

Public Document Pack



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| COMMITTEE: | DEVELOPMENT CONTROL COMMITTEE A |
| DATE: | WEDNESDAY, 13 OCTOBER 2021 9.30 AM |
| VENUE: | THE BLACKBOURNE COMMUNITY CENTRE, BLACKBOURNE ROAD, ELMSWELL, IP30 9UH |

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

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

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

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **NA/21/13 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2021** 7 - 18
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

- 7 **NA/21/11 SCHEDULE OF PLANNING APPLICATIONS** 19 - 26
- Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*
- a **DC/2103430 STONHAM BARNS PARK, PETTAUGH ROAD, STONHAM ASPAL, SUFFOLK, IP14 6AT** 27 - 48
- b **DC/21/01220 LAND EAST OF THE STREET AND LORRAINE WAY, BRAMFORD, IPSWICH, IP8 4NS** 49 - 254
- c **DC/21/03315 LAND BETWEEN THE BUTTS AND, LITTLE LONDON HILL, DEBENHAM, SUFFOLK** 255 - 316
- d **DC/21/02068 LIVESTOCK UNIT, RED HOUSE FARM WEST OF, COLLEGE ROAD, WYVERSTONE (PART IN THE PARISH OF BACTON)** 317 - 396
- 8 **SITE INSPECTION**

Note: Should a site inspection be required for any of the applications this will be decided at the 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 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, 10 November 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 on 01473 296376 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

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

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

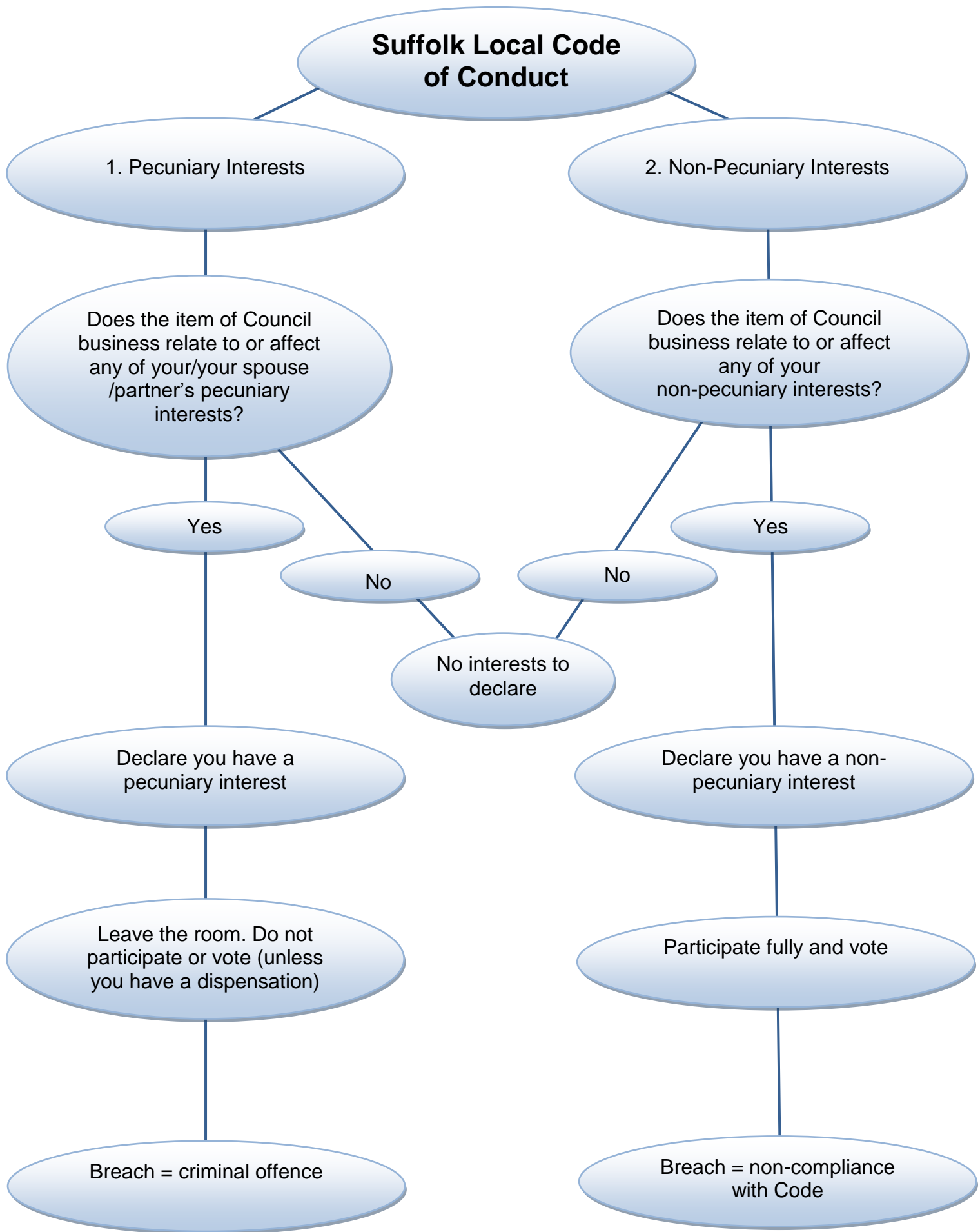
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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 Wednesday, 15 September 2021 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)

Councillors: David Burn Rachel Eburne
John Field John Matthissen
Richard Meyer Timothy Passmore
Rowland Warboys

Ward Member(s):

Councillors: Peter Gould

In attendance:

Officers: Area Planning Manager (JPG)
Planning Lawyer (IDP)
Principal Consultant Ecologist (SH)
Case Officer (AS/AB)
Governance Officer (CP)

54 APOLOGIES AND SUBSTITUTIONS

54.1 Apologies were received from Councillor Barry Humphreys MBE and Councillor Sarah Mansel.

54.2 Councillor David Burn substituted for Councillor Humphreys MBE.

54.3 Councillor Rowland Warboys substituted for Councillor Mansel.

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

55.1 Councillor Warboys declared a local non-pecuniary interest in respect of application number DC/20/05763.

55.2 Councillor John Field declared a local non-pecuniary interest in respect of application number DC/21/03087.

55.3 Councillors Matthew Hicks and Timothy Passmore declared a local non-pecuniary interest in respect of application number DC/21/02047.

56 DECLARATIONS OF LOBBYING

56.1 All Members declared that they had been lobbied on application numbers DC/21/03629 and DC/21/03087.

57 DECLARATIONS OF PERSONAL SITE VISITS

57.1 There were no declarations of personal site visits.

58 NA/21/10 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 AUGUST 2021

It was **RESOLVED:**

That the minutes of the meeting held on 18 August 2021 were confirmed and signed as a true record.

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

42.1 None received.

60 NA/21/11 SCHEDULE OF PLANNING APPLICATIONS - AM SESSION 09:30

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

| Application Number: | Representations From: |
|---------------------|---|
| DC/21/03629 | Councillor Richard Berry (Eye Town Council) Kevin Whyte (Agent) Councillor Peter Gould (Ward Member) |
| DC/21/03087 | Kevin Griggs (Henley Parish Council) Chris Bernard (Applicant) |
| DC/20/05763 | Councillor Val Pudney (Palgrave Parish Council) Councillor Jane Jennifer (Roydon Parish Council) Gareth Dalglish (Objector) Sarah Roberts (Agent) Councillor David Burn (Ward Member) |
| DC/21/03207 | Councillor John Field (Ward Member) |

The Chair advised Members that application number DC/20/05587 had been withdrawn by Officers after the publication of the agenda but before the commencement of the meeting.

61 DC/21/03629 6 CROSS STREET, EYE, SUFFOLK, IP23 7AB

61.1 Item 7A

Application DC/21/03629

| | |
|---------------|---|
| Proposal | Full Planning Application – Change of Use office building to Parish Meeting Room, erection of front entrance canopy, construction of solar PV panels with associated landscaping and parking. |
| Site Location | EYE – 6 Cross Street, Eye, Suffolk, IP23 7AB |
| Applicant | Mid Suffolk District Council |

- 61.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the proposed site layout, and the officer recommendation of approval.
- 61.3 The Case Officer responded to questions from Members on issues including: the parking arrangements and wider parking issues, disability access to the building, whether consideration had been given to convert the existing building to affordable housing instead of offices, the need for office accommodation in the town, the type of solar panels to be fitted, and whether the concerns regarding access to the Public House had been addressed.
- 61.4 Members considered the representation from Councillor Richard Berry who spoke on behalf of Eye Town Council.
- 61.5 The Town Council representative responded to questions from Members on issues including: the double yellow lines adjacent to the parking area.
- 61.6 Members considered the representation from Kevin Whyte who spoke on behalf of the Agent.
- 61.7 The Agent, and the applicants representative Kate Parnum, responded to questions from Members on issues including: whether the external area outside of the red line on the plan would be altered, and whether the disabled parking spaces would be available only for visitors to the building, the ownership of the site, the output of the solar panels, and whether the car parking spaces would be for private use of the office space only.
- 61.8 Members considered the representation from the Ward Member, Councillor Peter Gould.
- 61.9 The Ward Member responded to questions from Members on issues including: the wider parking issue in the town and whether these could be addressed alongside the proposed timescales for the building, the proposed number of additional electric vehicle charging points, and the number of car parking spaces in the adjacent car park.
- 61.10 Members debated the application on issues including: the potential increase in employment opportunities, the sustainability of the project, the level of support from the Town Council and Ward Member, and the parking issues.
- 61.11 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation.

61.12 Councillor Meyer seconded the motion.

61.13 Members continued to debate the application on issues including: the safety of the disabled parking spaces, the appearance of the solar panels, disability access to the building, parking issues within the town, the environmental benefits of the diversification of the building, and the benefits to the community.

61.14 Councillor Passmore and Councillor Meyer agreed to the following additional conditions and informatives:

- For avoidance of doubt, level access for disabled use details shall be agreed (including any handrails) and carried out.
- A note of disabled access and internal arrangement.
- A note to request that the final parking to be agreed as per the condition takes into account Public House and forthcoming parking review.
- Confirmation that the details for solar panels condition details shall be considered by both planning and heritage officers.

61.15 By a vote of 7 votes for and 1 against

It was RESOLVED:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit (3 yrs for implementation of scheme);**
- **Approved Plans (Plans submitted that form this application);**
- **Notwithstanding the submitted information – Parking Layout to be agreed and implemented prior to first use/occupation;**
- **Proposed sustainability measures to be fully implemented prior to first use/occupation;**
- **Precise details and specification of Solar Panels to be agreed prior to installation;**
- **Render Colour to be agreed prior to application;**
- **Proposed Biodiversity enhancements to be fully implemented prior to first use/occupation.**

With the following additional conditions and informatives:

- **For avoidance of doubt, level access for disabled use details shall be agreed (including any handrails) and carried out.**
- **A note of disabled access and internal arrangement.**
- **A note to request that the final parking to be agreed as per the condition takes into account Public House and forthcoming parking review.**
- **Confirmation that the details for solar panels condition details shall be considered by both planning and heritage officers.**

62 DC/21/03087 THE CROSS KEYS, MAIN ROAD, HENLEY, SUFFOLK, IP6 0QP

62.1 Item 7B

| | |
|-------------------------|---|
| Application Proposal | DC/21/03087 Planning Application – Erection of single storey extension and part conversion of Public House to form 1no. holiday let, conversion and extension of existing out-building to form 1no. holiday let, erection of cycle store/shower building, construction of covered BBQ area, recycling area, PV array, EV charging points and parking area. |
| Site Location | HENLEY – The Cross Keys Inn, Main Road, Henley, Suffolk IP6 0QP |
| Applicant | Traditional English Properties |

- 62.2 A short break was taken from 10:47am until 10:50am, after application number DC/21/03629 and before the commencement of DC/21/03087.
- 62.3 The Chair confirmed that as the Ward Member for this application, Councillor Passmore would not take part in the debate of the vote.
- 62.4 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and proposed layout of the site, the proposed ancillary structures on the site, and the officer recommendation of approval with conditions.
- 62.5 The Case Officer, the Area Planning Manager, and the Principal Consultant Ecologist responded to questions from Members on issues including: whether the Public House was currently operating, the proposed number of holiday lets on the site, the requirement for holiday accommodation to remain ancillary to the Public House, the response from Suffolk Highways, the number of mobile homes to be permitted on site, and the financial contribution to the visitor management measures for the Deben estuary.
- 62.6 Members considered the representation from Kevin Griggs who spoke on behalf of Henley Parish Council.
- 62.7 The Area Planning Manger responded to questions from Members on issues including: the condition relating to holiday accommodation remaining ancillary to the Public House.
- 62.8 Members considered the representation from Chris Bernard who spoke as the applicant.
- 62.9 Members considered the representation from Councillor Tim Passmore who spoke as a Ward Member.
- 62.10 Members debated the application on issues including: the benefits of the proposal, and the importance of the existing building remaining as a Public

House.

62.11 Councillor Eburne proposed that the application be approved as detailed in the officer recommendation.

62.12 The motion was seconded by Councillor Field.

62.13 The Area Planning Manager noted that the recommendation should refer to a maximum of 2 holiday let units, and not 3.

62.14 By a unanimous vote

It was RESOLVED:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit;**
- **Approved Plans and Documents;**
- **Holiday accommodation to remain ancillary to principle Public House land use, not to be occupied or operated independently, and not to be occupied as independent dwellings;**
- **The number of Holiday let units shall not exceed 2 no. units on the entire site;**
- **Holiday accommodation restrictions for all elements;**
- **Floor area of holiday accommodation to be provided as proposed and not to be increased without further planning permission from the LPA;**
- **EV charging to be provided and made available for use prior to first use/occupation of approved holiday accommodation;**
- **Details of external facing material and colours;**
- **Landscaping scheme and aftercare;**
- **Those required by SCC-Highways;**
- **Those required by Council Ecology consultants;**
- **Those required by MSDC Environmental Protection Officers.**

63 DC/20/05763 LAND AT, LING ROAD, PALGRAVE, SUFFOLK

63.1 Item 7C

Application
Proposal

DC/20/05763
Planning Application – Use of land for the siting of 4 ‘Off-Grid’ holiday units and erection of replacement stores/housekeeping building; installation of PV panels, upgrading of existing access and track; new low-impact

parking area and foul drainage.
Site Location **PALGRAVE** – Land at, Ling Road, Palgrave, Suffolk
Applicant Mr W Hawes

- 63.2 A break was taken from 11:18am until 11:33am, after application number DC/21/03087 and before the commencement of application number DC/20/05763.
- 63.3 The Chair advised that as Ward Member for this application, Councillor David Burn would not take part in the debate or vote.
- 63.4 The Area Planning manager presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed use of the site, the position of the Parish boundaries in relation to the site, and the officer recommendation of approval.
- 63.5 The Area Planning Manager provided a verbal update to Members regarding a letter received from Suffolk Wildlife Trust which had been omitted from the tabled papers.
- 63.6 The Area Planning Manager responded to questions from Members on issues including: any potential loss of landscaping, the surface of the driveway and parking area, the protections in place for Special Landscape Areas (SLA), the significance on the application of the National Planning Policy Framework (NPPF), the proposed type of energy to be installed on site, and concern over the fragmentation of the biodiversity habitat corridor.
- 63.7 Members considered the representation from Val Pudney who spoke on behalf of Palgrave Parish Council.
- 63.8 Members considered the representation from Jane Jennifer who spoke on behalf of Roydon Parish Council.
- 63.9 The Parish Council representatives responded to questions from Members on issues including: the impact of the foul water drainage system and bore hole on the peat land, the lack of response from Environmental Agency, and the Site of Special Scientific Interest (SSSI) status of Roydon Fen.
- 63.10 The Principal Consultant Ecologist responded to questions from Members regarding ownership of the site and the relationship between South Norfolk Council, Suffolk Wildlife Trust and the applicant.
- 63.11 Members considered the representation from Gareth Dalglish who spoke as an Objector.
- 63.12 The Objector responded to questions from Members on issues including: the SSSI status of Roydon Fen.
- 63.13 Members considered the representation from Sarah Roberts who spoke as

the Agent.

- 63.14 The Agent responded to questions from Members on issues including: alternative plans for water supply to the site if the boor hole is unable to be used, the capability of the access road to withstand tanker lorries accessing the site, the possible requirement for an alternative energy supply, and the exceptional circumstances for the development as referred to in the NPPF.
- 63.15 Members considered the representation from Councillor David Burn who spoke as the Ward Member.
- 63.16 A break was taken from 12:38pm until 12:43pm to enable Members to read the contents of the tabled papers.
- 63.17 The Area Planning Manager responded to questions from Members regarding which flood zones the site is located in and where development is permitted in relation to flood zones.
- 63.18 Members debated the application on issues including: the lack of information on which to base a decision, ecological issues, the foul water drainage impact, the potential for attracting tourism to the area, and the responses from consultees.
- 63.19 Councillor Hicks proposed that the application be deferred on the grounds that there is insufficient information to be able to make a decision.
- 63.20 The motion was seconded by Councillor Passmore.
- 63.21 By a vote of 3 votes for and 4 against, the motion was lost.
- 63.22 Councillor Warboys proposed that the application be refused for the reasons as detailed below:

There is insufficient information to demonstrate that the proposed development would by reason of its scale, location, and nature of use and range of activities not likely adversely damage the sensitive and valued landscape near and adjacent to a SSSI and nature reserves. Furthermore it would adversely harm and fragment the ecological value and connections of the area. Contrary to policies of CL8, CL9, RT19, RT16 and CL2 of the local plan 1988. CS5 of the Core Strategy and NPPF including section 15 Conserving and enhancing the natural environment.

- 63.23 By a vote of 5 votes for and 2 against

It was RESOLVED:

There is insufficient information to demonstrate that the proposed development would by reason of its scale, location, and nature of use and range of activities not likely adversely damage the sensitive and valued landscape near and adjacent to a SSSI and nature reserves.

Furthermore it would adversely harm and fragment the ecological value and connections of the area. Contrary to policies of CL8, CL9, RT19, RT16 and CL2 of the local plan 1988. CS5 of the Core Strategy and NPPF including section 15 Conserving and enhancing the natural environment.

64 DC/21/03207 HENS CROFT, 14 BLACK BARN CLOSE, SOMERSHAM, SUFFOLK, IP8 4PX

64.1 Item 7D

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| Application Proposal | DC/21/03207 Householder Application – Erection of two storey rear extension and creation of additional parking bay to front garden. |
| Site Location | SOMERSHAM – Hens Croft, 14 Black Barn Close, Somersham, Suffolk, IP8 4PX |
| Applicant | Mr & Mrs James Caston |

64.2 A break was taken from 13:10pm until 13:31 pm after application number DC/20/05763 and before the commencement of application number DC/21/03207.

64.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the reason for referral to Committee, and the officer recommendation of approval.

64.4 The Case Officer responded to questions from Members on issues including: the location of the existing car port, and the amount of amenity space available on the site.

64.5 Members considered the representation from Councillor John Field who spoke as the Ward Member.

64.6 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation.

64.7 Councillor Matthissen seconded the motion.

64.8 By a unanimous vote

It was RESOLVED:

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

That authority be delegated to the Chief Planning Officer to GRANT PLANNING PERMISSION.

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

- **Standard time limit (3yrs for implementation of scheme/Outline/Reserved/Section73)**
- **Approved Plans (Plans to submitted that form this application)**

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

- **Proactive working statement**
- **SCC Highways notes.**

65 NA/21/12 SCHEDULE OF PLANNING APPLICATIONS - PLEASE NOTE THIS SESSION WILL NOT START BEFORE 14:00

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

| Application Number | Representations From: |
|--------------------|---|
| DC/20/05587 | Application withdrawn |
| DC/21/02047 | Odile Wladon (Stradbroke Parish Council) Steven Bainbridge (Agent) Councillor Julie Flatman (Ward Member) |

A short break was taken from 13:42pm until 14:00pm.

66 DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, GREAT BRICETT, SUFFOLK, IP7 7DZ

66.1 This application was withdrawn by Officers with the agreement of the Chair after the publication of the agenda but before the commencement of the meeting.

67 DC/21/02047 BARLEY BRIGG FARM, LAXFIELD ROAD, STRADBROKE, IP21 5NQ

67.1 Item 8b

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|----------------------|--|
| Application Proposal | DC/21/02047 Planning Application. Retention of extension to an agricultural building approved under DC/19/01673 including minor changes to eaves and ridge height and |
|----------------------|--|

use of the building for crop drying and storage.
Site Location **STRADBROKE** – Barley Brigg Farm, Laxfield Road,
Stradbroke, Suffolk, IP21 5NQ
Applicant Rattlerow Farms Ltd

- 67.2 The Area Planning Manager presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, listed building constraints, access to the site, the conditions applying to the development, and the officer recommendation of approval.
- 67.3 The Area Planning Manager responded to questions from Members on issues including: how the restriction relating to the drying of goods for the farm would be applied, whether the hedging would be reinstated, potential traffic and noise issues, and the retrospective planning permission.
- 67.4 Members considered the representation from Odile Wladon who spoke on behalf of Stradbroke Parish Council.
- 67.5 The Parish Council representative responded to questions from Members on issues including: the potential for traffic leaving the site to travel through the village.
- 67.6 Members considered the representation from Steven Bainbridge who spoke as the Agent.
- 67.7 The Agent responded to questions from Members on issues including: the potential traffic issues, the proposed type of drying equipment, the potential reinstatement of landscaping, the hours of operation for the site, proposed noise conditions, and the reasons for not having permitted development rights limited.
- 67.8 Members considered the representation from the Ward Member Councillor Julie Flatman which was read out by the Chair.
- 67.9 Members debated the application on the issues including the conditions being applied to the application.
- 67.10 A break was taken between 14:33pm and 14:38 to enable the Chair, Planning Lawyer and Area Planning Manager to clarify some issues regarding the application.
- 67.11 The Area Planning Manager advised Members that in light of the likely challenge to the conditions, officers would need to review the application to enable a full condition wording to be returned to Members.
- 67.12 Councillor Hicks moved that the application be deferred as advised by the Area Planning Manager.
- 67.13 Councillor Passmore seconded the motion.

67.14 By a unanimous vote

It was RESOLVED:

That the application be deferred, in light of the likely challenge (JR/Appeal/Further application) by the applicant/agent to the conditions, to enable officers to review. Full condition wording to be returned to Members.

68 SITE INSPECTION

68.1 None requested.

The business of the meeting was concluded at 2.42 pm.

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Chair

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

13 OCTOBER 2021

INDEX TO SCHEDULED ITEMS

| <u>ITEM</u> | <u>REF. NO</u> | <u>SITE LOCATION</u> | <u>MEMBER/WARD</u> | <u>PRESENTING OFFICER</u> | <u>PAGE NO</u> |
|-------------|----------------|---|--|---------------------------|----------------|
| 7A | DC/21/03430 | Stonham Barns Park, Pettaugh Road Stonham Aspal, Suffolk, IP14 6AT | Councillor Suzie Morley/Stonham Aspal | Bron Curtis | 27-48 |
| 7B | DC/21/01220 | Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS | Councillor James Caston/Bramford | Jo Hobbs | 49-254 |
| 7C | DC/20/03315 | Land between the Butts and Little London Hill, Debenham, Suffolk | Councillor Kathie Guthrie/Debenham | Alex Scott | 255-316 |
| 7D | DC/21/02068 | Livestock Unit, Red House Farm, West of, College Road, Wyverstone (Part in the Parish of Bacton), Suffolk | Councillor Andrew Mellen/Wyverstone/Bacton | Elizabeth Thomas | 317-396 |

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BMSDC COVID-19 – THE BLACKBOURNE COMMUNITY CENTRE

Babergh and Mid Suffolk District Councils (BMSDC) have a duty of care to ensure 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.

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:

- On arrival use the main entrance.
- Whilst in the Community Centre you are required to wear your face covering (unless you have an exemption) when inside in all parts of the building when you are moving around (including the access routes, communal areas, cloakroom facilities, etc.).
- Once seated at you desk/seat you may only take off your face covering.
- 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 others.
- Keep personal possessions and clothing away from other people.
- Do not share equipment including pens, staplers, etc.

