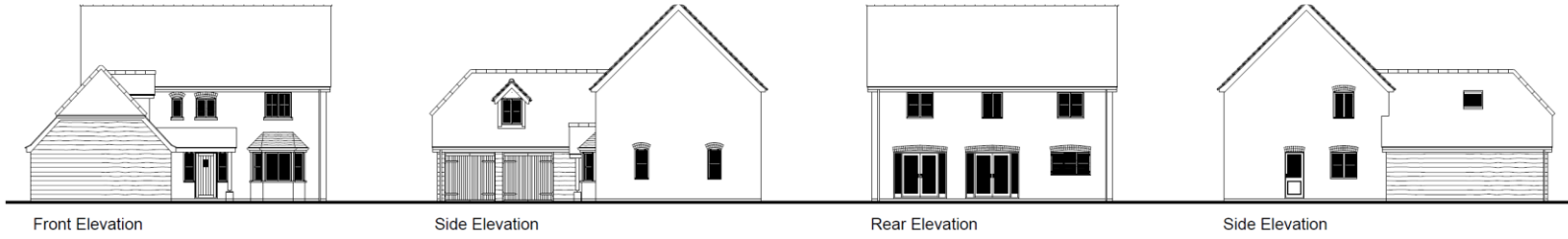
Ground Floor Plan



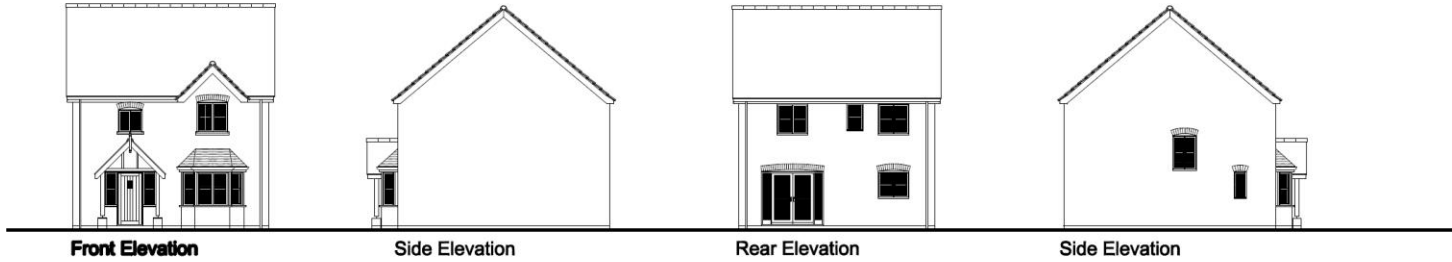
First Floor Plan



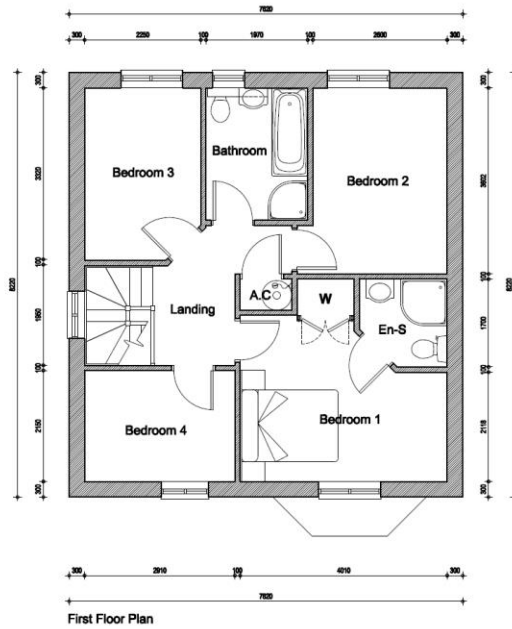
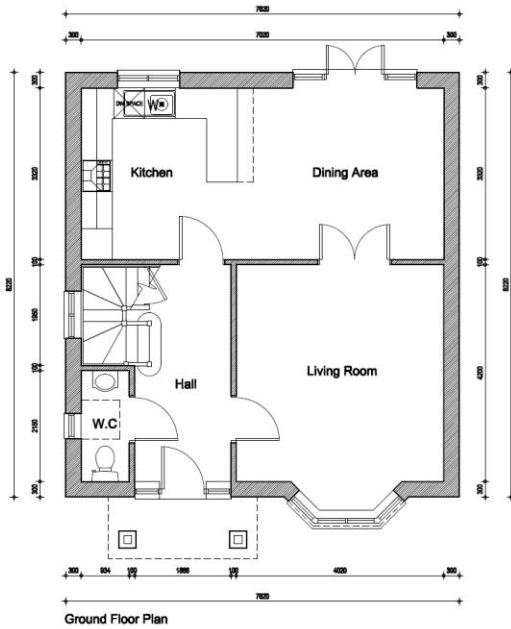
Plans and Elevations – House Type Haughley



Plans and Elevations – House Type Oulton



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Agenda Item 8c

Committee Report

Item 8C

Reference: DC/21/00522

Case Officer: Harry Goodrich

Ward: Thurston.

Ward Member/s: Cllr Harold Richardson. Cllr Wendy Turner.

RECOMMENDATION – REFUSE PLANNING PERMISSION

Description of Development

Full Planning Application - Erection of 1No 3-bed dwelling with parking and access

Location

Land South of Little Owl Lodge, Ashfield Road, Norton, Suffolk

Expiry Date: 23/07/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mrs Rebecca Jennings

Agent: Mrs Susanna Sanlon

Parish: Norton

Site Area: 0.21ha

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): Yes

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:

Call in received by Cllr Richardson subject to recommendation. If proposal is to be refused, then it is requested the proposal is heard by the committee.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

GP01 - Design and layout of development

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

FC01 - Presumption in Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
H15 - Development to reflect local characteristics.
H16 - Protecting existing residential amenity.
H17 - Keeping residential development away from pollution.
HB01 - Protection of historic buildings

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)

Norton Parish Council

The Council objects to this proposed application.

The application site is outside the current settlement boundary according to the Babergh and Mid Suffolk Joint Local Plan Regulation 19.

Norton Little Green is a small hamlet around a mile and a half from the centre of the village and surrounded by open countryside. The proposal would therefore be further erosion of the open countryside and would set a likely precedent for future development in this area.

The proposed application could not be considered to be in a sustainable location.

The hamlet is of sufficient distance from the village amenities of Norton and Elmswell to require use of vehicular transport to access those amenities, i.e., school, village hall, play area and playing field, garage, and shop, thus creating additional traffic flow along this small quiet minor road. There is very little public transport in this area.

As there are currently two accesses to the site a condition to use only the access shown on the proposal needs to be stated if this application is given approval.

National Consultee (Appendix 4)

Natural England

No Comments.

County Council Responses (Appendix 5)

SCC - Fire & Rescue

Comments received relating to access for fire appliances and nearest fire hydrant.

SCC - Highways

No Objection subject to a number of conditions.

Internal Consultee Responses (Appendix 6)

Environmental Health - Land Contamination

No objection to the proposed works.

Heritage Team

The application proposes the erection of a dwelling on land south of Little Owl Lodge. The heritage concern relates to the potential impact of the development on the setting and thus significance of:

- Haydon's, a Grade II Listed early C17 or earlier timber-framed farmhouse, to the northeast, and curtilage listed outbuildings, including Little Owl Lodge, a c.1700 timber-framed and red brick building, likely formerly a granary, now converted to a dwelling, also to the northeast (Haydons was formerly known as Tyrell's Farm).

- Manor Lodge, a Grade II Listed late C16 or early C17 timber-framed house to the northwest. Following my previous comments, the design of the dwelling has been revised. It is stated that the revisions are to give the dwelling a more agricultural character, so that it is more in keeping with the setting of the listed farmhouse, including existing (converted) agricultural outbuildings. I agree that the design now proposed is more reflective of traditional agricultural buildings. However, I consider that the previous design was not particularly unreflective of traditional agricultural buildings. In fact, I consider that making the new dwelling look too much like a historic barn would be more harmful, as it could give a false sense of the history of Haydons Farmhouse, by suggesting that it 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. historically had an additional agricultural building serving it, since converted, when this is not actually the case. However, I consider that the increase in harm would not be that great, so overall the impact of the proposal would still be characterised as a 'low level of less than substantial.

An additional written statement has also been submitted. I consider that this misrepresents my original comments, in regard to what I actually raised concerns about and the impact of the change in the scale of development from the last proposal. It also appears to suggest that levels of harm are directly equated with distance of a site from a heritage asset when this is not always the case. Some other points it raises are already addressed in my original response.

In response to para.1.7, para.193 of the NPPF states that "great weight should be given to the (heritage) asset's conservation...this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." On this basis, I consider it acceptable to not support a proposal based upon an identification of a low level of less than substantial harm. Furthermore, I do not consider that stating 'I do not support' a proposal makes any difference to the Planning Officer's ability to weigh the harm identified against any public benefits.

Therefore, I do not support the proposal.

B: Representations

At the time of writing this report at least 4 letters/emails/online comments have been received. It is the officer opinion that this represents 4 objection comments. A verbal update shall be provided, as necessary.

Views are summarised below: -

- Conflict with the District Plan
- No demonstrable change from the previously withdrawn application.
- Development is to be located in the countryside.
- Unsustainable location.
- Lack of public transport.
- Culmination of development on the site.
- Access concerns

(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/19/02282	Planning Application - Erection of 2no. dwellings including parking and access	DECISION: WDN 04.07.2019
REF: DC/20/05005	Full Planning Application - Erection of 1No dwelling with parking.	DECISION: WDN 04.01.2021
REF: DC/21/00522	Full Planning Application - Erection of 1No 3-bed dwelling with parking and access	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The application site forms part of Little Owls Lodge and comprises of an open parcel of land to the South of the application site. It is located outside the settlement boundary for Norton Little Green.

1.2. The area is predominantly rural in character with agricultural field patterns apparent to the South, as well as beyond the cluster of dwellings to the North, East and West.

1.3. A bus stop is located across the highway to the North of the site on Ashfield Road.

2. The Proposal

2.1. The proposed development would see the erection of a single storey, three-bedroom dwelling.

2.2. The internal floorspace of the new dwelling would be approximately 100.93m².

2.3. The site requires provision for 2 parking spaces, a moderate parking area is available once through the sites access.

2.4. No properties are positioned to the rear of the barn such that back-to-back distances do not require consideration.

2.5. The materials are proposed to be similar to those of an agricultural building, including timber boarding and clay pantiles as well as black stained softwood joinery. An element of flint and brickwork is also implemented on the North-Eastern Boundary.

2.6. The site is approximately 0.21ha

3. The Principle of Development

3.1. The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019.

3.2 For the purposes of the application at hand, the following documents are considered to form the adopted Development Plan:

- Mid Suffolk Core Strategy Focussed Review (2012)
- Mid Suffolk Core Strategy (2008)
- Mid Suffolk Local Plan (1998)

3.3. Mid Suffolk benefits from a five-year housing supply. There is no requirement for the Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

3.4. The exceptional circumstances test at Policy CS2 applies to all land outside the settlement boundary, as does saved Policy H7. This blanket approach is not consistent with the NPPF, which favours a more balanced approach to decision-making. The NPPF does contain a not dissimilar exceptional circumstances test, set out at paragraph 79, however it is only engaged where development is isolated.