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.

- 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.

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

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

Plans and Documents

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

Policies and Planning Consideration

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

Note on National Planning Policy Framework 2019 (NPPF)

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

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

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

Note on Community Infrastructure Levy Regulations (CIL)

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

Note on Obligations and Conditions

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

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

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

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

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

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

- Council Tax
- New Home Bonus
- Business Rates

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

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

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

Note on Photos/Video Footage and other media

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

Agenda Item 7a

Committee Report

Item No: 7A

Reference: DC/21/03430

Case Officer: Bron Curtis

Ward: Stonham.

Ward Member/s: Cllr Suzie Morley.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of garden centre building (Class E1) (following demolition of existing glasshouse)

Location

Stonham Barns Park, Pettaugh Road, Stonham Aspal, Suffolk IP14 6AT

Expiry Date: 13/08/2021

Application Type: FUL - Full Planning Application

Development Type: Minor All Other

Applicant: Stonham Barns Ltd

Agent: Phil Cobbold Planning Ltd

Parish: Stonham Aspal

Site Area: 0.05ha

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:

The Ward Member has called the application to Committee for reasons relating to the impact of the proposed development on residential amenity.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

GP01 - Design and layout of development

RT16 - Tourism facilities and visitor attractions

E08 - Extensions to industrial and commercial premises

T10 - Highway Considerations in Development

H16 - Protecting existing residential amenity
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment

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)

Stonham Aspal PC: Comments

- Object
- Erodes amenity of Brambly Hedge who are affected by the building and activities within it
- Conditions on 1189/05 should remain

National Consultee (Appendix 4)

None

County Council Responses (Appendix 5)

SCC Fire and Rescue: Comments

- Must comply with Building Regs
- Consideration should be given to the provision of additional water for firefighting

SCC Highways: Comment

- No detrimental impact on highway

Internal Consultee Responses (Appendix 6)

MSDC Environmental Health Officer: Comment

- No objection
- Recommend condition to control construction activities in the interests of residential amenity

MSDC Heritage Officer: Comments

- Site lies adjacent to the southern boundary of Grade II listed Brambly Hedge
- Proposal would represent some intensification of the existing development at the site but would not harm the setting or significance of the listed building.

B: Representations

At the time of writing this report at least 1 letters/emails/online comments have been received. It is the officer opinion that this represents 1 objection. A verbal update shall be provided as necessary.

Views are summarised below:-

- Object
- The visual impact and noise associated with activity is unacceptable
- Permission for the glasshouse included a condition to restrict public access and control hours of deliveries.

(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: 1189/05

Erection of glasshouse

DECISION: GTD 25.07.2005

PART THREE – ASSESSMENT OF APPLICATION

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

1. Site and Surroundings

1.1. The application site is a parcel of land located adjacent to a cluster of existing buildings at the Stonham barns leisure, tourism and retail complex which is located in the countryside between the villages of Stonham Aspal and Pettaugh. There is some mature planted landscape screening to the boundaries of the complex.

1.2. There is one residential dwelling (Brambly Hedge, formerly School Farm House) to the east of the application site.

1.3. The site is not in or near an area designated for special landscape significance, e.g. Special Area of Conservation, Special Landscape Area, or AONB. Brambly Hedge (School Farm House) is a grade II listed building.

1.4. The site is located in Flood Zone 1.

2. Principle of Development

2.1. This application seeks permission for the demolition of an existing glasshouse and the erection of a building to be used as a garden centre, as an extension to an existing garden centre operation carried on in adjacent buildings forming part of the Stonham Barns leisure and tourism complex.

2.2. The starting point for determination of any planning application 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).

2.3. Policies CS2 of the Mid Suffolk Core Strategy 2008 and E8 and RT17 of the Mid Suffolk Local Plan 1998 support the principle of appropriate commercial and tourism / leisure development in the countryside where there are no unacceptable impacts including on residents, local amenity and highway safety.

2.4. The NPPF is generally supportive of sustainable commercial developments as a contribution to the rural economy.

2.5. In this case the general principle of the proposed development is acceptable subject to assessment of the impacts of the proposal as discussed below.

3. Residential amenity

3.1. The application site adjoins the boundary of the dwelling known as Brambly hedge to the north and is otherwise adjoined by the wider Stonham Barns complex to the west, south and east. There are no other residential properties that adjoin the site and therefore, the main focus in assessing the impact of the proposal on residential amenity relates to the conditions at Brambly Hedge.

3.2. Concerns have been raised by the occupants of Brambly Hedge and other parties relating to the impact of the development on residential amenity and referring to the planning permission for the glasshouse by which activities and deliveries are restricted.

3.3. The proposed building will replace the existing glasshouse that is used by a garden centre operation that is carried on in adjacent buildings. The new building would occupy a similar position to the existing glasshouse and would be of similar style, but it would have a larger footprint and materials will be similar to those used elsewhere within the complex. The new building would not be significantly taller than the existing glasshouse.

3.4 There is not considered to be any significant amenity impact arising from the primary activities carried on by a garden centre operation, especially having regard to the existing commercial and other activities that existing within the wider complex. The permission for the glasshouse restricted activities carried on therein due to the need to restrict retail uses in the countryside. This is not considered to be a reasonable restriction for the proposal before you having regard to the existing retail operations that are carried on in the wider complex. However, it is considered reasonable to restrict the hours for deliveries to the garden centre and to control the management of the glasshouse demolition and new building construction so as to protect the amenity of this Brambly Hedge.

3.5. The development can be made acceptable in this respect by the imposition of conditions.

4. Heritage

4.1. The application site lies adjacent to the southern boundary of Brambly Hedge (School Farm House), a Grade II listed building.

4.2. The Heritage officer has assessed the impact of the proposed development and advises that, having regard to the existing glasshouse to be demolished and the presence of the wider Stonham Barns complex, the proposed development would not harm the significance of the listed building.

4.3. The development is therefore acceptable in this respect.

5. Landscape and visual impact

5.1. Stonham Barns is located in the countryside close to the village of Stonham Aspal. It occupies a prominent position adjacent to the A1120 highway. The application site is not readily visible from a public vantage as it is screened by the surrounding complex.

5.2. The proposed development will replace the existing glasshouse with a building of similar scale and of a design that is similar to existing buildings within the complex.

5.3. On the basis of the above the proposal is not considered to have any unacceptable landscape or visual impact.

6. Highway safety

6.1. The proposed building is to be located on the site of an existing glasshouse and is of similar size. Customer vehicles accessing the garden centre use the main car parking area that serve the adjoining retail and leisure facilities. Delivery vehicles will also use the main entrance to the site but will likely travel through the complex to the adjacent service yard area to reach the building. There is not considered to be any significant in vehicular activity relating to the proposed use as is already carried on in association with the existing garden centre and elsewhere within the complex.

6.2. SCC Highways have raised no objection to the proposal.

6.3. On the basis of the above there is not considered to be any unacceptable impact on highway safety.

7. Other issues

7.1. Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (Implemented 30th November 2017) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." It has been considered that no criminal offence under the 2017 Regulations against any European Protected Species is likely to be committed. There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues.

8. Parish Council

The matters raised by Stonham Aspal Parish Council have been addressed in the above report.

9. CONCLUSION

The principle of the proposed development generally accords with the objectives of the Development Plan and the impacts of the development are either acceptable or can be made so by conditions as recommended below.

10. RECOMMENDATION

I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.

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

- Standard time limit (3yrs for implementation)
- Approved Plans (Plans submitted that form this application)
- Demolition and construction management plan to be agreed
- Delivery times restricted (same as 1189/05)
- Restrict use to garden centre only and no other Class E use



Application No: DC/21/03430

Location: Stonham Barns, Stonham Aspal

| | | Page No. |
|--|--|----------|
| Appendix 1: Call In Request | <i>Cllr Morley</i> | |
| Appendix 2: Details of Previous Decision | <i>N/a</i> | |
| Appendix 3: Town/Parish Council/s | <i>Stonham Aspal Parish Council</i> | |
| Appendix 4: National Consultee Responses | <i>N/a</i> | |
| Appendix 5: County Council Responses | <i>SCC Fire and rescue SCC Highways</i> | |
| Appendix 6: Internal Consultee Responses | <i>MSDC Environmental Health MSDC 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/21/03430

Application Summary

Application Number: DC/21/03430

Address: Stonham Barns Park Pettaugh Road Stonham Aspal Suffolk IP14 6AT

Proposal: Planning Application - Erection of garden centre building (Class E1) (following demolition of existing glasshouse)

Case Officer: Bron Curtis

Consultee Details

Name: Mrs Alison Green

Address: Granary Cottage, Mill Green, Stonham Aspal Stowmarket, Suffolk IP14 6DA

Email: Not Available

On Behalf Of: Stonham Aspal Parish Clerk

Comments

At their meeting on 20th July the members of Stonham Aspal Parish Council unanimously objected to this application on the basis that it further erodes the residential amenity of Brambley Hedge. The proximity of the building to Brambley hedge means they are directly affected by the building and activity within it. Therefore existing conditions from planning permission 1189/05 where by use is limited to plant propagation, without public access and no deliveries to/from the glasshouse can take place outside the hours of 9am 5pm and not at all on Sundays or Bank Holidays should remain in place.

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/F200952
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 23/06/2021

Dear Sirs

Stonham Barns Park, Pettaugh Road, Stonham Aspal IP14 6AT
Planning Application No: DC/21/03430/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 100m from the proposed build site and consideration should be given to the provision of additional water for firefighting purposes.

/continued

OFFICIAL

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: info@philcobboldplanning.co.uk

Your Ref:DC/21/03430
Our Ref: SCC/CON/2833/21
Date: 5 July 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: Bron Curtis

Dear Bron,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/03430

PROPOSAL: Planning Application - Erection of garden centre building (Class E1) (following demolition of existing glasshouse)

LOCATION: Stonham Barns Park, Pettaugh Road, Stonham Aspal, Suffolk IP14 6AT

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

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/21/03430 under highway safety grounds.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

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

Sent: 22 Jun 2021 04:06:40

To:

Cc:

Subject: FW: Plan ref DC/21/03430 Stonham Barns Park, Pettaugh Road, Stonham Aspal. Environmental Health - Noise/Odour/Light/Smoke

Attachments:

From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>

Sent: 21 June 2021 10:07

To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Cc: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>

Subject: Plan ref DC/21/03430 Stonham Barns Park, Pettaugh Road, Stonham Aspal. Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for the erection of a garden centre building.

I can confirm with respect to noise and other environmental health issues that I do not have any adverse comments and no objection to the proposed development.

I would however recommend the following condition to mitigate for noisy construction activity:

Construction Hours

Operations related to the construction (including site clearance and demolition phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity

I trust this is of assistance.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils

t: 01449 724718

e: david.harrold@baberghmidsuffolk.gov.uk

Consultee Comments for Planning Application DC/21/03430

Application Summary

Application Number: DC/21/03430

Address: Stonham Barns Park Pettaugh Road Stonham Aspal Suffolk IP14 6AT

Proposal: Planning Application - Erection of garden centre building (Class E1) (following demolition of existing glasshouse)

Case Officer: Bron Curtis

Consultee Details

Name: Paul Harrison

Address: Endeavour House, Russell Road, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Bron

The site lies along the south boundary of the garden of Brambly Hedge, a grade II listed former farmhouse (previously listed as School Farmhouse). Brambly Hedge is a dwelling of 1 ½ storeys, with a thatched roof and timber-framed and plastered walls. The list entry gives it a date of mid to late-1600s. It stands in a narrow triangular plot lying along the Pettaugh Road with its main garden land to the east. Historically its farmstead stood to the east, and it is now surrounded to the east and south by the buildings of Stonham Barns. The modest scale of the building and its residential land make it somewhat sensitive to built development beyond its boundary.

The proposal is to replace a glasshouse building standing immediately south of the common boundary, with a longer building of similar design. Longer buildings stand to the south of the existing building. From the application documents it appears that the proposal building at its tallest point may be slightly taller than the existing, if at all, and that the part which is to stand where there is no existing building would not be significantly taller than the existing buildings. For these reasons it is my view that the impact of the proposal would represent some intensification of the present situation but that this impact would not be harmful in terms of the setting of the listed building, and would not result in harm to its significance.

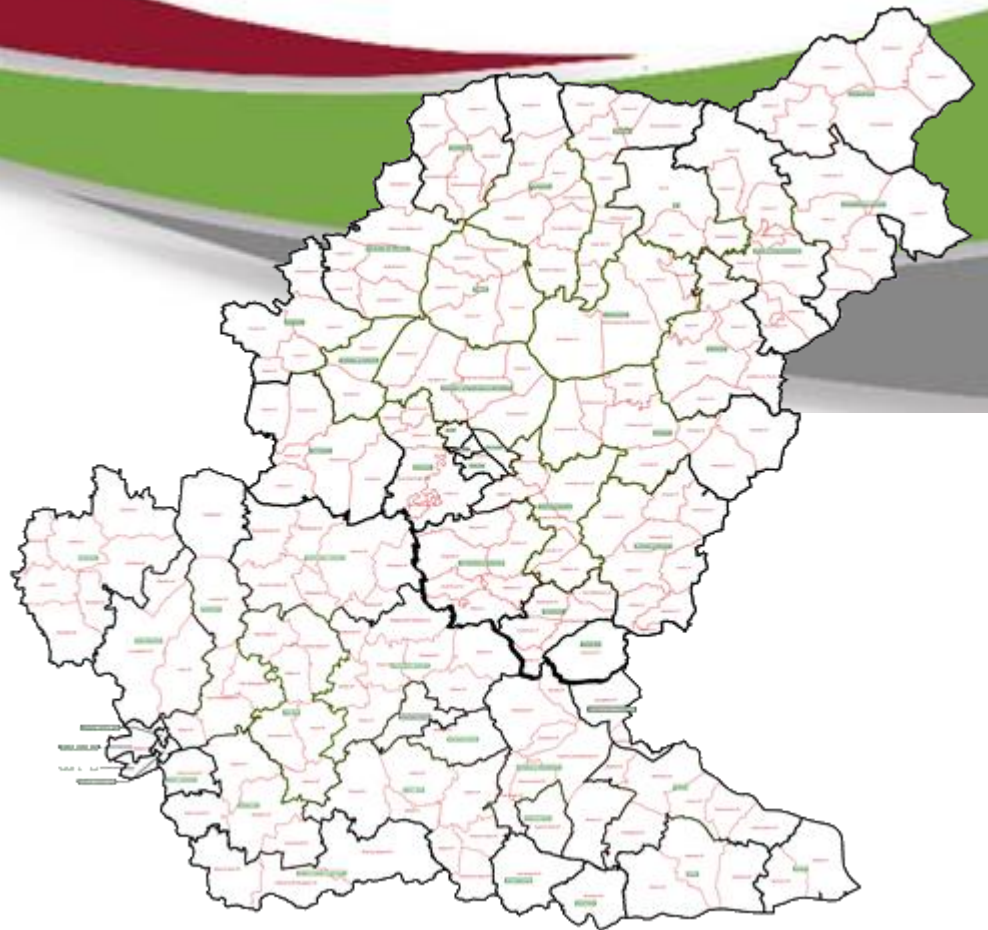
Paul Harrison

BMSDC Heritage

9.7.21

Application No:
DC/21/03430

Address:
Stonham Barns Park
Pettaugh Road
Stonham Aspal





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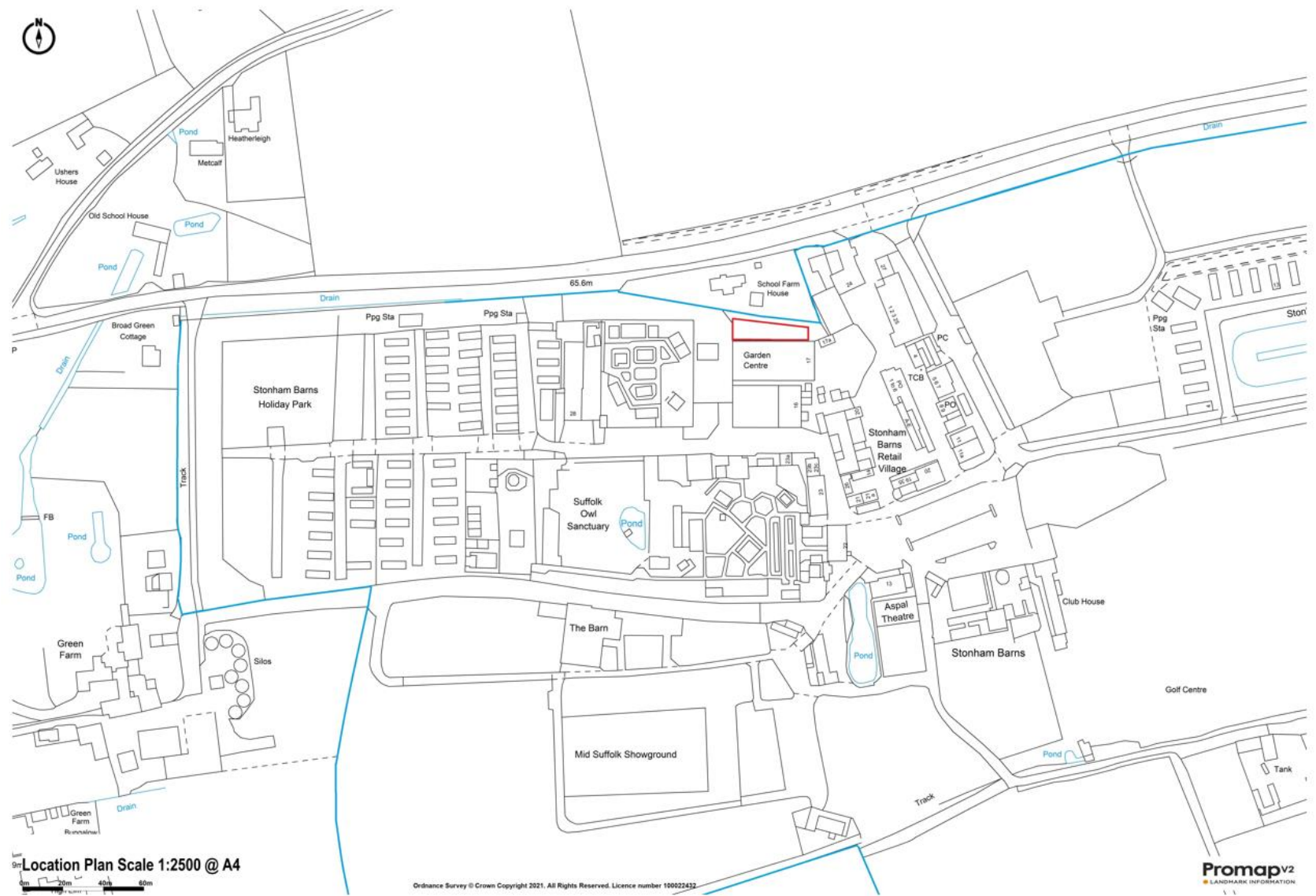
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Site Location Plan

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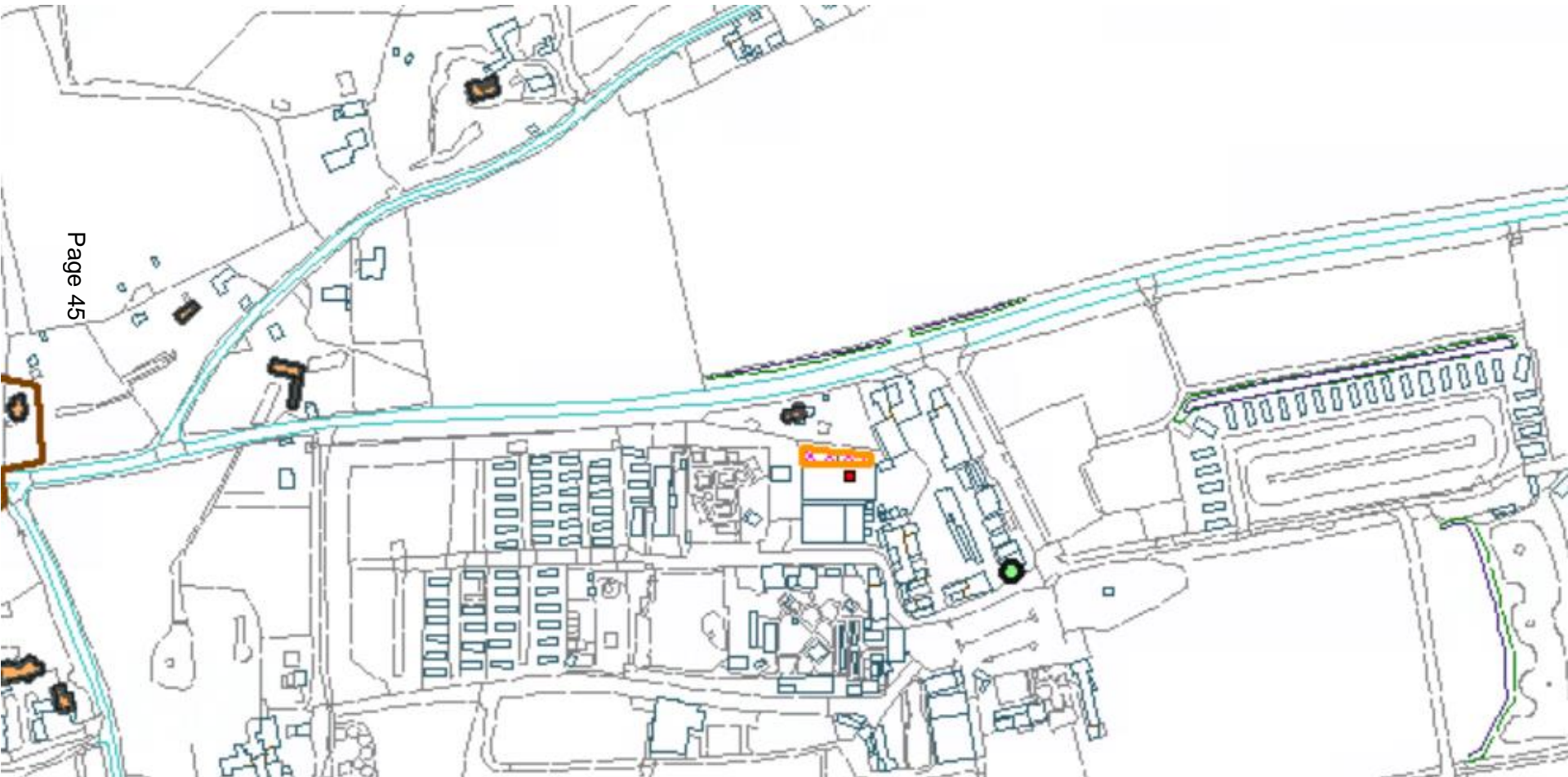