3.5. The definition of isolation with regards to this policy has been shown within court judgements to relate to physical isolation, only. Given the proximity of this application to residential development, the development is not isolated and paragraph 79 of the NPPF is not engaged.

3.6. Paragraph 11d) of the NPPF is therefore relevant, which requires that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Firstly, Para 11D(i) is considered to apply. Protected area or assets of particular importance are identified by Para 11D Footnote 6 and related to habitats sites, sites listed in NPPF paragraph 176, 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 other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

On this basis, as this proposal is considered to harm a Designated Heritage Asset the development plan is not considered out of date and the tilted balance is not engaged.

While the tilted balance is not engaged the three dimensions of sustainable development set out in paragraph 8 of the NPPF, in the context of the proposed scheme, are assessed in detail below as the NPPF remains material taken as a whole.

3.7. The village of Little Norton has little to no services with only a bus stop provided, further services are available in Norton itself, however this is some 1 mile away. Therefore, the services are limited and are not sufficient to offer all services required for day-to-day living. There are no footpaths connecting the site southwest to the centre of Norton. In the context of walking distances, the Chartered Institution of Highways and Transportation (CIHT) Guidelines for Providing for Journeys on Foot identifies acceptable distances for various journeys such as commuting, walking to school and recreation (Desirable - within 500m; Acceptable - within 1000m; Considered - within 2000m). The proposed site has a walking distance to Norton of approximately 1 mile (1609 metres). It is considered that the routes, in the absence of footpaths and adequate lighting, do not provide a suitable pedestrian access route and therefore the private motor vehicle would be frequently used to go to surrounding villages and towns.

3.8. There is one bus stop located on Ashfield Road, approximately 40m from the site. This is the 320-route line bus that offers services to Eye and Bury St Edmunds. The bus stops offer approx. one service a day to both Eye and Bury St Edmunds. However, the services do not run prior to 9am or after 5pm and are therefore unlikely to be sufficient for use for employment purposes. The wider area is predominantly rural such that car travel would often be essential and, at times, unavoidable for local residents. In this regard there is considered to be limited and unsustainable access to services and facilities.

3.9. Overall, it is acknowledged that the future occupiers would frequently use the private motor vehicle to access facilities for day-to-day living. Apart from the potential to use the bus service for access to some services, but not employment, due to the distance from the services and facilities, it is evident that the occupiers would be reliant upon the private vehicle. This does not support the move to greener transport methods and fails to achieve the environmental stand of sustainable development, as set out in the NPPF.

3.10. The delivery of additional housing is recognised as a social benefit and while the Council can demonstrate a five-year housing land supply, this cannot be read as a cap on development but does reduce the level of weight attributed to this benefit. The provision of one dwelling is considered to offer very limited social benefits.

3.11. The proposal will result in job creation during the construction period which will have positive regional economic benefits. However, the benefits provided from one dwelling will be minor.

3.12. In fully weighting the scheme against the strands of sustainable development, some minor benefits are noted. However, the site is isolated from services and facilities and occupiers would have almost sole reliance on the private motor vehicle. The proposal is therefore not considered to constitute sustainable development and is not acceptable in principle being contrary to both NPPF and Development Plan.

4. Nearby Services and Connections Assessment of Proposal

4.1. Norton Little Green is listed as a Countryside village within the Core Strategy Settlement Hierarchy. This means that the village is capable of very restricted development and limited to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

4.2. The village of Norton Little Green have little to no services to provide services for day-to-day living.

4.3. The connections between the site and the services available within Norton Little Green are near enough non-existent, with no footpaths joining the site to the services in Norton, and only one bus service a day being provided. Due to the limited services available in Norton Little Green, it is considered that some reliance on the private vehicle is to be expected to access wider services.

5. Site Access, Parking and Highway Safety Considerations

5.1. Access to the site is to be taken from Ashfield Road, utilising the existing track access. It is considered that due to the size of the site that sufficient parking provision can be provided on site.

5.2. The Highways Authority considers that no unacceptable level of harm will arise following this development, subject to conditions to control the manoeuvring and parking of vehicle and refuse/recycling details.

6. Design and Layout [Impact on Street Scene]

6.1. The design of the proposal is to visually represent an agricultural building, including agricultural style materials as well as making use of a simple pitched roof.

6.2. The dwelling is to be single storey in nature and is to use a mix of materials that result in the buildings agricultural appearance, including both timber boarding walls and a clay pantile roof.

6.3. The proposed dwelling will also include red brick facework located around the dwelling, as well as being used in combination with flint on the North-Western elevation.

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

7.1. The application site does not form part of a designated landscape. Core Strategy policy CS5 gives protection to the landscape of Mid Suffolk, protecting its most important components.

7.2. The predominant character of the surrounding area is strongly rural and in particular, agricultural. This character aspect is formed by the large field patterns visible through aerial photography.

7.3. The proposal would be viewed together with the farmhouse known as Little Owls Lodge. Some limited harm to the quality of the rural landscape would occur given that the development would remove an area with an agricultural character from the wider landscape this is not considered to be significant to consider refusal.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1. Local Plan policy H17 requires that residential development be kept away from sources of pollution. Analysis of the site has found no contamination in the soil that would adversely affect the health of future residents of the site which has been confirmed by the Council's Environmental Health Team.

8.2. The site is located within Flood Zone 1, such that specific consideration as to the impacts of river and surface water flooding are not required. It is considered that due to large areas of soft land surrounding the site, any issues relating to surface water drainage are unlikely to result in significant levels of flooding within the locality.

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. Due to the site's location in relation to the nearby listed building known as Haydons, as well as its curtilage listed outbuildings, the Council's Heritage Team was consulted on the proposal and identified a Low Level of Less than substantial harm to the assets.

9.2. The proposal is considered to further erode the remaining undeveloped, rural setting of Haydons, including curtilage listed structures, and Manor Lodge, which is reflective of their historic setting and thus contributes to their significance, especially when considered in cumulation with previous developments which have eroded these settings.

9.3. As per Paragraph 196 of the NPPF, where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the scheme. It is considered that a scheme for one 3-bedroom dwelling is going to contribute temporarily to the economic strand of sustainable development, whilst not contributing to the environmental or social strands on a level that would warrant significant consideration.

9.4. It can also be seen that the dwelling does not meet the exceptional requirements to allow development in the countryside and as such should not be supported.

9.5. In its totality it is therefore considered that the proposal does not offer public benefits that outweigh the harm and as such the harm identified is considered to be significant in the decision-making process and in conclusion it is seen that the proposal should be refused.

10. Impact on Residential Amenity

10.1. Local Plan policy H16 seeks to protect the existing amenity of nearby dwellings and to avoid development which erodes the character of the surrounding area.

10.2. The closest neighbouring residential property to the application site is that of Little Owl Lodge, located to the North, as well as Haydons to the North-East.

10.3. The application site is a single storey bungalow dwelling, which will not result in any windows that directly overlook the neighbouring properties. There is to be openings introduced through the construction of the dwelling however it is considered that these are unlikely to cause significant impacts on residential amenity. As such it is considered that the impact of the development on the neighbouring properties would be negligible and not significant to refuse.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

12.1. The proposal, whilst not physically isolated, is considered unsustainable in terms of its functional isolation to necessary facilities and services. On balance, the minor benefits generated by one dwelling in respect of the social and economic arm of sustainability, does not outweigh the environmental concerns. As it has not been demonstrated that the benefits outweigh the identified harm, the principle of development is refused and the development is not essential to the needs of the countryside.

12.2. The proposed development would result in an unacceptable level of harm to the designated heritage asset. The proposed development would further erode the setting of the listed building and its associated curtilage outbuilding. The harm posed to the listed building is considered to be at a 'low level of less than substantial harm' - within the meaning provided by the NPPF - and there are no public benefits that would outweigh that harm. The application is therefore recommended for refusal as failing to preserve the building and its setting and failing to meet the requirements of Section 16 and Section 68 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policies HB01 as well as policies within the NPPF.

RECOMMENDATION

That the application is REFUSED planning permission/listed building consent/other for the following reasons: -

- 1) The proposed development is situated on land outside of the settlement boundary, in a countryside location, the proposal fails to accord with development permitted within the countryside, contrary to Policies CS1 and CS2 of the Core Strategy (2008) and Local Plan Policy H7. Furthermore, the development fails to comply with the requirements of paragraphs 8 and 11 of the NPPF (2018) with regards to the presumption in favour of sustainable development. The proposal is not considered to form sustainable development within the criteria set out by the NPPF, as the proposal would result in harm to the environmental objective, with particular regards to the lack of services in Little Norton, and access to services further afield requiring a private car so as to fail to move towards a low carbon economy. No exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in this respect. As such the proposal is not acceptable in principle, being contrary Policies CS1, CS2 and CS5 of the Core Strategy (2008), Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012) and Policies H7 and HB1 of the Mid Suffolk Local Plan (1998) and provisions of the NPPF.
- 2) The proposed dwelling is considered to result in a low level of less than substantial harm to the designated heritage asset known as Haydons and its associated curtilage listed outbuildings and there are not considered to be any public benefits that outweigh the harm to the heritage asset. On this basis the application does fails to meet the requirements of s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the historic environment principles of the NPPF and is contrary to policies HB1 of the Mid Suffolk Local Plan 1998.

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Application No: DC/21/00522

Location: Land South Of Little Owl Lodge, Ashfield Road, Norton

		Page No.
Appendix 1: Call In Request	<i>Y – Cllr Richardson</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Norton</i>	
Appendix 4: National Consultee Responses	<i>Natural England</i>	
Appendix 5: County Council Responses	<i>SCC Fire and Rescue SCC Highways</i>	
Appendix 6: Internal Consultee Responses	<i>Env Health – Land Contamination Heritage</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

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

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Consultee Comments for Planning Application DC/21/00522

Application Summary

Application Number: DC/21/00522

Address: Land South Of Little Owl Lodge Ashfield Road Norton Suffolk

Proposal: Full Planning Application - Erection of 1No 3-bed dwelling with parking and access (re-submission of DC/20/05005)

Case Officer: Harry Goodrich

Consultee Details

Name: Mrs Jillian rowland

Address: Willow Brook Cottage, Ashfield Road, Norton Bury St Edmunds, Suffolk IP31 3NN

Email: Not Available

On Behalf Of: Norton Parish Clerk

Comments

The Council objects to this proposed application.

The application site is outside the current settlement boundary according to the Babergh and Mid Suffolk Joint Local Plan Regulation 19.

Norton Little Green is a small hamlet around a mile and a half from the centre of the village and surrounded by open countryside. The proposal would therefore be further erosion of the open countryside and would set a likely precedent for future development in this area.