Location Plan Scale 1:2500 @ A4

Constraints Map

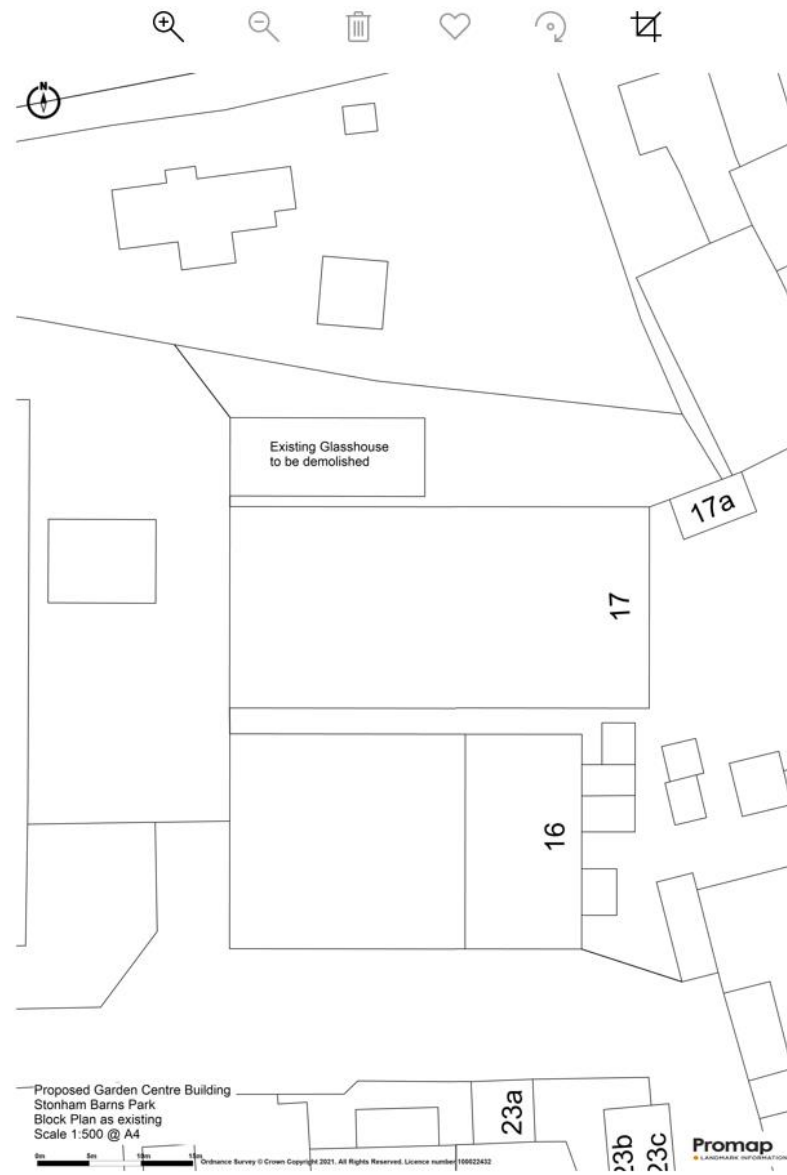
-  Grade II
-  TPO - Individual TPOs/trees/T1
-  Built Up Area Boundaries

Slide 5

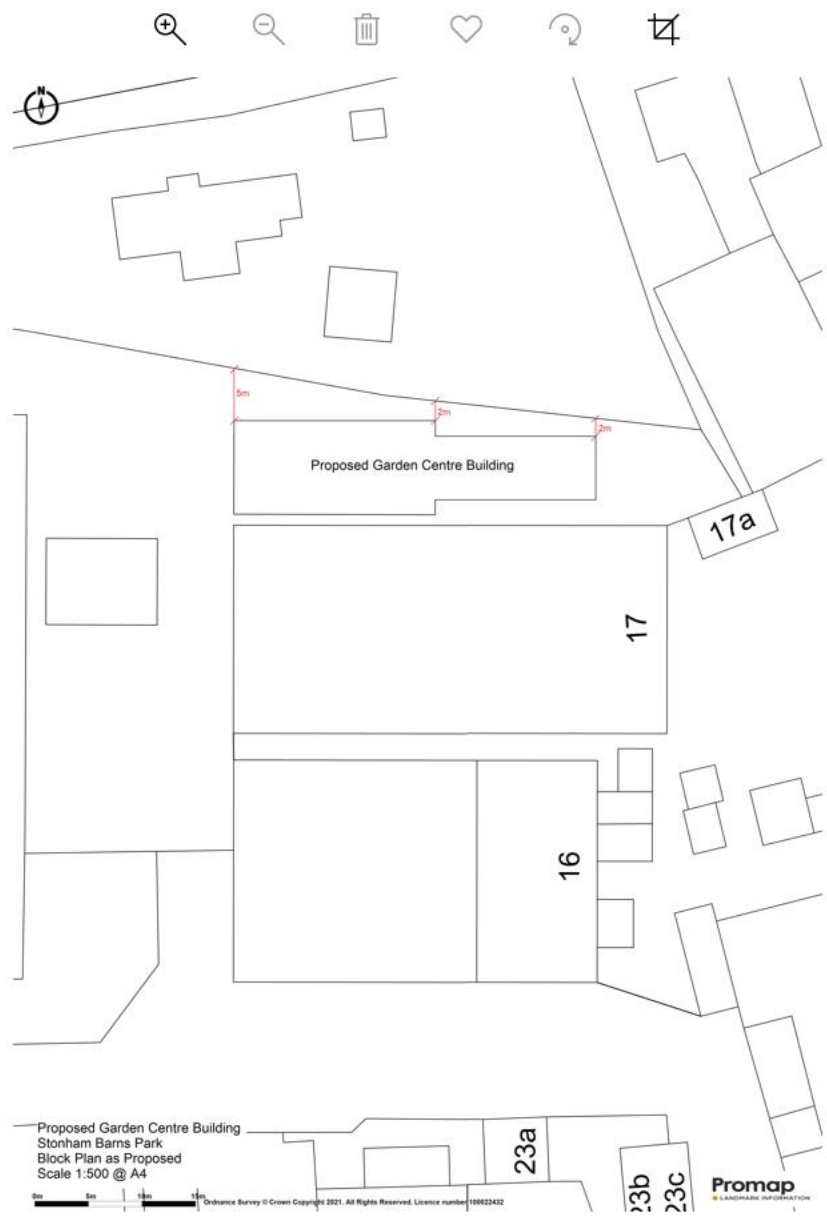


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Existing Block Plan



Proposed Block Plan



Agenda Item 7b

Committee Report

Item No: 7B

Reference: DC/21/01220

Case Officer: Jo Hobbs

Ward: Bramford & Blakenham.

Ward Member/s: Cllr James Caston.

RECOMMENDATION – APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Location

Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Expiry Date: 01/06/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Bellway Homes Ltd (Essex)

Agent: Ms Laura Dudley-Smith, Strutt and Parker

Parish: Bramford

Site Area: 13.02 hectares

Density of Development:

Gross Density (Total Site): 14.6 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 32.2 dph

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 – reference DC/20/04106.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

- The application relates to a major residential development exceeding 15 dwellings and is therefore above the threshold for delegation to the Chief Planning Officer set out in the Council's Scheme of Delegation

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Core Strategy Focused Review 2012:

- FC1 – Presumption in favour of sustainable development
- FC1.1 – Mid Suffolk approach to delivering sustainable development
- FC2 – Provision and distribution of housing

Mid Suffolk Core Strategy 2008:

- CS1 – Settlement hierarchy
- CS2 – Development in the Countryside and Countryside Villages
- CS3 – Reduce contributions to climate change
- CS4 – Adapting to climate change
- CS5 – Mid Suffolk's environment
- CS6 – Services and infrastructure
- CS9 – Density and mix (of housing)

Mid Suffolk Local Plan 1998:

- GP1 – Design and layout of development
- HB1 – Protection of historic buildings
- HB7 – Protecting gardens and parkland of historic interest
- HB8 – Safeguarding the character of conservation areas
- HB14 – Ensuring archaeological remains are not destroyed
- H7 – Restricting housing development unrelated to the needs of the 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
- CL8 – Protecting wildlife habitat
- CL9 – Recognised wildlife areas
- CL11 – Retaining high quality agricultural land
- T4 – Planning obligations and highways infrastructure
- T9 – Parking standards
- T10 – Highway considerations in development
- T13 – Bus services
- RT4 – Amenity open space and play areas within residential development
- SC4 – Protection of groundwater supplies
- SC8 – Siting of new school buildings
- Altered policy H4 – A proportion of affordable housing in new housing developments (July 2016)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Other relevant material planning considerations

National Planning Policy Framework (NPPF) 2021:

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 8: Promoting healthy and safe communities
Section 9: promoting sustainable transport
Section 12: Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving the natural environment
Section 16: Conserving and enhancing the historic environment

Suffolk County Council Parking Standards
Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation
(2007)

Bramford Parish Plan and Village Design Statement 2012

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

Cllr James Caston: No comments to make.

Cllr John Field: Do not wish to comment.

Town/Parish Council (Appendix 3)

Bramford Parish Council: Support application but make following comments:

- Speed limit on Loraine Way should be relocated further north
- Proximity of plots 1, 8 and 9 to existing dwellings on Loraine Way
- Location of pre-school in relation to flood risk
- Street-lighting – keep to a minimum
- Condition of land in between this application site and site being developed by Hopkins Homes.
- More details on management of open space to north of site, PC would like this to be a nature area for the community, including mowed paths, wildflowers, bird and bat boxes, seating/benches and nature signage.
- PC would prefer a commuted sum to contribute to existing play area in village rather than provision of a new play area in development.

Further comments to revised plans 21st July 2021:

No objection subject to confirmation as to who will manage and maintain the proposed off-site footpaths to the village play area.

Officer response: See detailed section on Parish Council comments in Section 4 below.

Sproughton Parish Council: Object:

- Application encroaches on to the flood zone.
- Concerns over flooding from sewage system.
- Flood water management should be a net improvement and not just a statistical match to flood water management.

Also previous comments to initial plans of no objection but the following comments to note:

- Nursery in bad position so close to river
- Relocation of speed restriction so main exit within 40mph zone
- Development will impact on Sproughton and Wild Man Public House junction without any mitigation to deal with this.
- Threat from flooding from development as Sproughton is downstream. SUDs should be used to reduce runoff rates.
- Lighting should not impact nocturnal wildlife but ensure peoples safety
- More green borders of native trees and hedgerows rather than walls and fences.
- Support the comments of Bramford Parish Council.

Officer response: No development is located within higher risk flood zones 2 or 3, with mitigatory flood storage proposed. No objection is raised by the Environment Agency in terms of flood risk. There is no legal requirement to make a net improvement for flood water management.

The pre-school site was considered in this location at the outline stage, and whilst only an indicative location at the outline stage this site has been accepted by SCC Education Services as part of this reserved matters application.

Claydon and Whitton Parish Council: Do not wish to comment on application.

National Consultee (Appendix 4)

Anglian Water: No comments to make, infiltration techniques are not going to be adopted by Anglian Water.

Environment Agency: No objection subject to local planning authority undertaking sequential and Exception Tests for the site. Environmental Permit may be required for works near The River Gipping as it is a 'main river'. Specific comments as follows:

- The site lies within the flood extent for a 1% (1 in 100) annual probability event, including an allowance for climate change.
- The site does benefit from the presence of defences.
- All residential development has been sequentially sited in flood zone 1.
- Minimum finished ground floor levels have been proposed at 9.05m AOD. This is above the 1% (1 in 100) annual probability flood level including climate change of 8.32m AOD and therefore dry of flooding in this event.
- Finished ground floor levels are also above the 0.1% (1 in 1000) annual probability flood level including climate change of 8.78m AOD and therefore there is safe refuge.
- Therefore this proposal does have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain up to a 1% (1 in 100) annual probability including climate change flood event. A Flood Evacuation Plan has not yet been proposed.
- Compensatory storage has been provided.

East Suffolk Internal Drainage Board (IDB): Site within IDB's area, to avoid conflict between the planning process and the Board's regulatory regime and consenting process the following is raised:

- Initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to the riparian watercourse adjacent to the south-eastern boundary, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee.
- Any works to watercourse adjacent to the site boundary to alter a riparian watercourse would require consent under the Land Drainage Act 1991.

Whilst consenting process under Land Drainage Act separate to planning process, recommend consent for land drainage sought prior to determination of planning application.

Highways England: No objection.

Historic England: No comments to make.

Natural England: No comment to make.

Suffolk Wildlife Trust: Comment that a Landscape and Environmental Management Plan should be produced, wildlife friendly lighting strategy should be agreed, any removal of trees and scrub should consider stag beetles and carefully relocate any found.

Officer response: A Landscape and Ecological Management Plan is required by condition 21 of the outline consent.

NHS: No further comment, CCG and BMSDC Infrastructure Team working together on mitigation for this scheme forming a health hub within Ipswich Borough Council's boundary.

Cadent (gas infrastructure): No comments to make.

Mid Suffolk Disability Forum: Note intention to build to Part M4(1) of building Regulations ensuring dwellings are visitable by all people. However, also request that 50% of dwellings should also meet Part M4(2) in terms of dwellings being accessible and adaptable. Only 4 bungalows proposed, should be increased to 6 to further assist people with mobility problems who wish to downsize from larger dwellings. Consider it would be reasonable to provide 1 bungalow that meets the requirements of Part M4(3) of Building Regulations to be fully wheelchair accessible. Ground floor apartments could be suitable for people with mobility problems if they meet Part M4(2). Footpaths should be a minimum width of 1500mm wide enough for wheelchair users, dropped kerbs should be level with roadways. Cycle paths should be accessible for wheelchair users. Surface should be firm, durable and level, no loose gravel, cobbles or uneven setts. Note provision of picnic benches, at least one should be wheelchair accessible. Information boards should be provided in a format that meets the needs of the majority of people including those with learning disabilities or sight impairment.

Further comment: Aware that the Council policies do not go as far as we would wish in terms of providing a reasonable percentage of accessible and adaptable housing to assist people with a range of mobility difficulties. Continue to express the view that exceeding the requirements of current policies would assist disabled people not to be further disabled by a low percentage of accessible and adaptable housing in developments such as this.

Officer response: The requirements for 50% of dwellings to meet Part M4(2) are part of emerging policy in the Joint Local Plan, but these policies cannot be given significant weight until they are examined. The developer has provided 66 out of 190 dwellings (35% to meet Part M4(2) standards for accessible and adaptable dwellings however. A planning condition is recommended to ensure the identified dwellings meet these standards.

County Council Responses (Appendix 5)

Suffolk County Council (SCC) Fire and Rescue: No further comments to make to outline consent.

SCC Highways: Following receipt of revised plans no objections subject to S106 securing required contributions. Footway/cycleway to the south west of the site to be provided separate to the private drive, revised plans required to address this.

SCC Lead Local Flood Authority: Following revision to plans to reduce the gradient of the sides of the surface water attenuation feature, recommend approval of the application.

SCC Strategic Development: No objection, but Deed of Variation to the agreed Section 106 agreement being sought for where Public Rights of Way contribution is spent. Pre-school site reserved through outline consent, but this reserved matters application needs to detail access and location of services. The location of services must be agreed by SCC.

SCC Travel Plan: No comments to make, travel plan contribution secured through S106 on outline consent.

Suffolk Archaeology Services: No objection, following comments;

- Further investigative work required prior to commencement of development
- Management plan for heritage assets area (prehistoric burial mound) required
- Further details of planting in and around heritage assets area

Internal Consultee Responses (Appendix 6)

Babergh Mid Suffolk District Councils (BMSDCs) Environmental Health – Air Quality: No comments to make.

BMSDCs Environmental Health – Contamination: No comments to make.

BMSDCs Environmental Health – Noise/Odour/Light/Smoke: No objection. Specific consideration given to gas valve to south west of site, but not considered likely to lead to any noise issues.

BMSDCs Environmental Health – Sustainability: Request condition requiring scheme for the provision of water, energy and resource efficiency measures.

Officer response: This is already a condition on the outline consent. An application has been made to discharge this condition under application DC/21/02181, to which the Environmental Management Officer raises no objection to the details submitted. This is explored further in para 8.8 of this report.

BMSDCs Heritage: No comments to make.

BMSDCs Strategic Housing: Recommend change to market housing mix, the percentage of 2 bedroom dwellings is 31% lower than the Strategic Market Housing Assessment target. Seek a reduction in 3 and 4 bedroom units. Inclusion of bungalows is welcomed. The affordable housing mix is as per the agreed S106 agreement. The affordable dwellings are pepper-potted across the site which the councils supports. Recommend that all dwellings meet Nationally Described Space Standards (NDSS), affordable housing should be tenure blind and indistinguishable from market housing, the council should be granted 100% nomination rights on letting and relets of affordable units, flats must be in separate blocks and not mixed with market flats/market garages and adequate parking and cycle storage must be provided.

Officer response: The market housing mix has been raised with the applicants from pre-application stage to the application stage, but in the absence of a planning condition on the outline consent requiring a specific market housing mix to come forward it has not been possible to secure an increase in the number of 2 bedroom dwellings. The affordable dwellings have been further integrated around the site on request from officers and all dwellings will meet NDSS standards. Materials and design features are the same across all tenures to ensure they are indistinguishable. Nomination rights are secured in the S106 and there is no mixing of tenures within flat or garage areas.

Place Services – Ecology: No objection subject to details being provided under conditions on outline consent relating to Landscape and Ecological Management Plan, Biodiversity Enhancement Strategy and

wildlife friendly lighting scheme. Pleased to see incorporation of appropriate planting specifications within the public open space, in particular the proposed meadow mixture will deliver a native species-rich grassland which will benefit a range of invertebrates, birds, mammals and herpetofauna.

Place Services – Landscape: No objection following amended plans, require conditions to be complied with from outline consent.

BMSDCs Public Realm: Note the proposed changes to play provision and improvements to be made to existing nearby provision and fully support this approach. Hedgerow species selection and grassland mixed for the open space areas are appropriate and supported.

BMSDCs Waste Services: No objection to application.

BMSDCs Infrastructure: Site within high value zone for CIL Charging, subject to £115 per square metre. Developer should ensure they understand the duties in relation to compliance with CIL Regulations.

BMSDCs Arboricultural Officer: No objection subject to conditions outlined in the arboricultural report. A small number of trees are proposed for removal but they are of limited amenity value and their loss will not have an overall adverse impact upon the character of the local area.

B: Representations

At the time of writing this report at least 13 letters/emails/online comments have been received. It is the officer opinion that this represents 12 objections and 1 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Affects local ecology/ wildlife
- Boundary issues
- Building work
- Dominating/ overbearing
- Drainage
- Fear of crime
- Health and safety
- Impact on local amenities (schools/ doctors etc.)
- Inadequate parking provision
- Inadequate public transport provisions
- Inappropriate in a conservation area
- Increase danger of flooding
- Increase in anti-social behaviour
- Increase in pollution
- Increased traffic/ highways issues
- Lack of footpaths and cycle lanes
- Landscape impact
- Light pollution
- Loss of light
- Loss of open space
- Loss of outlook
- Loss of privacy

- Noise
- Out of character with the area
- Over development of the site
- Overlooking
- Residential amenity
- Smells – odour
- Strain on existing community facilities
- Trees

(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/20/01917 | Non Material Amendment to DC/18/00233 - To vary wording of condition 15 relating to pedestrian and cycle way (Resubmission of DC/20/00826) | DECISION: GTD 21.05.2020 |
| REF: DC/20/01948 | Discharge of Conditions Application for DC/18/00233- Condition 26 (Mineral Safeguarding Assessment and Minerals Management Plan) | DECISION: GTD 17.06.2020 |
| REF: DC/20/03317 | Discharge of Conditions Application for DC/18/00233 and subsequent non-material amendment DC/20/01917 - Condition 15 (Pedestrian and Cycle Path) | DECISION: GTD 29.09.2020 |
| REF: DC/21/01220 | Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links | DECISION: PCO |
| REF: DC/21/01253 | Discharge of Conditions Application for DC/18/00233- Condition 4 (Phases) and Condition 27 (Written Scheme of Investigation) | DECISION: GTD 26.04.2021 |
| REF: DC/21/02181 | Discharge of Conditions Application for DC/18/00233- Condition 30 (Sustainability and Renewable Energy Statement) | DECISION: Pending consideration |

| | | |
|-------------------------|--|--|
| REF: DC/21/02182 | Discharge of Conditions Application for DC/18/00233 - Condition 20 (CEMP Biodiversity) | DECISION: GTD 04.06.2021 |
| REF: DC/21/02280 | Discharge of Conditions Application for DC/18/00233- Condition 7 (Details of Access) | DECISION: Pending consideration |
| REF: DC/21/02794 | Discharge of Conditions Application for DC/18/00233- Condition 11 (Construction Management Plan) | DECISION: GTD 04.06.2021 |

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site comprises Grade 3b and Grade 4 agricultural land on the northern fringe of Bramford, which is designated as a Key Service Centre in the Core Strategy. The site is within the Parish of Bramford.
- 1.2 Bramford contains a number of services and facilities including a local convenience shop and primary school, as well as good connectivity with a regular bus service from Ipswich to Stowmarket during the daytime on Mondays to Saturdays.
- 1.3 The site is bounded by Loraine Way (B1113) to the west which is a 40mph road, with 11 dwellings dating from the C20th forming mostly semi-detached properties along part of the west boundary of the site. To the north of the site is Bramford Common, Bramford Driving Range and Suffolk Water Park (formerly sand and gravel pits). To the east of the site is the River Gipping, which directly adjoins part of the eastern site boundary. To the south of the site is an open area which forms part of open space and surface water attenuation features relating to a new residential development being constructed by Hopkins Homes (under outline consent 2986/15 and reserved matters 0156/17, subsequently referred to a 'Willowbrook' in this report) and also community playing fields adjacent to the River Gipping.
- 1.4 There is also an underground gas pipe across the site from the east to the south west corner of the site. Directly to the south west of the site is gas apparatus enclosed by metal railings. Also notably there are high-voltage 400kV overhead power cables that run east to west across the site with two towers/pylons on the site.
- 1.5 There is some landscaping around the west and north boundaries. There are hedges and trees running within the site near the east boundary. To the south of the site is a drainage ditch and some landscaping.
- 1.6 There is a listed building within the vicinity of the site, Grade II Rutters Farmhouse. This building is located on Somersham Road, near the junction with Loraine Way to the south west of the site. There is also the Grade I listed St Mary the Virgin Church to the south of Bramford on Vicarage Lane at some distance from the application site. There are also other heritage assets outside of the site in the vicinity including a Roman Road to the north west of the site and a World War Two pillbox to the south west of the site.

- 1.7 The site directly adjoins the River Gipping, and forms part of the side of the river valley. The site levels are higher near Loraine Way and to the south west of the site, with the site levels lower to the north of the site and adjacent to the river to the east of the site. The site is visible from public footpaths along the River Gipping Valley and can be seen from the Norwich-London trainline which is located some 500m further to the east beyond the river.
- 1.8 The site is not within an area of special character designation such as an Area of Outstanding Natural Beauty, but does directly adjoin a Special Landscape Area to the east of the site. The site is also within the Site of Special Scientific Interest (SSSI) Impact Risk Zone and the Mineral Consultation Area set by Suffolk County Council's Minerals Core Strategy 2008. The site is also within a Groundwater Source Protection Zone relating to groundwater as the site is located over a Principal Aquifer.
- 1.9 The site has been put forward for development under the Babergh and Mid Suffolk Joint Local Plan Consultation Document (August 2017). This identified the site (SS0478) as not being suitable for housing due to its physical detachment from Bramford, but did note the above planning consent 2986/15 as a consideration which would in effect lead to the site adjoining the existing settlement pattern.
- 1.10 The site measures 13 ha and is located in Flood Zones 1, 2 and 3a. Part of the application site is a registered common, to the north of the site. There are public rights of way along the east bank of the River Gipping, outside of the application site (footpath W-155/025/0) and to the south of the application site (footpath W-155/026/A), to the north of the Willowbrook development being built.
- 1.11 Bramford Meadows Local Nature Reserve and County Wildlife Site is located approximately 250m to the south east of the site adjoining the River Gipping.

2. The Proposal

2.1. This application is for the reserved matters for 190 dwellings approved under outline application DC/18/00233. This outline application also included a site for a pre-school. The site is identified in these reserved matters but the detailed plans would come forward by way of a separate reserved matters application.

2.2 The matters to be considered under this application are layout, appearance, scale and landscaping, which incorporates detailed highway design matters, design and layout of the dwellings, landscaping, ecology and biodiversity, flood risk, heritage and residential amenity. The vehicular, pedestrian and cyclist access points were secured at outline consent.

2.3 Also to be considered through this application is the agreement of a Deed of Variation to the original Section 106 agreement to the outline consent. The matters being reviewed through the Deed of Variation are:

- Spending of original public rights of way money secured on footpaths 26 and 27 instead of footpath 11 (which are closer to the site), increasing from £21,750 to £36,750 to enable further upgrade to footpaths to enable accessible link to village play area).
- Provision of an off-site commuted sum for play space rather than on-site provision (in discussion with Bramford Parish Council).
- Future management and maintenance of footpaths created to south of site

2.4 Through the course of this application the applicants have also agreed to provide a 20mph zone within their development, and relocate the existing national speed limit on Loraine Way further north from the application site, in effect creating a larger reduced 40mph speed limit adjacent to the site access. A contribution will be secured via the Deed of Variation of £10,000 to secure this.