The proposed application could not be considered to be in a sustainable location. The hamlet is of sufficient distance from the village amenities of Norton and Elmswell to require use of vehicular transport to access those amenities, ie school, village hall, play area and playing field, garage and shop, thus creating additional traffic flow along this small quiet minor road. There is very little public transport in this area.

As there are currently two accesses to the site a condition to use only the access shown on the proposal needs to be stated if this application is given approval.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 01 February 2021 16:27
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Planning consultation DC/21/00522 Natural England response

Dear Harry Goodrich

Application ref: DC/21/00522
Our ref: 341818

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

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/F311055
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk

Web Address: <http://www.suffolk.gov.uk>

Date: 02/02/2021

Dear Sirs

Land south of Little Owl Lodge, Ashfield Road, Norton IP31 3NN
Planning Application No: DC/21/00522/FUL

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 records show that the nearest fire hydrant in this location is over 130m from the proposed build site and we therefore recommend 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.

/continued

OFFICIAL

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

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

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control or appoint 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

Copy: susanna@evolution-planning.co.uk

Enc: Sprinkler information

Your Ref:DC/21/00522
Our Ref: SCC/CON/0415/21
Date: 15 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Harry Goodrich

Dear Harry,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00522

PROPOSAL: Full Planning Application - Erection of 1No 3-bed dwelling with parking and access
(re-submission of DC/20/05005)

LOCATION: Land South Of Little Owl Lodge, Ashfield Road, Norton, Suffolk

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

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 1816/02 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

Condition: Before the development is occupied details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

DC/21/00522

Environmental Health - Land Contamination

APPLICATION FOR PLANNING PERMISSION - DC/21/00522

Proposal: Full Planning Application - Erection of 1No 3-bed dwelling with parking and access

(re-submission of DC/20/05005)

Location: Land South Of Little Owl Lodge, Ashfield Road, Norton, Suffolk

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

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

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*

4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

Consultation Response Pro forma

1	Application Number	DC/21/00522 Land South of Little Owl Lodge, Ashfield Road, Norton	
2	Date of Response	19/02/2021	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal would cause:</p> <ul style="list-style-type: none"> • A low level of less than substantial harm to the designated heritage assets because the proposed development would further erode the remaining undeveloped, rural setting of Haydons, including curtilage listed structures, and Manor Lodge, which is reflective of their historic setting and thus contributes to their significance, especially when considered in cumulation with previous developments which have eroded these settings. 	
5	Discussion	<p>The application proposes the erection of a dwelling on land south of Little Owl Lodge. The heritage concern relates to the potential impact of the development on the setting and thus significance of:</p> <ul style="list-style-type: none"> - Haydons, a Grade II Listed early C17 or earlier timber-framed farmhouse, to the north east, and curtilage listed outbuildings, including Little Owl Lodge, a c.1700 timber-framed and red brick building, likely formerly a granary, now converted to a dwelling, also to the north east (Haydons was formerly known as Tyrell's Farm). - Manor Lodge, a Grade II Listed late C16 or early C17 timber-framed house to the north west. <p>The current application is a resubmission of DC/20/05005, with no apparent material changes. Therefore, I repeat my comments from that application below:</p> <p>The current application follows a previous application, under DC/19/02282, for the erection of two dwellings, within a single, larger building. I considered that this resulted in harm to the significance of Haydons, including curtilage listed structures. The application was subsequently withdrawn.</p>	

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

	<p>While the current application only proposes one dwelling, of a smaller footprint, I consider that this would not discernibly change the level of harm previously identified, as the principle of residential development on the site proposed remains broadly similar. Therefore, I repeat my comments on the previous application, amended to reflect the new scheme where necessary.</p> <p>I consider that the proposed development is not appropriate, because it would erode the rural character of the listed buildings' settings, further to previous developments. Historically, as shown by historic OS maps, the settings of Haydons and associated outbuildings, including Little Owl Lodge, as well as Manor Lodge, were characterised partly by their relationship to open countryside to the south and their relatively spacious plots. To some extent, this rural character has been eroded over the last 20-30 years by modern infill development, primarily in front of the listed buildings, along Ashfield Road. Nonetheless, the listed buildings retain a degree of rural character, primarily to the south/rear. I consider that this aspect of their setting still contributes to their significance.</p> <p>The proposed dwelling would further erode the rural setting of the listed buildings by embedding them deeper within the built-up area. This would thus be considered cumulative harm to their significance.</p> <p>While there are existing modern dwellings to the rear of Haydons, these are largely conversions of pre-existing agricultural buildings historically connected to the farmhouse. In contrast, the proposed structure is designed purposely to serve a separate residential function and would not have the benefit of preserving or enhancing the setting of Haydons through the reuse of an existing building previously ancillary to Haydons, which may otherwise outweigh any harm.</p> <p>Therefore, I do not support the proposal.</p> <p>N.B. Paragraph 1.5 of the submitted Design and Access Statement is somewhat misleading, as it appears to suggest amendments between this application and DC/20/05005 but is possibly actually referring to amendments between DC/20/05005 and DC/19/02282.</p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special</i></p>
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		<i>architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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

Consultation Response Pro forma

1	Application Number	DC/21/00522 Amended Land South of Little Owl Lodge, Ashfield Road, Norton	
2	Date of Response	21/05/2021	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal would cause:</p> <ul style="list-style-type: none"> • A low level of less than substantial harm to the designated heritage assets because the proposed development would further erode the remaining undeveloped, rural setting of Haydons, including curtilage listed structures, and Manor Lodge, which is reflective of their historic setting and thus contributes to their significance, especially when considered in cumulation with previous developments which have eroded these settings. 	
5	Discussion	<p>The application proposes the erection of a dwelling on land south of Little Owl Lodge. The heritage concern relates to the potential impact of the development on the setting and thus significance of:</p> <ul style="list-style-type: none"> - Haydons, a Grade II Listed early C17 or earlier timber-framed farmhouse, to the north east, and curtilage listed outbuildings, including Little Owl Lodge, a c.1700 timber-framed and red brick building, likely formerly a granary, now converted to a dwelling, also to the north east (Haydons was formerly known as Tyrell's Farm). - Manor Lodge, a Grade II Listed late C16 or early C17 timber-framed house to the north west. <p>Following my previous comments, the design of the dwelling has been revised. It is stated that the revisions are to give the dwelling a more agricultural character, so that it is more in keeping with the setting of the listed farmhouse, including existing (converted) agricultural outbuildings. I agree that the design now proposed is more reflective of traditional agricultural buildings. However, I consider that the previous design was not particularly unreflective of traditional agricultural buildings. In fact, I consider that making the new dwelling look too much like a historic barn would be more harmful, as it could give a false sense of the history of Haydons Farmhouse, by suggesting that it</p>	

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

		<p>historically had an additional agricultural building serving it, since converted, when this is not actually the case. However, I consider that the increase in harm would not be that great, so overall the impact of the proposal would still be characterised as a ‘low level of less than substantial.’</p> <p>An additional written statement has also been submitted. I consider that this misrepresents my original comments, in regard to what I actually raised concerns about and the impact of the change in the scale of development from the last proposal. It also appears to suggest that levels of harm are directly equated with distance of a site from a heritage asset, when this is not always the case. Some other points it raises are already addressed in my original response.</p> <p>In response to para.1.7, para.193 of the NPPF states that “great weight should be given to the (heritage) asset’s conservation...this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” On this basis, I consider it acceptable to not support a proposal based upon an identification of a low level of less than substantial harm. Furthermore, I do not consider that stating ‘I do not support’ a proposal makes any difference to the Planning Officer’s ability to weigh the harm identified against any public benefits.</p> <p>Therefore, I do not support the proposal.</p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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

MEMBER REFERRAL TO COMMITTEE

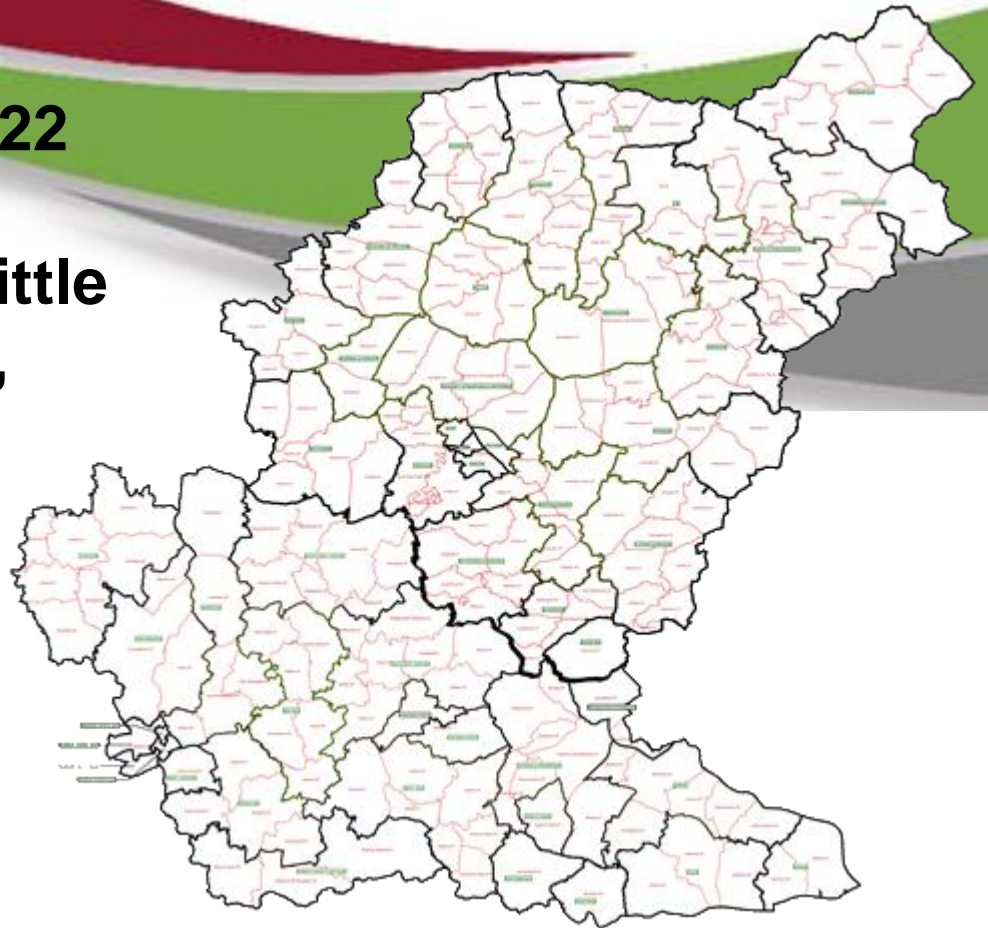
(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/21/00522
Parish	Norton
Member making request	Harry Richardson
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Precedent set by Planning Inspectorate decision (ref. APP/W3520/W/16/3161759) regarding the sustainability of Norton Little Green and the relative weight given to less-than-substantial harm to Heritage assets
Please detail the clear and substantial planning reasons for requesting a referral	Compliance with the NPPF's presumption in favour of sustainable development unless any adverse impacts would significantly and demonstrably outweigh the benefits (paragraph 11)
Please detail the wider District and public interest in the application	Precedent set by Planning Inspectorate decision (ref. APP/W3520/W/16/3161759); quality of the design; high social value (albeit private) associated with the development; lack of affordable housing within Norton
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	N/A
Please confirm what steps you have taken to discuss a referral to committee with the case officer	Spoken with and emailed the case officer numerous times and confirmed my intention to submit a call-in request for this application.