2.5 The access to the development was approved through the outline application, to provide one main vehicular access to the north west of the application site. A secondary emergency access is provided to the south west of the site, which also serves as a pedestrian and cycle access. There are also connections to the wider public rights of way network to the west of the site, and a condition was secured to provide a pedestrian and cycle access to the south of the site. Further information on the planning conditions and S106 contributions secured for highways are given later in the report.

2.6 No. dwellings, size and tenure / mix

Affordable dwellings: (67 in total as per agreed Section 106 agreement - all Part M4(2) compliant for accessibility except for first floor flats)

Affordable Rent: (50 dwellings)

- 8no. 1 bedroom/2 person flats
- 6no. 2 bedroom/4 person flats
- 4no. 2 bedroom/3 person bungalows
- 19no. 2 bedroom/4 person houses
- 11no. 3 bedroom/5 person houses
- 2no. 3 bedroom/6 person houses

Shared Ownership: (17 dwellings)

- 4no. 2 bedroom 4 person flats
- 9no. 2 bedroom/4 person houses
- 4no. 3 bedroom/5 person houses

Market dwellings: (123 in total)

- 4no. 2 bedroom (house type Cooper)
(% 2 bedroom = 3%)
- 22no. 3 bedroom (Tailor)
- 22no. 3 bedroom (Thespian)
- 8no. 3 bedroom (Chandler)
- 18no. 3 bedroom (Chandler detached)
- 4no. 3 bedroom (Quilter)
(% 3 bedroom = 60%)
- 20no. 4 bedroom (Scrivener)
- 15no. 4 bedroom (Silversmith)
- 10no. 4 bedroom (Sculptor) (Only this dwelling type Part M4(2) compliant in market homes)
(% 4 bedroom = 37%)

2.7 Of these all the dwellings would be a maximum of two storey, with four bungalows provided on the site equating to 2% of the total number of dwellings. Seven ground floor apartments are also provided. The market dwelling floorspace is 13,323 sq.m.. All dwellings on site comply with the Nationally Described Space Standards (2015). The range of garden sizes are proposed

2.8 Parking has been provided as per Suffolk County Council Parking Standards (2019), with 496 space provided in total and can be summarised as follows:

| Type | No. of space |
|----------------------------|--------------|
| Garage space/cycle parking | 89 |
| General on-plot parking | 365 |
| Visitor bay parking | 48 |

| | |
|---|------------|
| Parking for electricity sub-station on site | 2 |
| Total spaces | 504 |

2.9 The parking is provided on plot and avoiding parking courts that are not overlooked. There are two instances out of the 190 dwellings where two parking spaces are provided in front of a garage to form the three parking spaces required for the 4 bed dwellings. These are plots 12 and 81, which are on private access roads. The total required visitor parking for this development is 48 space which is provided. Cycle parking and bin storage and presentation spaces are adequately provided. There is no objection from SCC Highway Authority to these two instances.

2.10 The site area is 13.02 hectares, of which 5.9 hectares would be developable area. This was established at the outline stage. This results in a gross density for the site of 14.6 dwellings per hectare (dph) and a net density of 32.2 dph when excluding the areas of open space provided.

2.11 The proposed materials on the dwellings are reflective of the Suffolk vernacular, including red brick with soft orange tones (Atherstone Red Brick and Clumber Red Brick) along with Kensington Cream Brick, Marley Cedar Weatherboard Grey and Chalk White render to provide variation in materials across the site. The tiles are a mix of Gemini Sunrise Blend Tile, a mottled red/orange tile and SVK Montana Textured Tile (slate-like tile). This has included amendments to the scheme since it was presented at the pre-application stage to reduce the amount of weatherboarding used in the scheme as this is not a particularly prevalent material in Bramford. The main access road would be laid with tarmac, but shared surfaces would be laid with block paving (charcoal colour) and private drives laid with block paving (Autumn Gold colour). Windows and doors are proposed to be white UPVc, fascias and soffits white and rainwater goods black UPVc.

2.12 On the proposed dwelling types there are range of design details to provide interest and lift the appearance of the dwellings, including detailing over windows and doors, bay windows, overhang to the eaves and gable ends. The same materials and attention to detailing is used on the affordable dwellings and the market dwellings, to ensure the same quality design finish to all tenures.

2.13 Boundary treatments on the dwellings are varied around the site to provide visual interest and a sense of legibility when moving through the development. Brick boundary walls at 1.8m are used on key focal points and corner plots to provide a more formal sense of enclosure. Fences surrounding parking spaces are proposed to be close boarded fences (1.8m, vertical boarding), fences to rear gardens larch lap fences (1.8m, horizontal boarding) and a feature boundary fence in more visible and prominent locations towards the end of the site (1.8m, vertical boarding).

2.14 A landscaping plan has been produced to both strengthen and add to the existing landscaping in the open space around the site, and landscaping within the site to soften the appearance of the development. A section of hedge along the boundary with Loraine Way has been removed to facilitate the vehicular entrance into the site. Native hedges are proposed to the north west of the open space and along the northern boundary adjacent to the properties that have fences facing onto the development, totalling 200m in length, a significant net gain compared to the hedge lost at the access to the site. Also proposed within the landscaping masterplan:

- additional tree planting is proposed in the open space area to the north of the development;
- circular paths within the open space, through Breedon self-binding gravel paths and informal mown paths, which connect into the existing circular informal paths within the site with dog waste bins provided where the paths enter the development proposed;
- picnic benches provided within the proposed tree planting in the open space area to the north;
- open space will predominantly be sown as wildflower grassland;

- to the northern and eastern edges of the site the landscape will be managed as a riparian zone under the Landscape and Ecological Management Plan (condition 21 of outline consent), noting that this is adjacent to the river and requires different management;
- interpretation boards are proposed to the south east of the development and near the picnic tables, the details of the contents would be agreed through condition;
- integrated Swift boxes are proposed on dwellings along the east and north boundaries of the site facing the open space areas;
- a reptile hibernaculum and loggery to the north of the open space; and
- additional bird boxes proposed on mature vegetation within the open space areas and bat boxes.

2.15 Within the site landscaping on the frontage of dwellings has been increased within the site on street scenes to provide a softening of the development. Street trees are provided along the key street scenes to soften the appearance of the development along with informal flowering evergreen boundary hedges on all properties, along with ornamental planting within front gardens.

2.16 An attenuation basin is proposed to the north of the site with sides with a shallow gradient. The basin would be surrounded by 1.1m high galvanised steel bow-top fencing to prevent access (except for maintenance)

3. Planning conditions and S106 agreement

3.1 The following gives an overview of the relevant planning conditions that require agreement and S106 agreement requirements secured under outline consent DC/18/00233.

| Planning condition | Requirement | When | Met/Agreed |
|---------------------------|---|------------------------------------|---|
| 2 | Submission of reserved matters | Before commencement of development | Yes |
| 4 | Phasing plan to be agreed | Before commencement | Condition discharged. |
| 5 | Maximum of two-storey development | - | Yes |
| 6 | Provision of visibility splays | Before access is first used | Condition discharged |
| 7 | Details of vehicular access to be agreed | Before commencement | Condition discharged |
| 8 | Details of estate roads and footpaths to be agreed | Before commencement | Not to date |
| 9 | Construction of roads and footways to Binder course level | Before first occupation | Not to date |
| 10 | Construction of emergency footway and access | Before first occupation | Not to date |
| 11 | Construction Management Plan to be agreed | Before commencement | Condition discharged |
| 12 | Details to prevent surface water discharge onto highways | Before commencement | Not to date |
| 13 | Details of loading, unloading, manoeuvring and parking of vehicles to be agreed | Before commencement | Not to date, although details provided through this reserved matters application. |

| | | | |
|----|---|--------------------------|---|
| 14 | Details of refuse/recycling bin presentation and storage locations to be agreed | Before commencement. | Not to date, although details provided through this reserved matters application. |
| 15 | Pedestrian and cycle path to south of development | Before first occupation | Condition part discharged, footpath still to be provided. |
| 16 | Details of advance planting to be agreed | Before commencement. | Not to date |
| 17 | Landscape management plan to be agreed | Before commencement. | Not to date |
| 18 | Details of hard and soft landscaping scheme to be agreed | Before commencement. | Not to date |
| 19 | Details of SUDs within landscaped areas to be agreed | Before commencement. | Not to date |
| 20 | Construction Environment Management Plan relating to protecting ecology to be agreed. | Before commencement. | Yes, agreed |
| 21 | Landscape and Ecological Management Plan to be agreed | Before first occupation. | Not to date |
| 22 | Biodiversity Enhancement Strategy to be agreed | Before first occupation. | Not to date |
| 23 | Details of lighting design scheme, to protect biodiversity to be agreed | Before first occupation. | Not to date |
| 24 | Details of fire hydrants. | Before first occupation. | Not to date |
| 25 | Strategy to facilitate broadband for future occupants to be agreed | Before commencement. | Not to date |
| 26 | Minerals Safeguarding Assessment and Minerals Management Plan to be agreed | Before commencement. | Yes, agreed. |
| 27 | Programme of archaeological works agreed | Before commencement. | Partially agreed, site investigation still being undertaken. |
| 28 | Site investigation and post investigation assessment relating to archaeology. | Before first occupation. | Not to date |
| 29 | Unknown contamination | - | Ongoing |
| 30 | Sustainability and Renewable Energy Statement to be agreed. | Before commencement. | Yes, agreed. |
| 31 | Surface water drainage scheme to be agreed. | Before commencement. | Not to date, although details provided through this reserved matters application. |

| | | | |
|----|--|--------------------------|--------------|
| 32 | Details of all SUDS components to be submitted and approved for inclusion on LLFA's Flood Risk Asset Register. | Before first occupation. | Not to date. |
|----|--|--------------------------|--------------|

3.2 Also attached to the outline planning consent were a number of Informative Notes. Ones to note in particular in relation to the reserved matters are the notes relating to consideration of the adjacent Special Landscape Area of the Gipping Valley and encouragement to adhere to the Nationally Described Space Standards (2015) for all dwellings on the site. These are addressed further in the landscape and housing mix sections respectively in the following report.

3.3 The outline consent also secured the following mitigation measures through the S106 agreement with the outline consent:

| S106 requirement | What is secured? | By when? |
|--|---|--|
| District Council: | | |
| Affordable dwellings | 67 dwellings (50 affordable rent 17 shared ownership) | To be agreed through Affordable Housing Scheme in S106 |
| Provision, maintenance and management of open space and play space | Open space secured in locations shown on parameter plan. | Open and Play Space Plan and Open and Play Space Specification to be agreed before development commences. Ongoing maintenance and management to be agreed. |
| Recreational Access Mitigation Strategy/Habitats Sites Mitigation contribution | £200 per dwelling on site, totalling £38,000 | Payment to BMSDCs prior to commencement of development. |
| County Council: | | |
| Off-site Highway Works | £181,610 to contribute to several wider highway improvement schemes | Payment to Suffolk County Council (SCC) before development commences (who will deliver works) |
| Site for pre-school | Site shown on parameter plan | To be transferred to SCC within 90 days of SCC serving notice on developer to transfer the land. |
| Pre-school contribution | £281,293 contribution to delivery of pre-school places | Payment prior to occupation of 50% of dwellings. |
| Travel plan | | Payment of money to SCC 6 months prior to occupation of first dwelling. |
| Public Rights of Way improvements | £21,750 to be used upgrade, resurface and widen Bramford footpath FP11. | Payment of money prior to commencement of development. |

3.4 As detailed above, a Deed of Variation to this legal agreement is being sought to direct footpath improvement monies to Footpath 26 and FP27 instead of FP11, and a commuted sum for play space instead of an on-site provision. These matters are considered further in the report below.

4. Parish Council Comments

4.1 Before assessing the principle of this development, comments from Bramford Parish Council are set out below with an officer response (in italics) to help direct how these comments have been taken account of in the following committee report. Bramford Parish Council support the application but have made a number of comments:

- Speed limit on Loraine Way should be relocated further north
The speed limit is being relocated and secured via a Traffic Regulation Order following discussion with the parish council.
- Proximity of plots 1, 8 and 9 to existing dwellings on Loraine Way
Plot 8 has been moved 2m further away to increase the gap and plot 9 house type has changed to increase the distance by a similar distance. There is at least 20m between the rear main elevation of these neighbouring dwellings and the site boundary, with the proposed dwellings then set behind a further landscaping belt to reduce the impact on these residents.
- Location of pre-school in relation to flood risk
Further discussions have taken place with SCC Education Services to ensure the pre-school site provided can accommodate the required built form entirely within flood zone 1.
- Street-lighting – keep to a minimum
Street lighting is to be provided on the main roads but will be kept to an absolute minimum to ensure safety requirements are met.
- Condition of land in between this application site and site being developed by Hopkins Homes.
This area is outside of the applicants control and will be brought forward by Hopkins Homes as part of their open space provision.
- More details on management of open space to north of site, PC would like this to be a nature area for the community, including mowed paths, wildflowers, bird and bat boxes, seating/benches and nature signage.
Further details have been provided through the revised plans to meet all of these requirements. Full details of management will be secured through the S106 agreement and planning conditions.
- PC would prefer a commuted sum to contribute to existing play area in village rather than provision of a new play area in development.
A deed of variation is being secured to enable a commuted sum to be provided instead of on site provision and surfaced and levelled paths to main village play area in lieu of on-site provision of a play area.
- Request provision of solar panels on these properties being built to promote renewable energy rather than losing surrounding agricultural land to solar farms.
The required sustainability requirements have been indicated to be met through condition 30 of the outline consent, by achieving the required reduction in carbon dioxide emissions through construction methods. No objection has been raised by the council's Environmental Management Officer to the details submitted as part of this separate discharge of condition application reference DC/21/02181.

Further comments to revised plans 21st July 2021:

No objection subject to confirmation as to who will manage and maintain the proposed off-site footpaths to the village play area.

Officer comment: It is proposed that SCC take on management and maintenance of the footpaths under Section 38 of the Highways Act.

5. The Principle Of Development

5.1 The principle of development established under outline consent DC/18/00233. This site forms one of the council's emerging site allocations through the Joint Local Plan, reference LA007, which is identified

for approximately 190 dwellings, a site for a pre-school education provision and proportionate building costs, open space, highway improvements in Bramford and Sproughton and improvements to public rights of way. This plan is progressing through examination stage at the time of this committee. The outline consent however secured all of these matters identified in the emerging policy.

5.2 The outline consent also established broad parameters as to where the residential development would be located (cream/yellow colour below), where the open space would be provided (green/blue-green areas) and where the pre-school site would be located (orange). A play-area was also identified on this parameter plan (pink), but through the agreement of these reserved matters authority is also sought to instead provide a commuted sum for play provision as detailed below.



5.3 The matters to be considered under this application relate to the layout, appearance, scale and landscaping of the 190 dwellings, in broad compliance with the above parameter plan. All other planning matters were considered at the outline stage and conditioned or secured through reserved matters accordingly. At the outline stage it was agreed that the open space provision would maximise the very good connections and access to the Gipping River Valley and adjoining public rights of way. Open space is not provided within smaller pockets within the site, with instead the extensive open space to the north and east of the site forming the open space and recreation opportunities to the site.

Play area provision

5.4 Local plan policy RT4 seeks amenity open space and play areas within residential development. Development of 10 or more dwellings should provide open space and play space. The requirement to provide open space for the benefit of recreation and health is seen in paragraph 92 of the NPPF which seeks to ensure planning decisions achieve healthy, inclusive and safe places, including open space and accessible green infrastructure. Paragraph 98 also identifies access to a network of high quality open spaces is important for the health and well-being of communities, as does paragraph 130 on design and accessibility of places.

5.5 Discussions between Bramford Parish Council and the applicants identified there was a preference for an off-site commuted sum to be secured for play space instead of on site provision. The village play area is located 200m from the application site (as the crow flies), and the parish council have indicated they would prefer the option of a commuted sum to spend on play provision for future residents rather than another smaller play area being provided on this development site. A sum of £48,500 has been agreed by the applicants to be transferred to the District Council, and subsequently to Bramford Parish Council to provide this play provision. Initial discussions have considered upgrading of the existing play facilities, with final details to be identified and agreed prior to transfer of the commuted sum from the District to the Parish Council. Whilst it is noted that this would mean that the play area for future residents of this development would be further away than if provided on site, there are two key matters to weigh in the balance:

- The site benefits from good access to open space to the north and west of the site and established public rights of way networks along the river valley directly adjacent to the site;
- Bramford Parish Council have expressed the preference for a commuted sum in this instance.

5.6 The improvement of an existing play area that is in close proximity to this site is undoubtedly a benefit, rather than another smaller play area in close proximity to the larger village play area. In this instance it is therefore considered acceptable subject to confirmation a path can be created from the application site to the play area to provide level access and made ground and will be secured via the Deed of Variation. The future management and maintenance of these paths will also be secured via condition or Deed of Variation as required.

5.7 The Deed of Variation would be agreed and signed prior to the reserved matters being approved, which would require transfer of monies to the District Council prior to commencement of the construction of the reserved matters. Along with the open space secured with the S106 agreement the proposals are considered to meet the requirements of local plan policy RT4.

6. Highways, accessibility and parking

6.1 The site access via Loraine Way and connections to the wider road network have been considered for road capacity and highway safety at the outline stage, as required by local plan policy T10 and paragraph 111 of the NPPF. Paragraph 111 of the NPPF identifies that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 113 of the NPPF also seeks Travel Plans for development that generate significant amounts of movements, which was secured at the outline stage via condition and S106 contribution.

6.2 The wider highway impact was considered at the outline stage, with work undertaken to consider the wider cumulative impact of this and other developments in Bramford and Sproughton. The outcome of this review were highway improvement works identified by SCC Highway Authority, and a contribution was sought from each of the pending significant major applications being considered by the authority. A sum of £181,610 was secured from this development, which would be paid to SCC to deliver the following projects:

- i) to fund junction improvements at the A1071/B1113 Beagle Roundabout
- ii) to fund a new zebra crossing on the B1113 north of the Wild Man access/junction (Sproughton)
- iii) to fund pedestrian safety measures on the B1113/Burstall Lane
- iv) to fund a new cycle link between Sproughton and Bramford.

6.3 For the purposes of this application the wider impact on the highway network of this development was considered to be acceptable with this secured mitigation.

Accesses

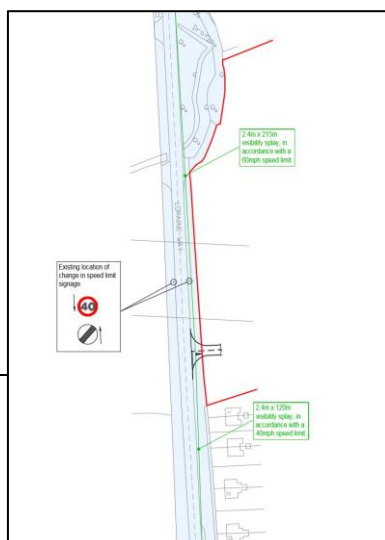
6.4 The main vehicular access is established through the outline consent to the west of the site, just to the north of the existing houses on Loraine Way that adjoin this site. A secondary emergency access is also provided, which also forms pedestrian and cycle access to The Street. Delegated authority is sought to secure further amendments to these plans to ensure the footway and cycleway is separate to the private drive in this location, to ensure it can be adopted and be made available for use in perpetuity. A condition is also recommended to secure the details of the management of this private drive to ensure emergency access remain available at all times, even if this section of road is managed privately in future. A further pedestrian and cycle access has been secured on land to the south of the application site, to provide connectivity to the adjacent development that forms 'Willowbrook'/Stoddart Road being constructed by Hopkins Homes. Pedestrian connections to the open space to the north and east of the site, and existing public rights of way to the east of the site are also provided.

6.5 In terms of the footpath to the south of the site, condition 15 requires the prior to any occupation that the developer to submit a strategy for the footway/cycleway to be delivered, which shall include the location and surface material. This strategy has been submitted and agreed, and identifies that the developer will need to submit a planning application for the details of the footpath, as this would be located on land outside of their ownership. As detailed in the outline consent DC/18/00233 the developer does have legal rights with Hopkins to secure an access across this land. The time restriction to the developer identified in the above agreed strategy to deliver the footpath is that the footway/cycleway must be constructed 'on completion of the adjacent Willowbrook site' or other timetable as may be agreed as part of the planning application for this link. This ensures its provision, but recognises the restrictions of the legal agreement with the landowner to the south and timing of completion to Willowbrook being outside of this developer's control. The planning application submitted to agree the final details should also include lighting to ensure safety of users of this path. The future management and maintenance of this path is proposed to be passed to SCC Highways to agree management under Section 38 of the Highways Act.

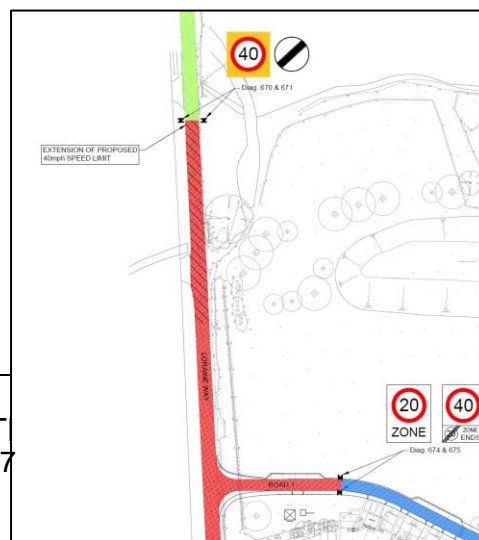
Highway safety

6.6 The highway safety of the proposed vehicular access and emergency access were considered at the outline stage to be acceptable to the highway authority. Further discussions have taken place with the applicants who have agreed to provide a 20mph zone within the development, and also an extension to the 40mph zone on Loraine Way in effect moving the national speed limit further north away from the access to this site. This will require a separate unilateral undertaking that will be secured with SCC to enable Traffic Regulation Orders to be made to relocate the speed limits (see figure below).

Approved speed limit locations:



Proposed speed limit location under TRO:



6.7 The details of the layout of the roads within the development have been provided and reviewed with the Highway Authority. The road layout broadly forms a loop within the site, with smaller roads forming cul-de-sacs to enable development to face onto the open space. The road layout has been directed by maximising views to the open space surrounding the development, as detailed further in the Design section below. There are pedestrian footpaths around the majority of the main loop road, although to the south east of the scheme the roads forms shared surfaces. The entire site is proposed to be a 20mph which is to be secured through a Traffic Regulation Order (TRO) with Suffolk County Council. A condition is recommended to require the promotion of this TRO to achieve this area. The proposals are considered to meet the requirements of local plan policy T11 in this regard.

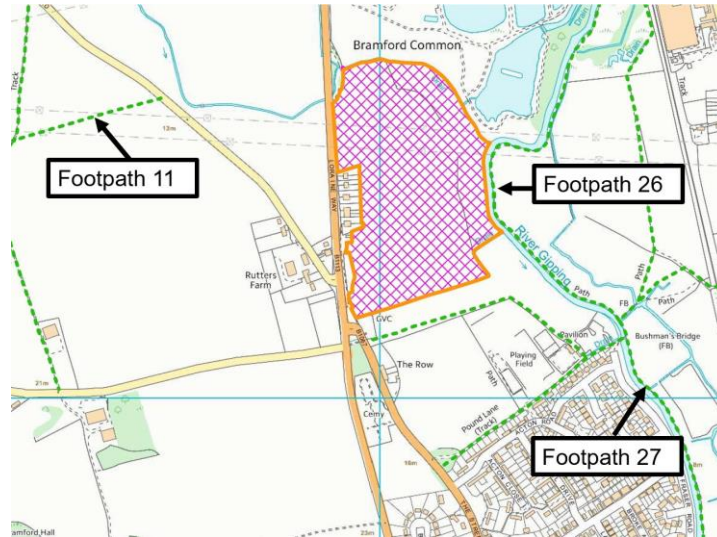
Parking, cycle and refuse bin storage

6.8 As detailed earlier in this report, parking has been provided in broad accordance with SCC Parking Standards. There are two instances of triple tandem parking out of the 190 dwellings, but these are on private roads. These have been sought to be removed with the applicants, but in the absence of an objection from SCC Highway Authority and the above parking standards not precluding such instances, it is not considered that the scheme would merit refusal on this ground and the development on balance accords with local plan policy T9.

6.9 Sufficient cycle parking spaces have been provided either in garages or rear gardens for the houses proposed. Hard standing is provided for refuse storage areas in rear gardens of all dwellings, and presentation points have been demonstrated on submitted plans.

Improvements to public rights of way

6.10 A contribution of £21,750 to upgrade, widen and resurface footpath 11 was secured with the outline consent. On further request from SCC PROW team a Deed of Variation is being sought to instead direct these funds to footpaths 26 and 27, as footpath 11 is an unmade footpath in an agricultural field and it is not possible to surface this path (see figure below). Footpaths 26 and 27 are closer to the site (see figure below), and are likely to receive additional wear from the future residents of this site and so this amendment is considered to be reasonable.



7. Housing mix and affordable housing

7.1 Policy CS9 of the core strategy requires new housing to provide a mix of house types, sizes and affordability to cater for different accommodation needs. The proposals give a range of housing of 2, 3 and 4 bedroom housing. The market housing mix provided does not reflect the needs of the district set out in the Strategic Market Assessment. The proposals compare with the SHMAA as follows:

| Proposed development | Identified needs in SHMA |
|-----------------------------|---------------------------------|
| 2 bedroom – 3.25% | 2 bedroom – 34.4% |
| 3 bedroom – 60.16% | 3 bedroom – 29.3% |
| 4 bedroom – 36.58% | 4 bedroom – 29.2% |

(1 bedroom requirement – 7.2%)

7.2 The market housing mix has been discussed with the applicants both at pre-application stage and the application stage. No condition was applied to the outline consent requiring the market housing mix to reflect the SHMA or specify any particular mix. It is now common practice that conditions are applied to outline consents, but this was approved before this became routine practice. In this instance it is not considered reasonable to refuse the reserved matters on this basis when the market housing mix was not secured at the outline stage. All dwellings would however meet Nationally Described Space Standards and 35% of dwellings will meet Part M4(2) of Building Regulations on accessible and adaptable dwellings. These are positive requirements that go over and above the current development plan policies. The development also provides four bungalows on site, equating to 2% of the total number of dwellings, and seven ground floor apartments..

7.3 The affordable dwellings meet the requirements set out in the S106 secured at the outline consent in terms of numbers, tenure and type/bedroom size as required by altered policy H4 in the local plan. All meet NDSS standards and Part M4(2) standards as detailed above (where at ground floor, first floor flats do not meet this standard). The affordable dwellings have been well integrated into the site and are located in eight locations across the site in clusters of no more than 20 dwellings. The materials to be used and design detailing on the proposed dwellings are similar to the market dwellings of comparable size/house type to ensure that the affordable dwellings are indistinguishable from market dwellings.

8. Design And Layout

8.1 Policy CS5 of the core strategy seeks to ensure a high quality of design is achieved that respects local distinctiveness, enhancing character and appearance of the district. Policy CS9 of this core strategy also seeks to ensure an appropriate density and mix of housing, with a minimum density of 30 dwellings per hectare. Local plan policies GP1 on design and layout of development, H13 on design and layout of housing development, policy H14 on a range of house types to meet different accommodation needs, and H15 on development to reflect local characteristics all aim to seek a good standard of design.

8.2 These development plan policies are consistent with a number of paragraphs in the NPPF. Paragraph 126 identifies good design is a key aspect of sustainable development, and high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to identify that developments should add to the overall quality of the area, are sympathetic to the surrounding built environment and landscape setting, establish and maintain a strong sense of place, optimise the potential of the site to accommodate development and open space to support local facilities and transport networks, create places that are safe inclusive and accessible, and which promote health and well-being. Paragraph 131 notes the importance of trees to both the character and quality of an area but also to mitigate and adapt to climate change. Regarding the efficient use of land and appropriate densities, paragraphs 124 and 125 of the NPPF ensure an efficient use of land, whilst considering accessibility, character and setting of an area, that it is well designed, attractive healthy places and other policies in the NPPF are adequately considered.

8.3 The parameter plan shown above was agreed at outline, as there are a number of constraints that direct how development could go ahead on the site. These include overhead high voltage power lines, high pressure gas main to the south of the site, flood zone 2 and 3, area of archaeological interest and mature trees and hedges on site. The site was designed to have open space to the edge of the development to take best advantage of the adjoining river valley.

8.4 The development has been proposed around a central loop road with a number of smaller roads leading from this. Four character areas have been developed (see figure below for broad locations), with in general larger homes to the outer edges of the development with a selection of weatherboarded units to provide a more rural appearances. The inner areas have a higher density with dwellings typically finished in brick or render with traditional roof tiles. The central area is typified by terrace houses and apartments to the south west area. The materials as noted above are traditional in appearance and to a good quality to enable the final development to be of a high quality.



8.5 The use of prevalent materials in village include red brick and tiles, with some render and buff brick to lift the design to give variety to the appearance of the development. Render is used at key focal points such as entrances to side roads, and corner turning units are used at key focal points on junctions.

8.6 Detailing is provided around windows and doors to provide interest and again lift the design to provide some visual interest. The apartment building to the south west of the site is a slightly larger footprint but its massing is broken up by recessed sections and the use of varying materials. Overall variety of built form and materials, with dwellings forming more organic patterns than harder straight lines of development has been achieved, suitable to this edge of village setting.

8.7 The overall net density of the development is 32 dwellings per hectare, which meets the minimum density requirement of 30 dph under policy CS9 of the core strategy. A landscaping plan has been provided that demonstrates the 7ha of public open space provided. The proposals make the most of the setting adjacent to the river valley, facing onto open spaces which in turn create more welcoming views of the site rather than rear fences. To the north of the site where rear fences were unavoidable landscaping of native hedge species is proposed to ensure the appearance is softened when viewed from the north of the site. A variety of boundary treatments are proposed around the site as detailed in the Proposal section of this report above, and are considered to add design interest and legibility to the development, and contribute towards the overall good form of design. Space for trees and landscaping has been provided by ensuring space in front gardens for trees and hedges to soften the street scenes and built form. The proposed development is therefore considered to meet policies CS5, CS9, GP1, H13, H14 and H15 of the core strategy and local plan.

8.8 Details have been submitted to demonstrate how the development would consider sustainability and renewable energy. The Fabric First approach has been taken to first reduce energy demands and therefore carbon dioxide emissions. Considering insulation specification, efficient building services, a reduction in thermal bridging and unwanted air leakage paths has enabled the required standards to be met within Building Regulation Part L1A. Through the building fabric, siting and window design along with natural ventilation strategies the risk of overheating has been mitigated. Calculations on a sample of houses proposed demonstrate the resulting carbon emissions are reduced 3.33% over the above require Part L1A requirements. Given these reduced energy requirements to meet Building Regulations, no renewable energy systems are proposed or required to meet target emission rates. The water consumption identified is 99.2 litres/person/day, also offering a significant reduction below the required maximum 125 l/p/d under Building Regulations 2013. The requirements of policy CS3 of the Core Strategy are therefore considered to be met.

8.9 A plan to demonstrate how electric vehicle charging points can be provided has been submitted in support of the application. A passive charging point for either future floor standing ECVP or for wall mounted EVCP are provided on each house. This will consist of a hardwired connection with cover plate. These would have ducting run from the consumer unit in the property to the edge of either the car parking space or edge of the wall of the dwelling, and finished with a waterproof cap. Charging points are also provided in the parking areas for the apartments, with wired ducting and one charging column provided for each apartment. This meets the standards of the SCC Parking Standards 2019.

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

9.1. Policy CL2 of the local plan seeks that where development is proposed within Special Landscape Areas (SLAs) there should be particular care to safeguard landscape quality, and where development does occur it should be sensitively designed with high standards of layout, materials and landscaping. This site directly adjoins the Gipping Valley SLA. These policies are considered to align with paragraph 174 of the NPPF which seeks to protect and enhance valued landscapes and recognises the intrinsic character and beauty of the countryside.

9.2 The outline consent secures advanced landscape planting to mitigate the impact of the development from key vistas across the River Gipping Valley and the public rights of way network. Detailed landscape planting plans have been submitted for around the site to demonstrate a net gain of planting around the site, and biodiversity and ecological enhancements. Further details are still required in the form of management plans and timing of advance planting, which will be provided through planning condition on the outline consent.

9.3 Details on the submitted landscaping plans demonstrate the way in which the open space to the north of the development will be enhanced to improve accessibility and the quality of the natural environment both for people and biodiversity. Within the site landscaping on the frontage of dwellings has been provided within the site on street scenes to provide a softening of the development. Street trees are provided along the key street scenes to soften the appearance of the development along with informal flowering evergreen boundary hedges on all properties.

9.4 There is need for limited removal of trees on site, including three category C trees which was established at the outline stage to enable the pre-school to be sited where shown on the parameter plan and hedgerow which had already been removed for the main vehicular access of the site. The Arboricultural Impact Assessment (AIA) supporting this reserved matters identified one Category C Elm tree to be removed. Partial removal of two other Category C Elm and Field Maple trees are also required, as agreed at the outline stage. The loss of the category C trees will be mitigated by the additional planting of new trees and the loss of hedgerow more than mitigated by additional planting of 200m of native hedge species. Conditions are recommended for the provision of signage around the site for pedestrian and cyclists and the contents of the proposed signage in the open space, further landscaping around the proposed visitor parking at the entrance of the site and an Arboricultural Method Statement and Tree Protection Plan.

Ecology and biodiversity

9.5 Local plan policy CL8 seeks to protect rare or vulnerable species, especially those protected by law. Core strategy policy CS5 seeks to protect and enhance biodiversity, protected sites, wildlife corridors and ecological networks. These requirements are considered to be supported by the relevant paragraphs in the NPPF, including 174 providing net gains for biodiversity, and 180 minimising harm to biodiversity, and 175 which seeks to avoid, mitigate, or compensate for adverse impacts or lastly refusing harmful development, and looking for opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

9.6 Details are still to be provided in relation to conditions for the Landscape and Ecological Management Plan, a Biodiversity Enhancement Strategy and wildlife friendly lighting strategy, but details have been provided to show wildflower grassland, management of the land adjacent to the river edge as a riparian zone, integrated Swift boxes, a reptile hibernaculum and loggery to the north of the open space and additional bird boxes proposed on mature vegetation within the open space areas and bat boxes.

9.7 Policy CL9 of the local plan seeks to prevent development which would harm nature conservation interest of nationally designed wildlife areas. Further to this under the Conservation of Habitats and Species Regulations 2017 requires the competent authority (the council in this instance) to have regard to the Habitats Directive in the exercise of its functions. Appropriate mitigation for protected sites has been secured through Recreational disturbance Avoidance and Mitigation Strategy (RAMS) monies in the S106 agreement.

9.8 The measures outlined in the submitted landscape documentation and still to be agreed via planning condition ensure the requirements of policies CL2, CL8 and CS5 of the local plan and core strategy can be adequately met for this development.

10. Flood Risk, Drainage, Land Contamination and Minerals

10.1 Core strategy policy CS4 on Adapting to Climate Change and paragraph 152 of the NPPF which seeks to avoid increasing vulnerability to impacts of climate change are relevant to these reserved matters, the development needs to demonstrate it does not increase flood risk elsewhere. Paragraph 174 of the NPPF also seeks to ensure new development does not contribute to water pollution, and as this site is in an Outer Zone of a Groundwater Protection Zone and Principal Aquifer the water quality of surface water run-off is a key issue.

10.2 The development was considered at the outline stage to ensure that no development was at risk of flooding, with all development being located in Flood Zone 1. However since then the Environment Agency has reviewed its modelling for the River Gipping. A Flood Risk Assessment was submitted with this application, to assess the development under paras 162 and 163 of the NPPF.

10.3 The proposed development will reprofile the land where built form is proposed to ensure it is raised and so in effect in Flood Zone 1. To compensate for this 'infilling' of flood storage capacity, excavations are proposed to the east of the application site to in effect create compensatory storage area. The Environment Agency have reviewed the revised plans and supporting Flood Risk Assessment (FRA), and raise no objection to the proposals, subject to the local planning authority considering the requirements of the sequential and exception tests.

10.4 Whilst all built form is in Flood Zone 1 the red line boundary of the site is within Flood Zone 2, and the open space within Flood Zone 3. In line with paras 162 and 163 of the NPPF the sequential and exception tests are therefore triggered.

10.5 As no development is proposed in these higher risk flood zones however, a pragmatic approach is suggested towards the sequential test. The risk of flooding towards people and property is low as the open space would be the area of the site that would flood. Therefore whilst the sequential test is triggered, officers place less weight on this conflict with the material consideration of the NPPF as there would not be a risk of flooding to the proposed development on site and residential occupants, and there is not considered to be an increased risk of flooding elsewhere as a result of the development (subject to suitable mitigation).

10.6 The Environment Agency (EA) have been consulted on the application, and whilst they offer no objection they have advised the council must take account of flood risk. The EA also note that the site is sequentially sited away from higher flood risk, and the built footprint is in Flood Zone 1 with safe access and egress. The EA note the proposed floor levels and compensatory flood storage area along with re-profiling of the land, and a condition is recommended to ensure compliance with the submitted FRA.

10.7 Core Strategy policy CS4 seeks to adapt to climate change, taking a sequential risk-based approach. As detailed above, the proposals would not increase the risk of flooding to people and property as no built form is proposed outside of flood zone 1. The proposal therefore does not conflict with policy CS4 in this regard, but the conflict with paragraph 162 of the NPPF is noted. However, and even if at a strict interpretation policy CS4 is also breached, as the proposed development would only site part of the open space within the higher risk flood zones, and would not lead to an increased risk of flooding to people or property, it is not considered refusing the development on this ground would be reasonable or a reason that would successfully withstand appeal.

10.8 Surface water disposal was considered at the outline stage, with a strategy and details of a surface water feature to attenuate water located to the north of the site. Surface water will be disposed of from site via a network of pipes to the basin, where water will be treated via a two-stage treatment to mitigate risk to groundwaters in this groundwater protection area, before infiltrating into the ground. The capacity of the basin can accommodate the require 1 in 100 year storm event with 40% allowance for climate change. Amendments were made through the course of the application to reduce the gradient of the sides of this SUDS basin, the Lead Local Flood Authority recommend approval of the application on this basis.

10.9 No specific contamination was identified at the outline stage, a condition remains on the outline consent to require any contamination identified through the construction process to be appropriately remediated in line with paragraph 183 of the NPPF.

10.10 The site is within a Mineral Safeguarding Area identified by Suffolk County Council's Minerals and Waste Local Plan (2020). A condition was applied at the outline for a Minerals Safeguarding Assessment and Minerals Management Plan to be submitted. This information has been submitted and agreed with SCC Minerals and Waste officers to demonstrate the likely amount of sand and gravel that will be excavated and re-used through the construction process on site, and this condition is discharged.

10.11 The potential for the additional traffic to have an adverse impact on the surrounding air quality was considered at the outline stage, but due to the scale of the development it was considered unlikely to result in a deterioration of good air quality in area, meeting the requirements of paragraph 186 of the NPPF.

11. Heritage

11.1 In determining this application Officers are mindful of the specific duty imposed on the local planning authority with respect to the need to have special regard to the desirability of preserving the listed building or its setting, as set out in section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

11.2 At the outline stage, a low level of less than substantial harm was identified to the setting of Rutters Farmhouse, a Grade II listed building. Through the assessment of the application the balance of this harm was considered against the public benefits of the scheme, as required by paragraph 202 of the NPPF. These proposed reserved matters are considered to lead to that same level of harm, with the development having a very low level of less than substantial harm. A reserved matters application is the detail to the main, outline consent, and the heritage balance cannot be re-cast at this stage. The harm was considered at the outline stage, and it is key to note that this level of harm has not changed at this reserved matters stage.

11.3 The duties under section 66 of the above Act are therefore considered to be met, as are the requirements of policy HB1 of the local plan, policy CS5 of the core strategy and paragraph 199 of the NPPF in relation to protecting heritage assets.

11.4 The site does contain an area of archaeological interest in the form of a prehistoric burial mound. This area has been subject to agricultural use and so there is no above ground feature. However, there is likely to be below-ground archaeological interest, and for this reason the area was identified and protected from development at the outline application stage. The proposed reserved matters also avoid development in this area, and also ensure that landscaping proposed within this area is to be agreed to ensure appropriate species to limit the disturbance of any remaining heritage assets. Suffolk Archaeological Service raise no objection to the proposals, subject to compliance with the conditions on the outline consent. The proposals are therefore considered to meet the requirements of local plan policy HB14 and paragraph 194 of the NPPF.

12. Impact On Residential Amenity

12.1. The amenity of both existing neighbouring residential dwellings and future occupiers of the site must be considered, in terms of ensuring no adverse loss of outlook, privacy, daylight, direct sunlight for existing residents, and adequate amenity space and protection from any sources of noise for future residents. Local plan policy H16 seeks to protect existing residential amenity. This requirement is also identified in paragraph 130 of the NPPF which requires good design to create places with a high standard of amenity for existing and future users. The local plan policy is considered to align with the NPPF and carries full weight.

12.2 The amenity of existing residents along Loraine Way directly adjoin the application site has been carefully considered by the developer in discussion with the parish council. Amendments have been made to the scheme to increase the distance of the proposed dwellings to the rear of existing properties where possible. The presence of significant landscaping, additional landscaping and a distance of over 20m from the rear of existing properties to the site boundary are all considered to lead to an acceptable form of development that does not lead to an adverse loss of amenity for existing residents.

12.3 The amenity for future residents is also an important consideration. Noise from the gas infrastructure to the south west of the site has been considered but on discussion with the council's Environmental Health Officer this has been determined to unlikely be an issue given the distance from this to the nearest proposed dwelling and the presence of dense vegetation.

12.4 The outlook, privacy, daylight, direct sunlight and access to private outdoor amenity space for future residents is broadly considered to be acceptable across the site. The distances between some dwellings is limited, particularly in relation to the affordable dwellings to the south-west of the site. Officers have sought to amend the layout of this area with the applicant and create more space between dwellings to reduce overlooking and improve outlook for future residents. Whilst the applicant has made some minor amendments, this area is not the strongest component of the scheme in design terms. It is however not considered a sufficient enough reason to refuse this reserved matters application.

12.5 On balance, the proposals are considered to be in accordance with local plan policy H16 and paragraph 130 of the NPPF.

High voltage power cables

12.6 The parameters of the development and proximity to the power lines were established at outline consent. However to review the acceptability of residential development in such proximity to power lines, all appropriate easements and exclusion zones underneath the power cables for safety purposes have been met. National Grid and UK Power Networks have been consulted on the planning application but no responses have been received. The development is not considered to conflict with any policy or legal requirement in this regard.

PART FOUR – CONCLUSION

13. Conclusion

13.1 The proposed Reserved Matters details are considered acceptable for the reasons set out in this report. The scheme has followed the parameters set out at outline stage through to the reserved matters, with a key focus on the open space, and habitat and biodiversity improvements that are being secured around the wider site alongside the River Gipping.

13.2. The scheme presented to Members today is considered to be a successful scheme that has been developed in discussion with Bramford Parish Council to take on board their comments and requirements for the scheme, leading to additional highway improvements of reduced speed limits and an upgrade to the village play area instead of on-site play provision. The design of the scheme has ensured there is space for wildlife, protected and priority species, a good level of landscaping and street trees within the development and space for the required pre-school secured at outline stage. It provides the required affordable housing with all houses meeting Nationally Described Space Standards and 35% of the dwellings compliant with Part M4(2) for accessibility. The scheme adequately addresses flood risk to policy requirements, protects the amenity of existing residents and provides, on balance, an acceptable level of amenity for future residents. All required parking, cycle storage and refuse storage and collection areas, and electric vehicle charging points are provided in line with Suffolk Parking Standards.

13.3 Along with the planning conditions and S106 contributions secured at the outline stage, and with the Deed of Variation as outlined in the above report, the proposed development meets the requirements of the outline consent and required development plan policies. Subject to amendments to secure an adopted footway/cycleway to the south west of the site, the scheme is recommended for approval.

RECOMMENDATION

That Delegated Authority is given to the Chief Planning Officer to APPROVE the application for reserved matters following resolution of the final highways matters to provide an adopted highway as footway/cycleway from the boundary of the south-west of the site to connect to adopted highway within the site, and subject to the following:-

(1) Subject to the prior agreement of a Deed of Variation to the Section 106 Planning Obligation secured for outline consent DC/18/00233 as set out below to the satisfaction of the Chief Planning Officer and those as may be deemed necessary by the Chief Planning Officer to secure:

- Commuted sum for play space instead of on-site provision of £48,000
- Public Rights of Way contribution to be spent on footpaths FP26 and FP27 instead of FP11, increasing to £36,750
- Paths to south of site to be transferred to SCC for future management and maintenance
- Mechanism to ensure level and surfaced path provided entire route between application site and village play area on Acton Road

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

- Reserved matters permission given in accordance with the terms of the outline planning permission DC/18/00223 and conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.
- Approved Plans (Plans submitted that form this application)
- Highways – traffic regulation order for 20mph speed limit zone and relocation of national speed limit
- Highways – management of emergency access over private drive to ensure access at all times
- Provision of signage around site for pedestrians and cyclists to show connections to wider footpath network and details of signage within open space areas
- Landscaping around visitor parking at entrance of site to be agreed
- Landscaping and Ecological Management Plan also to include details to ensure planting and root systems on area of archaeological interest does not disturb heritage assets.
- All affordable dwellings (excluding first floor flats) and ‘Sculptor’ market dwellings (66 in total) to meet Part M4(2) of Building Regulations to provide accessible and adaptable dwellings
- Compliance with Arboricultural Method Statement and Tree Protection Plan
- Compliance with measures outlined in Flood Risk Assessment

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

- Pro active working statement
- Anglian Water – assets on or near site

- Lead Local Flood Authority surface water informative notes

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



Application No: DC/21/01220

Location: Land East of The Street and Loraine Way, Bramford

| | | Page No |
|--|---|---------|
| Appendix 1: Call In Request | N/a | |
| Appendix 2: Details of Previous Decision | Outline Planning Permission ref: DC/18/00233 - 190no. Dwellings - Approved; | |
| Appendix 3: Town/Parish Council/s | Bramford Parish Council Sprouton Parish Council Claydon and Whitton Parish Council | |
| Appendix 4: National Consultee Responses | Anglian Water Environment Agency East Suffolk Internal Drainage Board Highways England Historic England Suffolk Wildlife Trust NHS/CCG Cadent Gas Mid Suffolk Disability Forum | |
| Appendix 5: County Council Responses | SCC - Fire & Rescue SCC – Highways SCC – Floods and Water SCC – Strategic Development SCC – Travel Plan SCC - Archaeological Service | |



Babergh and Mid Suffolk District Councils



| | | |
|--|--|--|
| Appendix 6: Internal Consultee Responses | Environmental Health – Air Quality Environmental Health – Contamination Environmental Health – Noise/Odour/Light/Smoke Environmental Health - Sustainability Heritage Team Strategic Housing Place Services Ecology Place Services Landscape Public Realm Waste Services Infrastructure Team Arboricultural Officer | |
| Appendix 7: Any other consultee responses | 13 letters/emails/online comments received. 12 objections, 0 support and 1 general comment. | |
| Appendix 8: Application Site Location Plan | Yes | |
| Appendix 9: Application Plans and Docs | Yes | |
| Appendix 10: Further information | N/a | |

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



From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 21 Jul 2021 11:43:17

To:

Cc:

Subject: FW: Planning application DC/21/01220

Attachments:

From: James Caston (Cllr) <James.Caston@midsuffolk.gov.uk>

Sent: 21 July 2021 10:57

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: RE: Planning application DC/21/01220

No comments

Thanks

Cllr Caston

From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 21 July 2021 09:48

To: planningliaison@anglianwater.co.uk; Parish - Bramford <bramfordparishcouncil@btinternet.com>; plantprotection@cadentgas.com; Parish - Claydon & Whitton <claywhit@btinternet.com>; James Caston (Cllr) <James.Caston@midsuffolk.gov.uk>; John Field (MSDC Cllr) <John.Field@midsuffolk.gov.uk>; Communities <communities@babberghmidsuffolk.gov.uk>; distplanninghub4@ukpowernetworks.co.uk; ecology.placeservices@essex.gov.uk; Environmental Health <Environmental@babberghmidsuffolk.gov.uk>; Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@babberghmidsuffolk.gov.uk>; planning.apps <planning.apps@suffolk.nhs.uk>; BMSDC Public Realm Mailbox <public.realm@babberghmidsuffolk.gov.uk>; Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>; GHI Highways Development Control <Highways.DevelopmentControl@suffolk.gov.uk>; GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sproughton Parish Council <sproughtonpc@gmail.com>; phil.kemp@suffolk.pnn.police.uk; planning@suffolkwildlifetrust.org; mark.chisholm@ukpowernetworks.co.uk

Subject: Planning application DC/21/01220

Good Morning

We would have sent yourself a consultation request for the above application on 07/07/2021. Your consultation request is due to expire on 21/07/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards

James Thurkettle

Planning Support Officer

Sustainable Communities

Mid Suffolk District Council and Babergh District Council

E-mail: planning@babberghmidsuffolk.gov.uk

Web: www.midsuffolk.gov.uk www.babergh.gov.uk

Phone: 0300 1234000 (option 5)

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

Search for applications on our website:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

Pre-application advice service:

<https://www.babergh.gov.uk/planning/pre-application-advice/>

Do i require planning permission:

https://www.planningportal.co.uk/info/200130/common_projects

From: John Field (MSDC Cllr)
Sent: 22 July 2021 14:48
Subject: RE: Planning application DC/21/01220

Since I am a member of planning A I do not think it appropriate to comment as a consultee.