Application No: DC/21/00522

Address: Land South Of Little Owl Lodge, Ashfield Road, Norton

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Site Location Plan

Slide 4

Site to the South-West of Little Owl Lodge
 Ashfield Road
 Norton Little Green
 IP31 3NN



Site Location Plan - 1:1250
 To be printed @ A4



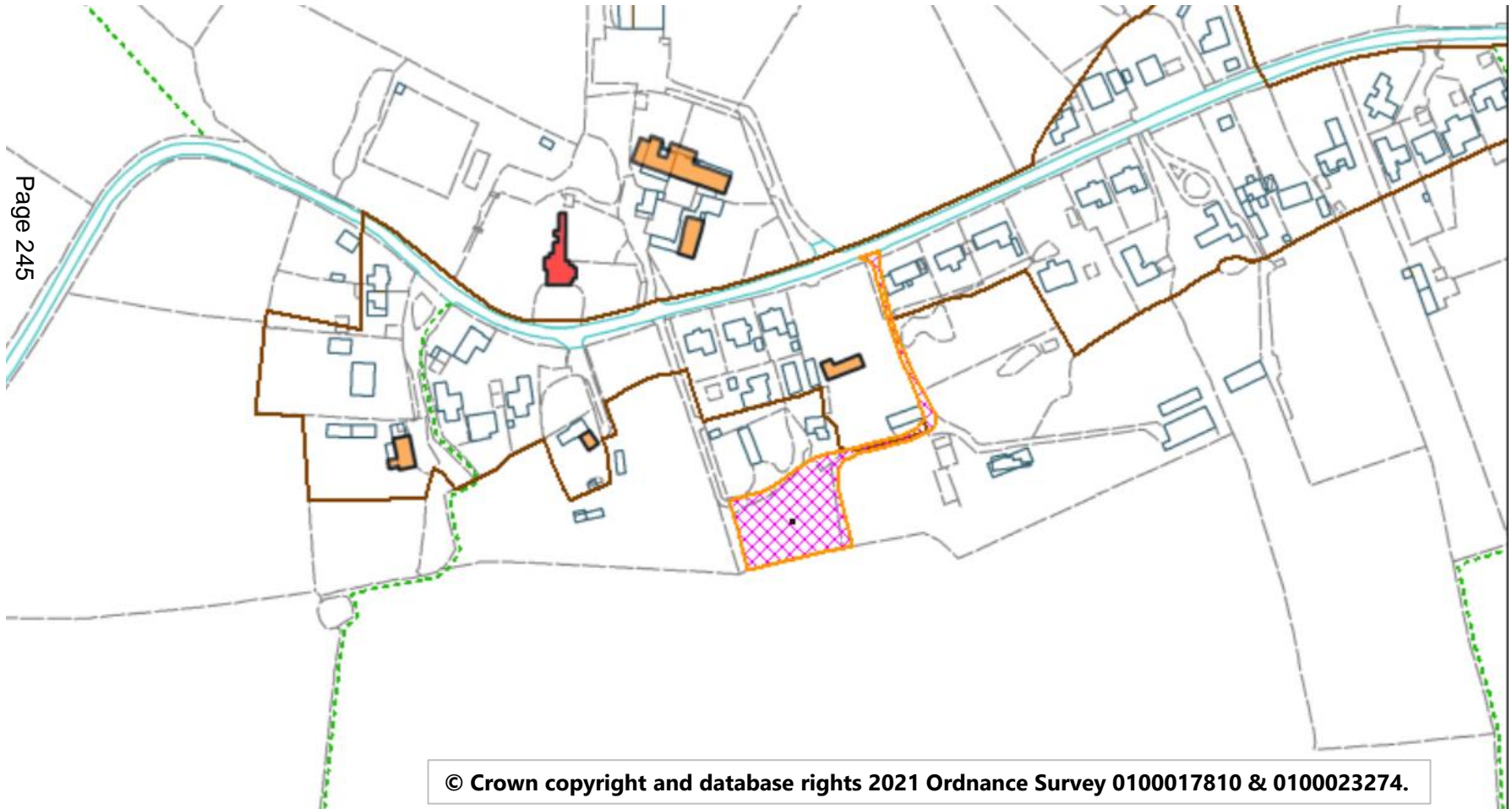
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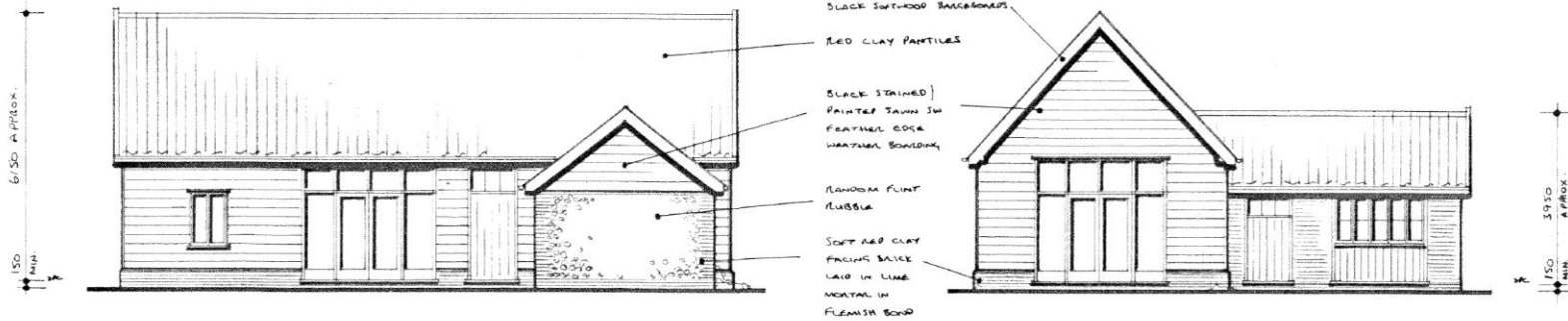
KEY

- Site Area
- Other land in Applicant's ownership

Constraints Map

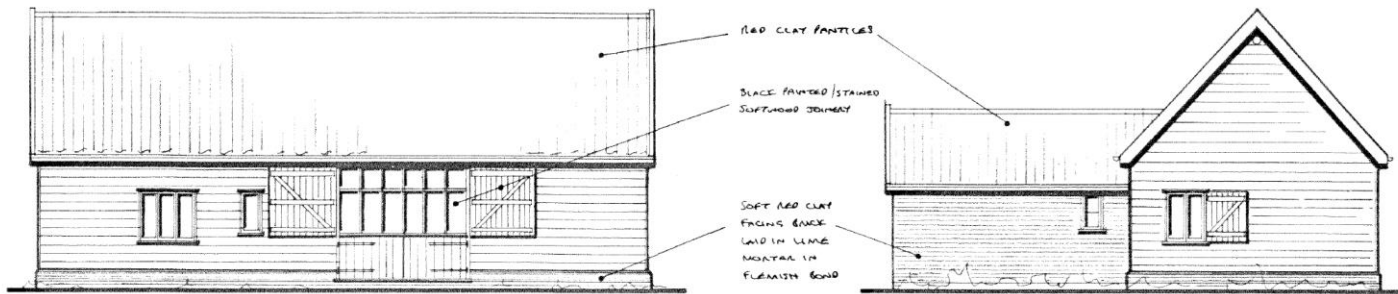
- | | | |
|-------------------------|-----------------------------|--------------------------|
| Listed Buildings | Public Rights of Way | Built Up Area Boundaries |
| Grade I | Footpath | |
| Grade II | Bridleway | |
| Grade II* | Restricted Byway | |
| | Byway Open to All Traffic | |





NORTH EAST (FRONT) ELEVATION

SOUTH EAST ELEVATION

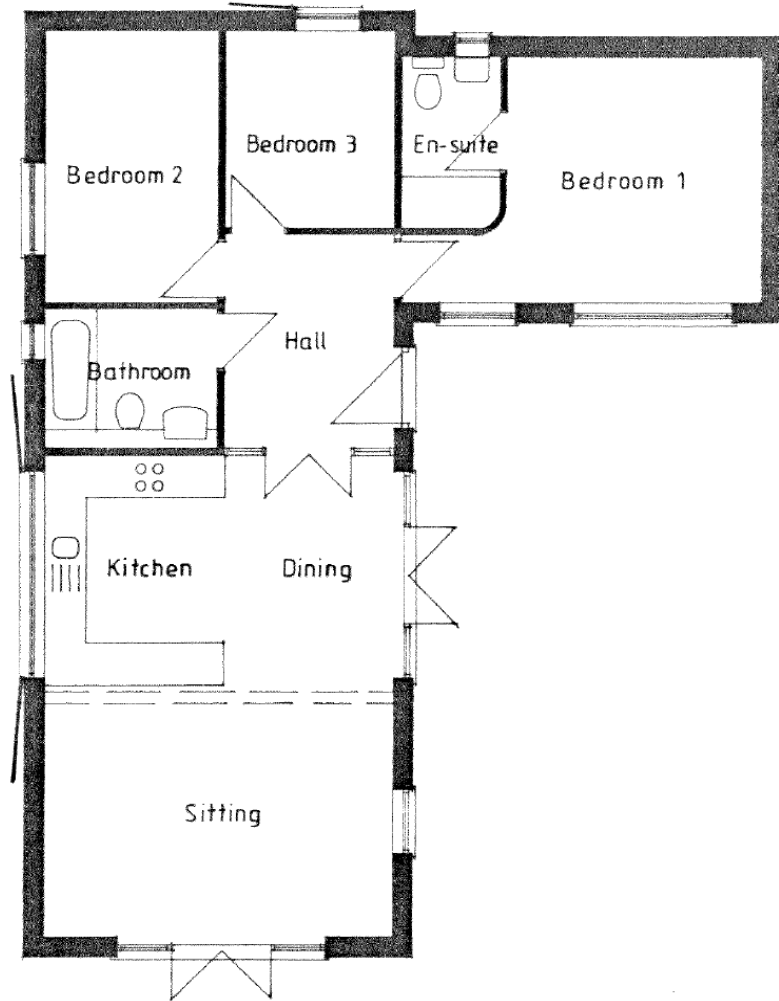


SOUTH WEST ELEVATION

NORTH WEST ELEVATION

Floor Plans

Slide 7



FLOOR PLAN

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