John Field

District Councillor-Blakenham

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Ms Jane Every

Address: Old School House, 6 Ship Lane, Bramford, Suffolk IP8 4AN

Email: Not Available

On Behalf Of: Bramford Parish Clerk

Comments

BRAMFORD PARISH COUNCIL

The Parish Room

Ship Lane

Bramford

Suffolk

IP8 4AN

James Thurkettle

Planning Support Officer

Sustainable Communities

Mid Suffolk District Council and Babergh District Council

Planning application . DC/21/01220 Application for approval of reserved matter following grant of outline Planning Permission DC/18/00233 dated 9th July 2019 Appearance , landscaping, layout of residential development of 190 homes including affordable homes, preschool facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links Land East of The Street and Loraine Way, Bramford IP8 4NS. DEADLINE 21st July 2021.

Good afternoon James,

Regarding the above planning application it was agreed at Bramford Parish Council meeting of 19th July, that no objection be lodged. We would like it to be noted that members are in direct communication with the developer, and have established a strong ongoing relationship.

We are happy with the approach to the matter of a pathway from their development, around the lagoon and to join the public footpath and then on into the playing field and have no grounds to object and would support the said changes. We are also in agreement with the recommended materials used.

There is however one concern in regards to the maintenance of this pathway. Clarification is required on who would be responsible for the up-keep and for how long. Also, would there be a gate or posts to define the entrance to the playing field?

Yours sincerely,

J Every
Parish Clerk
Bramford Parish Council

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Ms Claire Pizzey

Address: Old School House, 6 Ship Lane, Bramford Ipswich, Suffolk IP8 4AN

Email: Not Available

On Behalf Of: Bramford Parish Clerk

Comments

Bramford Parish Council would like support the application with the following comments:

Entrance to the site on the B1113: The current speed is 50mph at the access/exit junction to this development. The Parish Council feel that this is inappropriate speed pulling out onto this busy trunk road and wish to request the maximum speed of this road should be 40MPH and set back three hundred metres before the main road entrance.

We are concerned re the proximity of the new build plots 1, 8 and 9 to the existing homes on Loraine Way/B1113. These existing homes seem to have new properties far closer to there plots than the other existing homes. Whilst we appreciate the existing and proposed landscape buffer zones, we would like this area to be reconfigured to give the homes more distance from new builds. This development clearly has a huge impact on these homes and a level of understanding and sympathy to their space and outlook would be appropriate.

We have grave concerns regarding the location of the Pre-school, and our local knowledge tells us that this site, river side of the tree line frequently floods and is not a good location for this build. This eastern boundary of the site is at risk of flooding, and I would encourage further investigation into this matter to avoid any complications during building phase and escalating costs to SCC as a result. It is interesting that Bellway themselves have removed the play area originally planned next to the Pre-school due to the flood risk and inappropriate location for children so close to the river, however this build is still going ahead.

Street lighting: As this development is the last built-up area prior to the river and nature/ wildlife area the Parish Council would like to have the minimum street lighting as possible on the development to cause the least harm to the animals that live here including bats. Please support

the ecology of the site and its rural surroundings by keeping street lighting to a minimum and with the lowest wattage and timers to cut off at midnight.

We are extremely concerned with the condition of the land between Bellway and Hopkin Homes and require some reassurance that this site will be improved once building is complete to ensure it is a useable strip of recreational land for the community and wildlife to enjoy. Currently it is not acceptable and is rough and dangerous for residents. We understand that this maybe a Hopkin Homes issue, but does Bellway have some influence and interest in this land.

Nature area: The Parish Council would like a better understanding regarding the content, plan, and management of the nature area to the north. We have discussed with Bellway directly that we wish for this to be a nature area for the community, with mowed paths, wildflowers, bird/bat boxes etc to provide an area for wildlife that will need supporting due to the the development. Also, seating/benches and nature signage etc was also discussed but again no formal plan has been seen or agreed. Could Bramford Parish Council be considered to take over the ownership of the open public space for a commuted sum?

It has also been discussed that due to an unsuitable location on site for the required play area, Bellway stated they would be willing to contribute funding to our existing village playing field which is extremely close by. Again, no agreement has been agreed at this time and we wish for this to be formally agreed with Bramford Parish Council and Bellway.

Whilst we are currently overwhelmed with housing and business development in our village, we are also being targeted for three solar farms in the local community which will have a huge impact on our residents, those on this particular development that will have a view of these solar fields. Is there any way in which you can place some conditions on this site to stipulate solar panels on roofs for example? We note that each property will have provision for electric charging point for cars which is a step in the right direction, but still no support from MSDC to encourage developers to generate electricity from new developments which is very disappointing when we are being threatened to lose 250 acres of prime agricultural land to solar.

I am sure you appreciate we wish to keep our rural village identity as much as possible and are grateful for your support in any matters possible to help us maintain and support the environment and ecology of our remaining natural spaces and those in this application.

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 11 Jun 2021 04:13:57

To:

Cc:

Subject: FW: DC/21/01220

Attachments:

From: sproughtonpc@gmail.com

Sent: 11 June 2021 10:34

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC/21/01220

Dear Sirs

Please see our comments below on the above application.

We object to this application.

Our understanding is that this application encroaches on to the flood zone.

Therefore we have extreme concerns of flooding downstream to our long established community. This increased flood risk also gives concerns of potential flooding of the sewage system, which would pose a health risk to our village.

Flood water management should be a net improvement and not just a statistical match to flood water management.

Kind Regards

Mrs Kirsty Webber
Sproughton Parish Council, Parish Clerk & RFO

From: sproughtonpc@gmail.com <sproughtonpc@gmail.com>

Sent: 26 March 2021 17:54

To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/01220

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

Dear Sirs

Please see our comments on the above application.

The Council offers no objection to the planning application. But consideration be given to the following concerns.

It is felt the Nursery is in a bad position so close to the river introducing an unnecessary level of risk.

Recommend speed restriction of 40mph on to Loraine Way as currently the main exit onto this road is in the 60mph speed limit posing an unnecessary risk.

This development will have traffic impacts on Sproughton with additional traffic going through the unacceptably congested Wild Man junction to access main commuting routes (A14/A12), without any mitigation to deal with that issue.

Sproughton is downstream of this development and increased development poses significant threats of flooding to our community. SUDS should be proven to reduce the run of rates into the river Gipping during times of river flooding and not simply be a theoretical match to reduce the flood risks downstream.

Request directional lighting to not impact the nocturnal wildlife. However providing lighting to ensure peoples safety.

We would encourage the new developments to have more green borders of native trees and hedgerows, rather than walls and fences.

We also support the comments and concerns of Bramford Parish Council.

Kind Regards

Mrs Kirsty Webber

Sproughton Parish Council, Parish Clerk & RFO

Tel: 07538311567

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 02 Aug 2021 04:51:31

To:

Cc:

Subject: FW: Planning application DC/21/01220

Attachments:

From: claywhit@btinternet.com <claywhit@btinternet.com>

Sent: 02 August 2021 12:35

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: RE: Planning application DC/21/01220



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

Hi,

Apologies for the late response, due to annual leave.

Parish Councillors do not wish to comment on this application.

Many thanks,

Charmaine

From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 21 July 2021 09:48

To: planningliaison@anglianwater.co.uk; Parish - Bramford <bramfordparishcouncil@btinternet.com>; plantprotection@cadentgas.com; Parish - Claydon & Whitton <claywhit@btinternet.com>; James Caston (Cllr) <James.Caston@midsuffolk.gov.uk>; John Field (MSDC Cllr) <John.Field@midsuffolk.gov.uk>; Communities <communities@babberghmidsuffolk.gov.uk>; distplanninghub4@ukpowernetworks.co.uk; ecology.placeservices@essex.gov.uk; Environmental Health <Environmental@babberghmidsuffolk.gov.uk>; Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@babberghmidsuffolk.gov.uk>; planning.apps <planning.apps@suffolk.nhs.uk>; BMSDC Public Realm Mailbox <public.realm@babberghmidsuffolk.gov.uk>; Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>; GHI Highways Development Control <Highways.DevelopmentControl@suffolk.gov.uk>; GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sroughton Parish Council <sroughtonpc@gmail.com>; phil.kemp@suffolk.pnn.police.uk; planning@suffolkwildlifetrust.org; mark.chisholm@ukpowernetworks.co.uk

Subject: Planning application DC/21/01220

Good Morning

We would have sent yourself a consultation request for the above application on 07/07/2021. Your consultation request is due to expire on 21/07/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards

James Thurkettle

Planning Support Officer

Sustainable Communities

Mid Suffolk District Council and Babergh District Council

E-mail: planning@babberghmidsuffolk.gov.uk

Web: www.midsuffolk.gov.uk www.babergh.gov.uk

Phone: [0300 1234000](tel:03001234000) (option 5)

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 20 May 2021 14:40
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Good afternoon,

Thank you for consulting Anglian Water on this application.

As the infiltration techniques are not going to be adopted by Anglian Water, this falls outside of our jurisdiction for comments.

Should this method of disposal change, we would wish to be re-consulted.

Kind regards,
Charlotte

Planning Liaison

Telephone: 07929 786 955

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

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 29 April 2021 09:24

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS - DC/21/01220

Dear Jo Hobbs,

Our Reference: PLN-0120151

Please see below our response for the Reserved Matters application- Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS - DC/21/01220

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. 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. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water. As such, we are unable to provide comments on the suitability of the surface water management. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority and the Internal Drainage Board if applicable. The Environment Agency should be also consulted if the drainage system directly or indirectly involves the discharge of water into a Main River.

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

Kind Regards,
Sushil



Planning & Capacity Team

Development Services
Telephone: 07929 786 955

Anglian Water Services Limited

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

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 11 March 2021 07:20
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/01220

Good morning Jo

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

There are no drainage documents submitted with this application therefore we are unable to make comments

Please do not hesitate to re-consult Anglian Water for any drainage related aspects of the application

Kind regards

Sandra De Olim
Planning & Capacity - Development Services
Mobile: 07929804300
Telephone: 07929786955
Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

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

Our ref: AE/2021/126171/02-L01
Your ref: DC/21/01220
Date: 16 July 2021

Dear Ms Hobbs

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF OUTLINE PLANNING PERMISSION DC/18/00233 DATED 09/07/2019. APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR RESIDENTIAL DEVELOPMENT OF UP TO 190 HOMES INCLUDING AFFORDABLE HOMES, PRE-SCHOOL FACILITY, WITH AREAS OF LANDSCAPING AND PUBLIC OPEN SPACE, NEW ACCESS FROM LORAINIE WAY AND PEDESTRIAN AND CYCLE LINKS

LAND EAST OF THE STREET AND LORAINIE WAY, BRAMFORD, IPSWICH, IP8 4NS

Thank you for your re-consultation dated 7 July 2021. A Flood Risk Assessment has now been provided and we are able to remove our previous holding objection. We therefore have no objection to this planning application, providing that you have taken into account the flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.

Flood Risk

As stated in our previous response, our maps show the site lies within fluvial Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for the approval of reserved matters following the granting of outline planning permission DC/18/00233 dated 09/07/2019 for development of up to 190 homes including affordable homes, pre-school facility, which is classified as a 'more vulnerable' development, as defined in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA).

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 200691/J Courtney and dated June 2021, are:

Actual Risk

- The site lies within the flood extent for a 1% (1 in 100) annual probability event, including an allowance for climate change.
- The site does benefit from the presence of defences.
- All residential development has been sequentially sited in flood zone 1.
- Minimum finished ground floor levels have been proposed at 9.05m AOD. This is above the 1% (1 in 100) annual probability flood level including climate change of 8.32m AOD and therefore dry of flooding in this event.
- Finished ground floor levels are also above the 0.1% (1 in 1000) annual probability flood level including climate change of 8.78m AOD and therefore there is safe refuge.
- Therefore this proposal does have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain up to a 1% (1 in 100) annual probability including climate change flood event. A Flood Evacuation Plan has not yet been proposed.
- Compensatory storage has been provided.

Further standard advice for you to consider is provided in the appendix at the end of this letter.

Environmental Permit for Flood Risk Activities

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. The River Gipping, is designated a 'main river'.

Application forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

Direct e-mail Liam.Robson@environment-agency.gov.uk

Appendix 1 - Guidance for Local Council

Safety of Building – Flood Resilient Construction

The FRA proposes to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding.

You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document 'Improving the flood performance of new buildings' at:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf. Additional guidance can be found in our publication 'Prepare your property for flooding', which can be found on our website at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

Safety of inhabitants - Safety of Building

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water pressures.

Safety of Inhabitants – Emergency Flood Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [Planning Practice Guidance](#) to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals align with the guiding principles of the Planning Practice Guidance (PPG).

Partnership funding for new/upgraded defences

Please note that government funding rules do not take into account any new properties (residential or non-residential), or existing buildings converted into housing, when determining the funding available for new/upgraded defences. Therefore as the proposed development may reduce the funding available for any future defence works we would like to take opportunities to bring in funding through the planning system, so please can you consider this when determining the planning application.

Sequential Test / and Exception Tests

The requirement to apply the Sequential Test is set out in Paragraph 158 of the National Planning Policy Framework. The Exception Test is set out in paragraph 160. These tests are your responsibility and should be completed before the application is determined. Additional guidance is also provided on [Defra's website](#) and in the [Planning Practice Guidance](#).

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

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

Our ref: AE/2021/126171/01-L01
Your ref: DC/21/01220
Date: 02 June 2021

Dear Ms Hobbs

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF OUTLINE PLANNING PERMISSION DC/18/00233 DATED 09/07/2019. APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR RESIDENTIAL DEVELOPMENT OF UP TO 190 HOMES INCLUDING AFFORDABLE HOMES, PRE-SCHOOL FACILITY, WITH AREAS OF LANDSCAPING AND PUBLIC OPEN SPACE, NEW ACCESS FROM LORAINIE WAY AND PEDESTRIAN AND CYCLE LINKS

LAND EAST OF THE STREET AND LORAINIE WAY , BRAMFORD, IPSWICH, IP8 4NS

Thank you for your consultation. We have reviewed the application as submitted and are raising a holding objection on Flood Risk Grounds.

Flood Risk

Since our previous 2018 response to the outline application, we now have a new model here (River Gipping 2020). This model shows that some of these properties are now in flood zone 3. We will therefore need a Flood Risk Assessment (FRA) to be submitted for this application, and by the looks of the properties in the 1 in 100 35% allowance for climate change, the consideration for compensatory storage.

Our maps show the application site now lies within fluvial Flood Zone 3, the high probability zone. Paragraph 163, footnote 50 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a site-specific flood risk assessment (FRA) when development is proposed in such locations. No FRA has been submitted to support this application and we are therefore raising a holding objection.

An FRA is vital if the local council is to make an informed planning decision. In the absence of an FRA, the flood risk resulting from the proposed development is unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our Objection

You can overcome our objection by undertaking an FRA that demonstrates that the development is safe without increasing risk elsewhere and, where possible, reduces flood risk overall. If this cannot be achieved, we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

We have included a factsheet with our response, which sets out the minimum requirements and further guidance on completing an FRA is available on our [website](#).

Our Customers and Engagement team can provide any relevant flooding information that we have available. Please be aware that there may be a charge for this information. Please contact: Enquiries_EastAnglia@environment-agency.gov.uk.

For further information on our flood map products please visit our website at:

www.environment-agency.gov.uk/research/planning/93498.aspx

Strategic Flood Risk Assessments (SFRA) are undertaken by local planning authorities as part of the planning process. The SFRA may contain information to assist in preparing site-specific FRAs. Applicants should consult the SFRA while preparing planning applications. Please contact your local authority for further information. Information on preparing property for flooding can be found in the documents 'Improving the Flood performance of new buildings' and 'Prepare your property for flooding' (<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings> and <http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>)

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2009](#).
Compensatory Storage

It will need to be shown that any increase in built footprint within the 1% (1 in 100) annual probability flood extent, including allowances for climate change, can be directly compensated for on a volume-for-volume and level-for-level basis to prevent a loss of floodplain storage. If there are no available areas for compensation above the design flood level and compensation will not be possible then a calculation of the offsite flood risk impacts will need to be undertaken. If this shows significant offsite impacts then no increases in built footprint will be allowed. Further guidance on the provision of compensatory flood storage is provided in section A3.3.10 of the CIRIA document C624.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

Direct e-mail Liam.Robson@environment-agency.gov.uk

End

Our Ref: 21_04497_P
Your Ref: DC/21/01220

3rd June 2021

Dear Sir/Madam

RE: Re-consultation: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links at Land East Of The Street And Loraine Way, Bramford, Ipswich, IP8 4NS.

The site is partially within the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- I am pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to the riparian watercourse adjacent to the south-eastern boundary, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- Whilst not currently proposed, should the applicant's proposals change to include works to alter a riparian watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).



Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)



Cert No. GB11990

Cert No. GB11991

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

Kind Regards,

Ellie

Eleanor Roberts
Sustainable Development Officer
Water Management Alliance



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Babergh Mid Suffolk Council

CC: spatialplanning@highwaysengland.co.uk

Council's Reference: DC/21/01220

Referring to the planning application referenced above, dated 9 March 2021, Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links, Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS. Notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

| | |
|--|--|
| Signature: S. H. | Date: 15 March 2021 |
| Name: Shamsul Hoque | Position: Assistant Spatial Planner |
| Highways England: Woodlands, Manton Lane Bedford MK41 7LW | |
| shamsul.hoque@highwaysengland.co.uk | |

Annex A

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard DC/21/01220 and has been prepared by Shamsul Hoque.

With this reserved matter (Appearance, Landscaping, Layout and Scale) application, there would be no impact on the strategic road network.

Therefore, we offer no objection for this.

Our Ref: 21_04079_P
Your Ref: DC/21/01220

16th March 2021

Dear Sir/Madam

RE: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links | Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS.

The site is within the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- I wish to reiterate the Board's previously comments on the outline application (DC/18/00233) recommending that if infiltration is proposed, the proposed strategy should be supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- I note that the applicant has not indicated how treated foul water from their site will be disposed of within this application. If the applicant wishes to discharge foul water to a watercourse this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).



Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)



Cert No. GB11990

Cert No. GB11991

- I note the presence of a watercourse which has not been adopted by the Board (a riparian watercourse) adjacent to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter a riparian watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

Kind Regards,

Ellie

Eleanor Roberts
Sustainable Development Officer
Water Management Alliance

From: Planning EE <PlanningEE@highwaysengland.co.uk>
Sent: 21 May 2021 14:37
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Spatial Planning <SpatialPlanning@highwaysengland.co.uk>
Subject: DC/21/01220 Consultation Response

Dear Sir/Madam

Thank you for your consultation on the above planning application.

We have reviewed the details and information provided. The amendments proposed to this planning application are unlikely to have any adverse effect upon the Strategic Road Network.

Consequently our previous recommendation of **No Objection**, remains unchanged.

Kind Regards

Jarod Harrison

Spatial Planning | Operations (east) Highways England

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

Email; planningEE@highwaysengland.co.uk

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

For any planning related matters please email PlanningEE@highwaysengland.co.uk

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Babergh Mid Suffolk Council

CC: spatialplanning@highwaysengland.co.uk

Council's Reference: DC/21/01220

Referring to the planning application referenced above, dated 7 July 2021, Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links, Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS. Notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

| | |
|--|--|
| Signature: S. H. | Date: 16 July 2021 |
| Name: Shamsul Hoque | Position: Assistant Spatial Planner |
| Highways England: Woodlands, Manton Lane Bedford MK41 7LW shamsul.hoque@highwaysengland.co.uk | |

Annex A Highways England recommended no objection

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to DC/21/01220 and has been prepared by Shamsul Hoque.

Following submission of further supporting documents (for example, revised architectural plans, Flood Risk Assessment, Landscape Masterplan, and Arboricultural Impact Assessment) on 6 July 2021, we have reviewed the details and information provided.

With these amendments proposed to this planning application are unlikely to have any adverse effect upon the Strategic Road Network. Consequently, our last recommendation (dated 21 May 2021) of ‘no objection’, remains unchanged.

Therefore, we offer no objection for this.



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

Direct Dial: 01223 582791

Our ref: **W:** P01432933

8 July 2021

Dear Mr Isbell

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

**LAND EAST OF THE STREET AND LORAINÉ WAY BRAMFORD IPSWICH IP8 4NS
Application No. DC/21/01220**

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

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

Yours sincerely

Charlie Field

HISTORIC ENVIRONMENT ASSISTANT ADVISOR, EAST OF ENGLAND REGION:
REGION

E-mail: Charlie.Field@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From: East of England Region <e-east@HistoricEngland.org.uk>
Sent: 21 May 2021 15:31
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Good afternoon,

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

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS
Application: DC/21/01220

Thank you for your letter dated 19th May 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Hannah

From: East of England Region <e-east@HistoricEngland.org.uk>
Sent: 11 March 2021 13:13
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/01220

Good afternoon,

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

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS
Application: DC/21/01220

Thank you for your letter dated 8th March 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Hannah

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Sent: 16 Jul 2021 11:12:41
To:
Cc:
Subject: FW: Planning Consultation DC/21/01220 Natural England Response
Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 16 July 2021 11:09
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation DC/21/01220 Natural England Response

Dear Sir or Madam,

Application ref: DC/21/01220
Our ref: 359740

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

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders.

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>.

Stay home. Protect the NHS. Save lives.

www.gov.uk/natural-england

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

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

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

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

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

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Sent: 26 May 2021 09:20

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Subject: DC/21/01220 Consultee Response

Dear Sir or Madam,

From: Clarke, Julian <Julian.Clarke@naturalengland.org.uk>

Application ref: DC/21/01220 (Amended docs)

Our ref:354137

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

tel 0300 060 3900

email consultations@naturalengland.org.uk

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 11 March 2021 09:22
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/21/01220 NE Response

Dear Jo Hobbs,

Application ref: DC/21/01220
Our ref: 346133

Natural England has no comments to make on this reserved matters 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,

Ben Jones

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Electra Way
Crewe
Cheshire
CW1 6GJ
Email: consultations@naturalengland.org.uk



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

29th March 2021

Dear Jo,

RE: DC/21/01220 - Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links. Land East Of The Street And Loraine Way, Bramford, Ipswich, IP8 4NS

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

A Landscape and Ecological Management Plan should also be produced, to detail how the habitats and open spaces on site are to be appropriately managed for biodiversity. This should be implemented as a condition of planning consent, should permission be granted.

It is important that there is no light spill from external lighting and that dark corridors are retained around the site for foraging and commuting bats. Therefore, a wildlife friendly lighting strategy in accordance with current guidelines¹ should be designed. This should be implemented as a condition of planning consent, should permission be granted.

There are records of stag beetles in the surrounding area. Stag beetles are a UK and Suffolk Priority species due to long-term declines in their numbers and range. Therefore, a suitably qualified individual should supervise any works involving removal of trees and scrub, and if stag beetles or their larvae are found, they should be carefully removed and released into a previously prepared stag beetle log pile along with any subterranean deadwood uncovered during the process of removal.

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

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

From: planning.apps <planning.apps@suffolk.nhs.uk>
Sent: 21 July 2021 11:54
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Planning application DC/21/01220

I have looked through previous responses sent relating to this application and I can confirm that the situation is still as before and mitigation is required. The CCG has worked very closely with BMSDC Infrastructure Team on cross boundary matters and this work continues with this planning application as the surgeries identified are in IBC localities.

Regards

CCG Estates Planning

Ipswich & East Suffolk CCG & West Suffolk CCG
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
planning.apps@suffolk.nhs.uk



From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 01 Jun 2021 09:21:06

To:

Cc:

Subject: FW: DC/21/01220

Attachments:

From: planning.apps <planning.apps@suffolk.nhs.uk>

Sent: 28 May 2021 15:40

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Subject: DC/21/01220

The CCG has reviewed the latest documents with regards to the planning application DC/21/01220 and can confirm that previous responses made are still up to date regarding the position of primary care in the area and will not be making any additional comments at this time.

Regards

CCG Estates Planning Support

Ipswich & East Suffolk CCG & West Suffolk CCG
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

planning.apps@suffolk.nhs.uk

www.westsuffolkccg.nhs.uk

www.ipswichandeastsuffolkccg.nhs.uk



From: planning.apps <planning.apps@suffolk.nhs.uk>
Sent: 17 March 2021 12:32
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/21/01220

Please be aware that previous responses to this planning application are still up to date regarding the health response and thus the CCG will not be submitting a further response form.

The CCG and BMSDC Infrastructure Team are working together on mitigation regarding this scheme as it is the aim of the CCG to use CIL to part fund a new health hub in IBC boundary. The details of this are currently being explored but the surgeries singled out in the original responses will be the same as occupying a new health hub.

If you have any further questions please contact us in the Estates Team

Regards

CCG Estates Planning Support

Ipswich & East Suffolk CCG & West Suffolk CCG
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
planning.apps@suffolk.nhs.uk
www.westsuffolkccg.nhs.uk
www.ipswichandeastsuffolkccg.nhs.uk

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 23 Jul 2021 01:28:06

To:

Cc:

Subject: FW: [EXT] Planning application DC/21/01220

Attachments:

From: .box.plantprotection <plantprotection@cadentgas.com>

Sent: 23 July 2021 09:48

To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: RE: [EXT] Planning application DC/21/01220

Good Morning,

I have checked the application over and we have no need to comment as it is reserved matters.

I hope this helps 😊

Many Thanks

Harriet Dennis
Customer Service Advisor
Customer Centre

Cadent
Hinckley
cadentgas.com

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 03 Jun 2021 09:47:24
To:
Cc:
Subject: FW: [EXT] DC/21/01220 - Land East Of The Street And Loraine Way, Bramford
Attachments:

From: .box.plantprotection <plantprotection@cadentgas.com>
Sent: 02 June 2021 11:33
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: RE: [EXT] DC/21/01220 - Land East Of The Street And Loraine Way, Bramford

Good Morning,

Thank you for your email.

We don't look at all enquiries received and reserved matters is actually one of the things we don't assess.

If we don't respond to your initial enquiry you should take it that we don't have any comments to make.

I hope this helps.

Many Thanks

Harriet Dennis
Customer Service Advisor
Customer Centre
Cadent
Hinckley
cadentgas.com

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum has no further comments to make on this application. It is noted that the percentage of dwellings built to Part M4(2) of the Building Regulations has been increased to 35%.

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum is well aware that current Council policies do not go as far as we would wish in terms of providing a reasonable percentage of accessible and adaptable housing to assist people with a range of mobility difficulties.

However, we do believe that we should continue to express the view that exceeding the requirements of current policies would assist disabled people not to be further disabled by a low percentage of accessible and adaptable housing in developments such as this.

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum notes the intention to build to Part M4(1) of the Building Regulations thus ensuring that all dwellings are visitable by all people. However, it is our view that 50% of the dwellings should also meet Part M4(2) in order to provide dwellings that are accessible and adaptable.

There are only 4 bungalows planned within the development and this number should be increased to at least 6 to further assist people with mobility problems who wish to down size from larger dwellings.

Considering the scale of the development, it would be reasonable to provide 1 bungalow which meets Part M4(3) of the Building Regulations and be fully wheelchair accessible.

We note that the ground floor apartments could be considered suitable for people with mobility problems provided they meet Part M4(2).

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that all dropped kerbs are absolutely level with roadways for ease of access. Cycle paths should also be accessible to wheelchair users.

All surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

We note the provision of picnic benches and suggest that at least one of these is wheelchair accessible. Information Boards should be provided in a format that meets the needs of the majority of people including those with learning disabilities or sight impairment.

From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 21 Jul 2021 01:50:22

To:

Cc:

Subject: FW: Planning application DC/21/01220

Attachments:

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 21 July 2021 10:12

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: RE: Planning application DC/21/01220

Fire Ref.: F216220

Good Morning,

Thank you for your email.

The Suffolk Fire & Rescue Service do not need to comment on the Reserved Matters.

We note that our original comments for Land East of the Street and Loraine Way, Bramford, IP8 4NS, were published, under the planning application DC/18/00233, and Condition 24 was provided in the Decision Notice. We will expect this condition to be follow to this site until completion.

If you have any queries, please let us know.

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services.

we

Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 21 July 2021 09:48

To: planningliaison@anglianwater.co.uk; Parish - Bramford <bramfordparishcouncil@btinternet.com>; plantprotection@cadentgas.com; Parish - Claydon & Whitton <claywhit@btinternet.com>; James Caston (Cllr) <James.Caston@midsuffolk.gov.uk>; John Field (MSDC Cllr) <John.Field@midsuffolk.gov.uk>; Communities <communities@babberghmidsuffolk.gov.uk>; distplanninghub4@ukpowernetworks.co.uk; ecology.placeservices@essex.gov.uk;

Environmental Health <Environmental@babberghmidsuffolk.gov.uk>; Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@babberghmidsuffolk.gov.uk>; planning.apps <planning.apps@suffolk.nhs.uk>; BMSDC Public Realm Mailbox <public.realm@babberghmidsuffolk.gov.uk>; Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>; GHI Highways Development Control <Highways.DevelopmentControl@suffolk.gov.uk>; GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sproughton Parish Council <sproughtonpc@gmail.com>; phil.kemp@suffolk.pnn.police.uk; planning@suffolkwildlifetrust.org; mark.chisholm@ukpowernetworks.co.uk

Subject: Planning application DC/21/01220

Good Morning

We would have sent yourself a consultation request for the above application on 07/07/2021. Your consultation request is due to expire on 21/07/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards

James Thurkettle

Planning Support Officer
Sustainable Communities
Mid Suffolk District Council and Babergh District Council
E-mail: planning@babberghmidsuffolk.gov.uk
Web: www.midsuffolk.gov.uk www.babergh.gov.uk
Phone: [0300 1234000](tel:03001234000) (option 5)

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

Search for applications on our website:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

Pre-application advice service:

<https://www.babergh.gov.uk/planning/pre-application-advice/>

Do i require planning permission:

https://www.planningportal.co.uk/info/200130/common_projects

Please note, the advice given in this email is informal advice only. Should you wish to obtain formal advice please visit our website <https://www.midsuffolk.gov.uk/planning/> where there are a number of options available. Please be aware formal advice is chargeable.

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 02 Jun 2021 09:53:59

To:

Cc:

Subject: FW: DC/21/01220 - Land East Of The Street And Loraine Way, Bramford

Attachments:

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 02 June 2021 07:45

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: FW: DC/21/01220 - Land East Of The Street And Loraine Way, Bramford

Fire Ref.: F216220

Good Morning,

Thank you for your email.

The Suffolk Fire and Rescue Service made formal comment on Land East of The Street & Loraine Way, Bramford, under the original planning application of DC/18/00223. Please ensure that Condition 24, provision of Fire Hydrants, in the original Decision Notice, follows this site to completion.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

3rd Floor, Lime Block

Endeavour House

Russell Road

IP1 2BX

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 29 March 2021 13:40
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Andrea Stordy <Andrea.Stordy@suffolk.gov.uk>
Subject: FW: DC/21/01220 - Land East Of The Street And Loraine Way, Bramford

Thank you for your email

I can confirm that we made comment in February 2018 and the grant notice includes the requested planning condition, which we will use.

No new comment will be made at this time.

Angie Kempen
Water Officer
Suffolk Fire and Rescue Service
Endeavour House
Russell Road
Ipswich
IP1 2BX
Suffolk.

Your Ref:DC/21/01220
Our Ref: SCC/CON/3149/21
Date: 27 September 2021



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: Jo Hobbs

Dear Jo

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01220

PROPOSAL: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

LOCATION: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

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

The emergency access/cycle link to Loraine Way is still showing private access; we recommend this area is either adopted highway as footway/cycleway or widened to have a separate footway adjacent to the private drive.

We recommend all footway links within the site are to have bound surfacing to enable use throughout the year.

Full details finishes and construction will be agreed under s38 of Highways Act 1980 if the developer wishes the roads and footways to be adopted by SCC as the Highway Authority.

s106 Contributions

As previous response, The developer will need to enter into an unilateral undertaking with SCC to create the Traffic Regulation Order (TRO) to create a 20mph speed limit/zone within the site so a contribution of £10,000

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer

Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jo Hobbs

Dear Jo

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01220

PROPOSAL: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

LOCATION: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

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

- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July of last year where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. It states, 'Cycling must no longer be treated as marginal, or an afterthought'. Cycle links have been provided at the southern end of the development but no routes within the site. However, the proposal is to introduce a 20mph zone within the development so cycling on the carriageway will be safe for the cyclist.
- The developer will need to enter into an unilateral undertaking with SCC to create the Traffic Regulation Order (TRO) to create a 20mph speed limit/zone within the site.
- the developer is reminded that any planting of vegetation adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway.

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. 8882 / 27B and 8882 / 29B for the purposes of manoeuvring and parking of vehicles and electric vehicle charging points 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.

Bin Condition: The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. 8882 / 22B 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 refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jo Hobbs

Dear Jo

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01220

PROPOSAL: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links.

LOCATION: Land East Of The Street And Loraine Way Bramford Suffolk IP8 4NS

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

Construction of Roads and Footways

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide.
- The emergency access/cycle link for the site near Plot 64 goes through a private access. We recommend the route is separate from the private access to ensure access is kept clear.
- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July of last year where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. It states, 'Cycling must no longer be treated as marginal, or an afterthought'. Cycle links have been provided at the southern end of the development but no routes within the site.
- the shared surface roads are showing a maintenance strip 0.5m wide each side of the carriageway which allows the highway to be maintained. However, if street lighting is required, areas for the columns will need to be considered for erection of the columns. These maintenance strips are not to be used for utility services plant.
- can the developer shown there is sufficient forward visibility near plots 135, 90, 96, 89 and private drives serving 82-114 and 108 to 124, junction visibility near Plots 133, 166 and private accesses for Plots 135, 89 and 90 as the landscaping drawing is showing vegetation in these areas.

Parking

- Residents of Plots 28 – 41 are likely to use the access road to the front of the building rather than using the parking court. We recommend the parking layout is reconsidered here.

- recommend the layby near the main site access is a single layby rather than 3 separate bays.
- the majority of visitor parking is shown on the edges of the site and very little in the heart of the development.

Landscaping

- Hedging proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway.
- Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with street lighting.

•
We can recommend conditions once the above points have been addressed. We look forward to receiving further information.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 12 Jul 2021 09:44:02

To:

Cc:

Subject: FW: 2021-07-12 JS reply Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 RMA

Attachments:

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

Sent: 12 July 2021 07:57

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Cc: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>

Subject: 2021-07-12 JS reply Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 RMA

Dear Jo Hobbs,

Subject: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01220

We have reviewed the following submitted documents and we recommend **approval** of this application.

- Landscaping Masterplan Ref PR209 PR209-01 Ref P
- Planting Proposals for Public Open Space Ref PR209 PR209-04
- Site Masterplan Ref 8882/03 Rev E
- Location Plan Ref 8882/01
- Block Plan ref 8882/02 Rev A
- Drainage Strategy Report Ref 200691/J Courtney v1.1
- Letter from Consibee Consulting 6th April 2021 – ref 200691/J Courtney
- Flood Risk Assessment Ref 200691/J Courtney V1.0

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: planninggreen@babberghmidsuffolk.gov.uk <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 07 July 2021 11:08

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

Subject: MSDC Planning Re-consultation Request - DC/21/01220

Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

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.

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 20 May 2021 08:24
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Subject: 2021-05-20 JS Reply Land East Of The Street And Loraine Way , Bramford IP8 4NS Ref DC/21/01220

Dear Jo Hobbs,

Subject: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01220

We have reviewed the following submitted documents and we recommend **approval of this application.**

- Landscaping Masterplan Ref PR209 PR209-01 Ref H
- Planting Proposals for Public Open Space Ref PR209 PR209-04
- Site Masterplan Ref 8882/03
- Location Plan Ref 8882/01
- Block Plan ref 8882/02
- Drainage Strategy Report Ref 200691/J Courtney v1.1
- Letter from Consibee Consulting 6th April 2021 – ref 200691/J Courtney

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

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****

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 21 April 2021 08:12
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Subject: 2021-04-21 JS reply Land East Of The Street And Loraine Way , Bramford IP8 4NS Ref DC/21/01220 RMA

Dear Jo Hobbs,

Subject: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01220

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

- Landscaping Masterplan Ref PR209 PR209-01 Ref F
- Planting Proposals for Public Open Space Ref PR209 PR209-04
- Site Masterplan Ref 8882/03
- Location Plan Ref 8882/01
- Block Plan ref 8882/02
- Drainage Strategy Sheet 1 Ref 1200691-CON-X-00-DR-C-1001 P4
- Drainage Strategy Sheet 2 Ref 1200691-CON-X-00-DR-C-1002
- Drainage Strategy Report Ref 200691/J Courtney v1.0
- Letter from Consibee Consulting 6th April 2021 – ref 200691/J Courtney

A holding objection is recommended because previous points from the consultation reply regarding landscaping have not been addressed along with a **clear evidence** why a full SuDs solution would not be appropriate for this site.

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

1. Submit a revised site layout utilising an above ground open SuDs for the collection, conveyance, and discharge for the surface water drainage system or demonstrate with **clear evidence** why this would not be appropriate
2. The applicant is to demonstrate a planting schedule includes an establishment plan for the first 5 years.
3. The applicant is to review the planting of trees around the basin to ensure that a 3m maintenance strip is maintained and that the proposed tree's and shrub will not have a detrimental effect on the structural properties of the basin and its function

4. The applicant is to review the planting of trees around the basin to ensure that the canopy of the trees will not prohibit growth of grasses and wild flowers within the basin.
 - a. The grasses and wildflowers provide the treatment of surface water prior to it being discharged

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

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 10 March 2021 10:03
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Subject: 2021-03-10 JS reply Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 RMA

Dear Jo Hobbs,

Subject: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Ref DC/21/01220 Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01220

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

- Landscaping Masterplan Ref PR209 PR209-01 Ref F
- Planting Proposals for Public Open Space Ref PR209 PR209-04
- Site Masterplan Ref 8882/03
- Location Plan Ref 8882/01
- Block Plan ref 8882/02

A holding objection is necessary the proposed development does not utilise above ground open SuDs for the collection, conveyance, and discharge. The applicant will need to either submit a revised layout utilising SuDs or demonstrate with clear evidence why this is not appropriate. The applicant needs to demonstrate that the proposed location of the dwellings and pre school on the eastern site boundary are not at risk of flooding and the proposed location of the attenuation basin can be managed and maintained safety without affecting UKPN apparatus in perpetuity.

There also need to be more thought and detailed given about the location proposed planting of trees/shrub around the proposed basin to ensure that the structural integrity and function of the basin is not hindered.

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

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

1. Submit a revised site layout utilising an above ground open SuDs for the collection, conveyance, and discharge for the surface water drainage system or demonstrate with clear evidence why this would not be appropriate

2. Submit a plan and cross section demonstrating that the proposed attenuation basin can be incorporated within the site boundary utilising 1:4 side slopes, 1.5m width wet/dry benches every 0.6m depth of water, 300mm freeboard and a 3m width maintenance strip. Water depth for 1:1, 1:30 & 1:100+CC are to be depicted.
3. Demonstrate that the management and maintenance of proposed location of the attenuation basin will not be hindered by the overhead HV cables
 - a. E.g. what is UKPN easement distance from pylons and HV cables
4. Demonstrate that the proposed dwelling and location of the preschool on the east edge of the proposed development are not within flood zone 2 or 3
5. The applicant is to demonstrate a planting schedule includes an establishment plan for the first 5 years.
6. The applicant is to review the planting of trees around the basin to ensure that a 3m maintenance strip is maintained and that the proposed tree's and shrub will not have a detrimental affect on the structural properties of the basin and its function
7. The applicant is to review the planting of trees around the basin to ensure that the canopy of the trees will not prohibit growth of grasses and wild flowers within the basin.
 - a. The grasses and wildflowers provide the treatment of surface water prior to it being discharged

Note; Further information may be required

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

Your ref: DC/21/01220
Our ref: Bramford – Land east of The Street and Loraine
Way – 49804
Date: 4 June 2021
For enquiries: Neil McManus
E-mail: planningcontributions.admin@suffolk.gov.uk



By e-mail only:
planninggreen@babberghmidsuffolk.gov.uk

Dear Jo,

Bramford: Land east of The Street and Loraine Way – developer contributions

I refer to the above application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019.

Looking at the Early Years (EY) site's shape, a square or rectangle shape would be preferred to the 'L'-type shape currently outlined. There are concerns about the site's location, and the impact on accessibility for attending children who do not live on the development. There also appears to be the possibility that this proposed site lies in Flood Zone Three, which would pose a considerable problem.

There are still one or two unknowns at this point in terms of the site levels, and what this may mean for the potential site configuration.

I note the suggestion to vary the Public Right of Way s106 contribution use – this appears agreeable, but will require a Deed of Variation.

I have copied SCC Floods and Highways team into this letter, who will contact you separately if they have additional comments.

Yours sincerely,

pp. Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 09 Jul 2021 09:55:25
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/21/01220
Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 09 July 2021 09:44
To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Dear Jo,

Thank you for notifying me about the re-consultation. On reviewing the documents submitted, I have no comment to make.

Kind regards

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

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

From: planninggreen@babberghmidsuffolk.gov.uk <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 07 July 2021 11:07
To: Chris Ward
Subject: MSDC Planning Re-consultation Request - DC/21/01220

Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 19 May 2021 15:52
To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Dear Jo,

Thank you for notifying me about the re-consultation. On reviewing the documents I have no further comment to add from my previous response on 23rd March 2021.

Kind regards

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

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

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

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 23 March 2021 13:37
To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>; Planning Contributions Mailbox <planningcontributions.admin@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/01220

Dear Jo,

Thank you for consulting me about the reserved matters planning application for the residential development at Land East of the Street and Loraine Way in Bramford. I have no comment to make as a Travel Plan contribution for Suffolk County Council to take on the responsibility of the Travel Plan on behalf of the applicant has been secured through the supporting Section 106 Agreement.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 08 Jul 2021 02:54:02

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/01220

Attachments:

-----Original Message----- From: Rachael Abraham Sent: 07 July 2021 13:29 To: BMSDC Planning Area Team Green
Cc: Jo Hobbs ; James Rolfe Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220 Dear Jo, Thank you for re-consulting us on the amended plans for this site. As per my previous email, we have agreed a strategy with the developer's archaeological consultant which would enable us to remove our holding objection to the latest RM plans for the above development. We have agreed that the approved archaeological mitigation WSI will be updated to include the tree planting line within the area requiring archaeological excavation. This is however still pending. Due to the HV exclusion zone and Badger Sett exclusion zone, this work will need to be undertaken at a later date to the current excavation works taking place on site, but prior to the commencement of any groundworks in this area. We have also advised that a management plan which sets out how preservation in situ of the Heritage Assets area beneath the powerline will be achieved both during construction and throughout the long term occupation of the site, needs to be submitted. In addition, we asked for confirmation re. the species to be planted on the edge of the Heritage Assets area to ensure that they do not conflict with the preservation in situ methodology- the species to be planted will need to be those which do not have extensive root systems to avoid root disturbance beyond the excavated area and into the preservation in situ area. From the latest planting proposals, the hedge species shown accord with this. However, the plan also shows a line of trees to be planted beyond this, but does not indicate the proposed species. Whilst we have no objection to a hedge in this area, we are concerned that a line of tree planting would not meet requirements for preservation in situ given the potential impacts from the roots to extend within the define Heritage Assets Area. We would therefore request further information regarding the proposed trees to be planted in this area please to be able to review our previous advice. Best wishes, Rachael Rachael Abraham B.A. (Hons), M.A. Senior Archaeological Officer Please note that my working days are Tuesday-Thursday Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY Tel.:01284 741232 Mob: 07595 089516 Email: rachael.abraham@suffolk.gov.uk Website: <http://www.suffolk.gov.uk/archaeology> Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk> Follow us on Twitter: @SCCArchaeology Like us on Facebook: @SCCArchaeologicalService Follow us on Instagram: @SCCArchaeology ---

-----Original Message----- From: planninggreen@babberghmidsuffolk.gov.uk Sent: 07 July 2021 11:08 To: RM Archaeology Mailbox Subject: MSDC Planning Re-consultation Request - DC/21/01220 Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Kind Regards Planning Support Team Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>
Sent: 19 May 2021 16:03
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>; James Rolfe <james.rolfe@suffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Dear Jo,

Thank you for re-consulting us on the amended plans for this site.

As per my previous email, we have agreed a strategy with the developer's archaeological consultant which would enable us to remove our holding objection to the latest RM plans for the above development.

We have agreed that the approved archaeological mitigation WSI will be updated to include the tree planting line within the area requiring archaeological excavation. This is however still pending. Due to the HV exclusion zone and Badger Sett exclusion zone, this work will need to be undertaken at a later date to the current excavation works taking place on site, but prior to the commencement of any groundworks in this area.

We have also advised that a management plan which sets out how preservation in situ of the Heritage Assets area beneath the powerline will be achieved both during construction and throughout the long term occupation of the site, needs to be submitted.

In addition, we asked for confirmation re. the species to be planted on the edge of the Heritage Assets area to ensure that they do not conflict with the preservation in situ methodology- the species to be planted will need to be those which do not have extensive root systems to avoid root disturbance beyond the excavated area and into the preservation in situ area. From the latest planting proposals (plan 04 planting proposals for public open space), the hedge species shown accord with this. However, the plan also shows a line of trees to be planted beyond this, but does not indicate the proposed species. Whilst we have no objection to a hedge in this area, we are concerned that a line of tree planting would not meet requirements for preservation in situ given the potential impacts from the roots to extend within the define Heritage Assets Area.

Best wishes,
Rachael

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

Please note that my working days are Tuesday-Thursday

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

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

From: Rachael Abraham

Sent: 12 May 2021 14:08

Subject: RE: DC/21/01220- Land East Of The Street And Loraine Way Bramford Ipswich

Dear Jo,

Further to my previous email, we have agreed a strategy with the developer's archaeological consultant which would enable us to remove our holding objection to the latest RM plans for the above development.

We have agreed that the approved archaeological mitigation WSI will be updated to include the tree planting line within the area requiring archaeological excavation. Due to the HV exclusion zone and Badger Sett exclusion zone, this work will need to be undertaken at a later date to the current excavation works taking place on site, but prior to the commencement of any groundworks in this area.

We have also advised that a management plan which sets out how preservation in situ of the Heritage Assets area beneath the powerline will be achieved both during construction and throughout the long term occupation of the site, needs to be submitted.

In addition, we require confirmation re. the species to be planted on the edge of the Heritage Assets area to ensure that they do not conflict with the preservation in situ methodology- the species to be planted will need to be those which do not have extensive root systems to avoid root disturbance beyond the excavated area and into the preservation in situ area.

Best wishes,

Rachael

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

Please note that my working days are Tuesday-Thursday

Suffolk County Council Archaeological Service,

From: Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>

Sent: 11 March 2021 13:53

To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; James Rolfe <james.rolfe@suffolk.gov.uk>

Subject: DC/21/01220- Land East Of The Street And Loraine Way Bramford Ipswich

Dear Jo,

Archaeological conditions have been applied to application DC/18/00233 to secure archaeological mitigation and reporting work at this site and we would not advise that further conditions should be applied to the above RM application.

However, alongside the defined area of archaeology which requires mitigation through excavation (as set out in the approved WSI), under the power lines survives the cropmark of further double ring ditch, likely to represent the remains of a Bronze Age barrow. This site is clearly marked on the attached masterplan as a Heritage Assets Site and it has been agreed that the ring ditch and the area immediately surrounding it, which has high potential for the survival or outlying human burials, will be preserved in situ (which represents optimum mitigation given its high significance) through the avoidance of all ground disturbance in this area.

Based upon previous discussions regarding development proposals which led to plans submitted with the original Outline application bring subsequently revised to ensure that no ground disturbance will occur in this area as part of the development, we were satisfied that the preservation in situ area would remain undisturbed by the development. However, the latest landscaping plan submitted for this scheme show that a line of tree planting is proposed within the Heritage Assets Site, which does not meet the preservation in situ methodology in this area. Not only will the trees have a direct impact upon remains situated where they are planted, but impact from rooting means disturbance will extend beyond this point and cause damage over a wider area of the Heritage Assets Site, potentially disturbing the funerary monument itself, as well as any surviving burials. Given the position of this important feature on the edge of the main development area, preservation in situ would therefore be possible through a minor amendment to the development plans by removing this line of tree planting. Consequently, we would advise that the new development layout should be **refused** in its current form, in order to ensure the preservation of this archaeological feature in situ.

If the development layout and plans are amended to remove this area of tree planting, so that the funerary monument and the area immediately surrounding it are excluded entirely from any areas where ground disturbance is planned and therefore are able to be preserved in situ, we would no longer have an objection to the proposed development layout.

Best wishes,
Rachael

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

Please note that my working days are Tuesday-Thursday

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

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 21 Jul 2021 01:45:36
To:
Cc:
Subject: FW: DC/21/01220. Air Quality
Attachments:

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 21 July 2021 11:57
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Air Quality

EP Reference : 295329
DC/21/01220. Air Quality
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Re-consultation: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale

Many thanks for your request for comments in relation to the above application. I can confirm that I have no additional comments to make with respect to this development from the perspective of Local Air Quality Management.

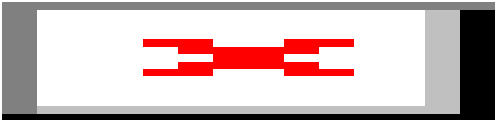
Kind regards

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: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 03 Jun 2021 01:35:13
To:
Cc:
Subject: FW: DC/21/01220. Air Quality
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 03 June 2021 09:01
To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Air Quality

Dear Jo

EP Reference : 293285
DC/21/01220. Air Quality
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development

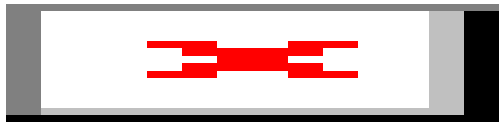
Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make in addition to those made earlier during the consultation period.

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: 06 April 2021 08:37
To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Air Quality

Dear Jo

EP Reference : 290335
DC/21/01220. Air Quality
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Application for approval of reserved matters following grant of Outline Planning
Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and
Scale for Residential development of up to 190

Many thanks for your request for comments in relation to the above submission from the perspective of Local Air Quality Management. I can confirm that I have no comments to make with respect to the newly submitted information.

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: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>
Sent: 29 March 2021 16:52
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/21/01220

Dear Jo,

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links.

Location: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS.

Many thanks for your request to comment on the application.

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

It is recognised that the original application Outline Planning Permission 18/00233 does include a Planning Statement however the Planning Statement does not provide sufficient detail on measures which improve energy efficiency, reduce the carbon impact and minimise the use of resources in the construction and ongoing operation of the proposed development.

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

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

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and

running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

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

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

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

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

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

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

Guidance can be found at the following locations:

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

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 21 Jul 2021 11:39:55
To:
Cc:
Subject: FW: DC/21/01220. Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 21 July 2021 11:09
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Land Contamination

EP Reference : 295330
DC/21/01220. Land Contamination
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Application for approval of reserved matters following grant of Outline Planning Permission
DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale

Many thanks for your request for comments in relation to the above application. I can confirm that I have no additional comments to make with respect to this development from the perspective of land contamination.

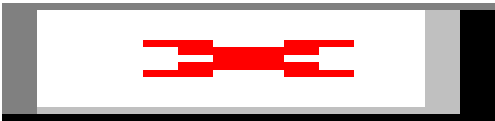
Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 03 Jun 2021 01:35:05
To:
Cc:
Subject: FW: DC/21/01220. Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 03 June 2021 08:46
To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Land Contamination

Dear Jo

EP Reference : 293286
DC/21/01220. Land Contamination
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make in addition to those made earlier during the consultation period.

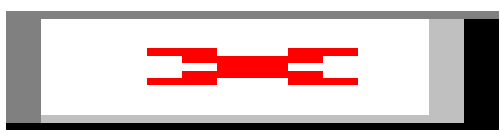
Kind regards

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: 06 April 2021 08:24
To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/01220. Land Contamination

Dear Jo

EP Reference 290331
DC/21/01220. Land Contamination
Land East of The Street and, Loraine Way, Bramford, IPSWICH, Suffolk.
Application for approval of reserved matters following grant of Outline
Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping,
Layout and Scale for Residential development of up to 190

Many thanks for your request for comments relation to the above submission. I can confirm that I have no comments to make with respect to land contamination as all issues were addressed during the original 2018 consultation.

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: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 09 Jul 2021 04:46:15

To:

Cc:

Subject: FW: Plan ref DC/21/01220 Land East Of The Street And Loraine Way , Bramford. Environmental Health - Noise/Odour/Light/Smoke

Attachments:

From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>

Sent: 09 July 2021 14:21

To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Cc: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>

Subject: Plan ref DC/21/01220 Land East Of The Street And Loraine Way , Bramford. Environmental Health - Noise/Odour/Light/Smoke

Thank you for reconsulting me on the above application and revised plans, supporting statements etc.

I can confirm with respect to noise and other environmental health issues that I do not have any further comments to make.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils

t: 01449 724718

e: david.harrold@baberghmidsuffolk.gov.uk

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 17 Jun 2021 03:00:18

To:

Cc:

Subject: FW: Bramford DC/21/01220 – Environmental Health Noise

Attachments:

From: David Harrold <David.Harrold@babberghmidsuffolk.gov.uk>

Sent: 15 June 2021 09:41

To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>

Subject: RE: Bramford

Hi Jo

I met with Simon yesterday and made our way over to a corner of the site corresponding to where the gas valve is, I think it is shown next to plot 1 on the block plan. This area is densely overgrown with shrub and trees, no noise from either gas or electric infrastructure at time of visit. I do not feel 'noise' will be an issue. Simon said the gas regulator is usually part submerged.

Hope this is of use.

David

From: David Harrold <David.Harrold@babberghmidsuffolk.gov.uk>
Sent: 20 May 2021 11:31
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Cc: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>
Subject: Plan ref DC/21/01220 Land East Of The Street And Loraine Way , Bramford. Environmental Health - Noise/Odour/Light/Smoke

Thank you for re-consulting me on the above application and in particular amended plans and drawings received on 18 May 2021.

I can confirm with respect to noise and other environmental health issues that I do not have any comments to make.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@babberghmidsuffolk.gov.uk

From: David Harrold <David.Harrold@babberghmidsuffolk.gov.uk>

Sent: 23 March 2021 08:34

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Cc: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>

Subject: Plan ref DC/21/01220 Land East Of The Street And Loraine Way , Bramford. Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for approval of reserved matters in respect of layout, scale and landscape area.

I can confirm with respect to noise and other environmental health issues that I do not have any comments to make.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@babberghmidsuffolk.gov.uk

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 12 Jul 2021 02:07:09

To:

Cc:

Subject: FW: DC/21/01220

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 12 July 2021 12:17

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC/21/01220

Dear Jo,

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links.

Location: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS.

Reason(s) for re-consultation: Revised plans, supporting information and flood risk assessment received 06.07.21.

Many thanks for your request to comment on the Application for approval of reserved matters.

I have nothing to add to the previous response dated 28th May 2021.

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Simon Davison <Simon.Davison@babberghmidsuffolk.gov.uk>
Sent: 28 May 2021 12:59
To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: DC/21/01220

Dear Jo,

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links.

Location: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS.

Reason(s) for re-consultation: Amended Documents and Covering Letter all Dated 18 May 2021.

Many thanks for your request to comment on the application.

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

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

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

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

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

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

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

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

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

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

Guidance can be found at the following locations:

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

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

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

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

Sent: 21 May 2021 16:02

To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC 21 01220 Bramford RM DC 18 00233 amended plans

Heritage consultation response

Jo

I do not wish to offer comment on behalf of Heritage team on this proposal.

Paul

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

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

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>
Sent: 09 March 2021 10:10
To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC 21 01220 Bramford RM DC 18 00233

Heritage consultation response

Jo

I do not wish to offer comment on behalf of Heritage team on this proposal.

Paul

Paul Harrison

Heritage and Design Officer
Babergh and Mid Suffolk District Councils
T 01449 724677 | 07798 781360
E paul.harrison@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk | www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Jo Hobbs - Senior Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 30th July 2021

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Re consultation dated 7th July 2021:

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Location: Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS

Response:

This is a re consultation on the development proposal for 190 residential dwellings. Our previous comments below still stand and appear not to have been addressed within the latest information provided.

This is an open market development and offers 67 affordable housing units.

As in our previous response we recommended a change to the market mix. The revised plans appear to remain as before and have not included any of the recommendations below:

Detail has been provided for the open market mix (123 dwellings): -

- 4 x 2 bed houses = 3.25%
- 74 x 3 bed houses = 60.16%
- 45 x 4 bed houses = 36.58%

The table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

| Size of home | Current size profile | Size profile 2036 | Change required | % of change required |
|---------------------|-----------------------------|--------------------------|------------------------|-----------------------------|
| One bedroom | 707 | 1,221 | 515 | 7.2% |
| Two bedrooms | 5,908 | 8,380 | 2,472 | 34.4% |
| Three bedrooms | 13,680 | 15,784 | 2,104 | 29.3% |
| Four or + bedrooms | 12,208 | 14,303 | 2,096 | 29.2% |
| Total | 32,502 | 39,688 | 7,186 | 100.0% |

The provision of 2 bedroomed accommodation within this proposal is approx. 31% lower than the SHMA target so the Council would be looking for a significant uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms.

The inclusion of bungalows/chalet bungalows would be welcomed as this will provide opportunities for older people to downsize, currently there are no bungalows included for sale.

Affordable Housing Mix:

The affordable housing mix was secured within the s106 and the proposals appear to concord.

It is noted that the homes are 'pepper potted' across the site which the Council supports.

Other general recommendations for affordable homes on all schemes:

- Properties must be built to current Homes England requirements and meet the NDSS requirements.
- Affordable housing should be tenure blind and indistinguishable from market homes.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets.
- All flats must be in separate blocks and not mixed in with market flats/market garages so that they are capable of freehold transfer to an RP.
- Adequate parking and cycle storage provision is made for the affordable housing units. Parking should reflect what is provided for open market units. For example, parking spaces next to houses rather than in a block. This also ensures that properties are tenure blind.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Jo Hobbs - Senior Planning Officer

From: Louise Barker – Strategic Housing Team Manager

Date: 3rd June 2021

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Location: Land East of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS

Key Points

1. Background Information

This is a re consultation on the development proposal for 190 residential dwellings.

This is an open market development and offers 67 affordable housing units.

As in our previous response we recommended a change to the market mix. The revised plans appear to remain as before and have not included any of the recommendations below:

Detail has been provided for the open market mix (123 dwellings): -

- 4 x 2 bed houses = 3.25%
- 74 x 3 bed houses = 60.16%
- 45 x 4 bed houses = 36.58%

The table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

| Size of home required | Current size profile | Size profile 2036 | Change required | % of change |
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| Three bedrooms | 13,680 | 15,784 | 2,104 | 29.3% |
| Four or + bedrooms | 12,208 | 14,303 | 2,096 | 29.2% |
| Total | 32,502 | 39,688 | 7,186 | 100.0% |

The provision of 2 bedrooled accommodation within this proposal is approx. 31% lower than the SHMA target so the Council would be looking for a significant uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms.

The inclusion of bungalows/chalet bungalows would be welcomed as this will provide opportunities for older people to downsize, currently there are no bungalows included for sale.

Affordable Housing Mix:

The affordable housing mix was secured within the s106 and the proposals appear to concord.

It is noted that the homes are 'pepper potted' across the site which the Council supports.

Other general recommendations for affordable homes on all schemes:

- Properties must be built to current Homes England requirements and meet the NDSS requirements.
- Affordable housing should be tenure blind and indistinguishable from market homes.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets.
- All flats must be in separate blocks and not mixed in with market flats/market garages so that they are capable of freehold transfer to an RP.
- Adequate parking and cycle storage provision is made for the affordable housing units. Parking should reflect what is provided for open market units. For example, parking spaces next to houses rather than in a block. This also ensures that properties are tenure blind.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Jo Hobbs - Senior Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 20th April 2021

APPLICATION FOR RESERVED MATTERS - DC/21/01220

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Location: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Key Points

1. Background Information

| |
|---|
| A development proposal for 190 residential dwellings. |
| This is an open market development and offers 67 affordable housing units |
| . |

2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum.**
- 2.3 The Council’s 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

3. Proposed Mix for Open Market homes.

Detail has been provided for the open market mix (123 dwellings): -

- 4 x 2 bed houses = 3.25%
- 74 x 3 bed houses = 60.16%
- 45 x 4 bed houses = 36.58%

The table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

| Size of home | Current size profile | Size profile 2036 | Change required | % of change required |
|--------------------|----------------------|-------------------|-----------------|----------------------|
| One bedroom | 707 | 1,221 | 515 | 7.2% |
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| Three bedrooms | 13,680 | 15,784 | 2,104 | 29.3% |
| Four or + bedrooms | 12,208 | 14,303 | 2,096 | 29.2% |
| Total | 32,502 | 39,688 | 7,186 | 100.0% |

The provision of 2 bedrooled accommodation within this proposal is approx. 31% lower than the SHMA target so the Council would be looking for a significant uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms. The inclusion of bungalows/chalet bungalows would be welcomed as this will provide opportunities for older people to downsize, currently there are no bungalows included for sale.

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
 - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
 - 25% of households think their current property will not be suitable for their needs in 10 years' time.
 - 2 & 3 bed properties are most sought after by existing households wishing to move.
 - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Preferred mix for Affordable Housing

4.1 67 of the proposed dwellings on the development are offered for affordable housing.
The proposals concord with the mix agreed in the s106 agreement as follows:

| Type | Affordable Rent | Shared Ownership | Total |
|-----------------|-----------------|------------------|-----------|
| 1 bed flat | 8 | 0 | 8 |
| 2 bed flat | 6 | 4 | 10 |
| 2 bed Bungalows | 4 | 0 | 4 |
| 2 bed House | 19 | 9 | 28 |
| 3 bed 5P House | 11 | 4 | 15 |
| 3 bed 6PHouse | 2 | 0 | 2 |
| Totals | 50 | 17 | 67 |

5. Other requirements for affordable homes:

- Properties must be built to current Homes England requirements and meet the NDSS requirements.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets.
- The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings.
- All flats must be in separate blocks and capable of freehold transfer to an RP.
- Adequate parking and cycle storage provision is made for the affordable housing units.



29 July 2021

Jo Hobbs
Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Babergh 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/21/01220
Location: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS
Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Dear Jo,

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

Summary

We have reassessed the Ecological Assessment (Ecology Solutions Ltd, January 2017), the Protected Species Addendum (Ecology Solutions Ltd, October 2018) and the information to support the HRA Appropriate Assessment, provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the Landscape Masterplan – Rev P (matt lee Landscape Architecture, April 2021), Planting Proposals for the Public Open Space – Rev A (matt lee Landscape Architecture, March 2021), Landscape Maintenance Corridor Details – Rev A (February 2021) and the Arboricultural Impact Assessment (SES Ltd, March 2021).

We still support the proposed soft landscaping for this development, following the submission of the further documentation on the 06th June 2021. This still includes appropriate planting specifications within the Planting Proposals for the Public Open Space, which will benefit a wide variety of species.

The revised Landscape Masterplan provides varied reasonable biodiversity enhancements proposals, including varied routes of the Hedgehog Highways, further bat and bird boxes and reptile hibernacula



locations. Therefore, it is indicated that we support the varied proposals, which provide increased foraging, roosting and nesting places for protected and Priority species. However, the Biodiversity Enhancement Strategy (as secured under condition 22 of the outline consent) will still need to be delivered prior to occupation. This is because the finalised information (detailed specifications and heights etc.) will need to be secured, as well as the aftercare measures and persons responsible for their implementation and management. Furthermore, the Landscape and Ecological Management Plan (as secured under condition 21 of the outline consent) is still required to demonstrate appropriate aftercare and management measures of the soft landscape measures, which will maximise biodiversity benefits. This is necessary to secured measurable biodiversity net gains, as outlined under paragraph 174[d] & 180[d] of the NPPF 2021

Furthermore, A wildlife friendly lighting scheme must also still be provided prior to occupation for this application (as required under condition 23 of the outline consent). This should follow ILP Guidance¹ and a professional ecologist should be consulted to advise the lighting strategy for this scheme. In addition, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

Please contact us with any queries.

Yours sincerely,

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

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



Place Services provide ecological advice on behalf of Babergh 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.



02 June 2021

Jo Hobbs
Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Babergh 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/21/01220
Location: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS
Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Dear Jo,

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have reassessed the Ecological Assessment (Ecology Solutions Ltd, January 2017), the Protected Species Addendum (Ecology Solutions Ltd, October 2018) and the information to support the HRA Appropriate Assessment, provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the Landscape Masterplan – Rev H (matt lee Landscape Architecture, April 2021), Planting Proposals for the Public Open Space – Rev A (matt lee Landscape Architecture, March 2021), Landscape Maintenance Corridor Details – Rev A (February 2021) and the Arboricultural Impact Assessment (SES Ltd, March 2021).

We still support the proposed soft landscaping for this development, following the submission of the further documentation on the 18th May 2021. We are also still pleased to see the incorporation of appropriate planting specifications within the Planting Proposals for the Public Open Space. In particular, the proposed meadow mixture will deliver a native species-rich grassland, which will benefit a range of invertebrates, birds, mammals and herpetofauna. However, it will need to be



managed to maximise floristic diversity, which should be demonstrated within the Landscape Ecological Management Plan.

Therefore, it is indicated that the Landscape and Ecological Management Plan (as secured under condition 21 of the outline consent) and the Biodiversity Enhancement Strategy (as secured under condition 22 of the outline consent) will need to be delivered prior to occupation. This is necessary to demonstrate appropriate aftercare and management measures of the soft landscape measures, as well as the delivery of bespoke enhancement measures throughout the development. This is necessary to secured measurable biodiversity net gains, as outlined under paragraph 170[d] & 175[d] of the NPPF 2019. However, it is indicated that some biodiversity enhancement measures may need to be considered during the construction phase, especially if they are to be integral to the building (e.g. integrated swift or bat bricks).

Furthermore, A wildlife friendly lighting scheme must also be provided prior to occupation for this application (as required under condition 23 of the outline consent). This should follow ILP Guidance¹ and a professional ecologist should be consulted to advise the lighting strategy for this scheme. In addition, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

Please contact us with any queries.

Yours sincerely,

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

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



Place Services provide ecological advice on behalf of Babergh 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.



31 March 2021

Jo Hobbs
Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Babergh 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/21/01220
Location: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS
Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Dear Jo,

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have reassessed the Ecological Assessment (Ecology Solutions Ltd, January 2017), the Protected Species Addendum (Ecology Solutions Ltd, October 2018) and the information to support the HRA Appropriate Assessment, provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the Landscape Masterplan (matt lee Landscape Architecture, February 2021), Planting Proposals for the Public Open Space (matt lee Landscape Architecture, February 2021) and the Arboricultural Impact Assessment (SES Ltd, March 2021).

We support the proposed soft landscaping for this development and are pleased to see the incorporation of appropriate planting specifications within the Planting Proposals for the Public Open Space.

However, the Landscape and Ecological Management Plan (as secured under condition 21 of the outline consent) and the Biodiversity Enhancement Strategy (as secured under condition 22 of the outline consent) will need to be delivered prior to occupation. This is necessary to demonstrate



appropriate aftercare and management measures of the soft landscape measures, as well as the delivery of bespoke enhancement measures throughout the development. This is necessary to secured measurable biodiversity net gains, as outlined under paragraph 170[d] & 175[d] of the NPPF 2019. However, it is indicated that some biodiversity enhancement measures may need to be considered during the construction phase, especially if they are to be integral to the building (e.g. integrated swift or bat bricks).

Furthermore, A wildlife friendly lighting scheme must also be provided prior to occupation for this application (as required under condition 23 of the outline consent). This should follow ILP Guidance¹ and a professional ecologist should be consulted to advise the lighting strategy for this scheme. In addition, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

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 Babergh 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.

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



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

20/07/2021

For the attention of: Jo Hobbs

Ref: Planning Application DC/21/01220; Land east of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS

Thank you for re-consulting us on the application for approval of reserved matters following grant of Outline Planning permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190no. homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

We welcome the amendments to the Landscape Masterplan and additional information provided in the Agent Cover Letter submitted 6th July. We would still recommend the following conditions should be considered:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING

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

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows 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. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

If you have any queries regarding the above matters, please do not hesitate to contact me.
Yours sincerely,

Kim Howell BA (Hons) DipLA CMLI
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.





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

02/06/2021

For the attention of: Jo Hobbs

Ref: Planning Application DC/21/01220; Land east of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS

Thank you for re-consulting us on the application for approval of reserved matters following grant of Outline Planning permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190no. homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

This response focuses on the amended documents relevant to landscaping and public open space submitted 18th May 2021 and the covering letter date 12th May 2021.

We welcome the amendments made following our last letter and have the following comments:

We suggest the following mix for the native hedge will be preferable:

- 60% Hawthorn (*Crataegus monogyna*)
- 20% Field maple (*Acer campestre*)
- 10% Hazel (*Corylus Avellana*)
- 5% Trees (wild cherry, oak or hornbeam)
- 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).

While a hedge has now been proposed to screen one side of the substation and gas governor complex, we believe that this could be done in a more aesthetically pleasing manor. There is opportunity to create a more impactful gateway to the site whilst screening the utility elements.

In our responses dated 07/03/2019 referencing DC/18/00233 we indicated the importance of advanced strategic planting should take place on development boundaries to ensure enclosure and landscape identity is established prior to construction. This is still a key recommendation.

Notwithstanding the comments above, we recommend the following conditions should be considered:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING

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

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows 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. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

If you have any queries regarding the above matters, please do not hesitate to contact me.
Yours sincerely,

Kim Howell BA (Hons) DipLA CMLI
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.



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

30/03/2021

For the attention of: Jo Hobbs

Ref: Planning Application DC/21/01220; Land east of The Street and Loraine Way, Bramford, Ipswich, IP8 4NS

Thank you for consulting us on the application for approval of reserved matters following grant of Outline Planning permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190no. homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

This response focuses on the submitted details and plans relevant to landscaping and public open space. This response also references comments made in our letter dated 07/03/2019 referencing DC/18/00233.

The proposal (Landscape Masterplan PR209-01) fails to include information and a location for the formal play area. For a development of this scale we would have expected to see a centrally located play space within the development, overlooked for safety and within easy access of the entire new development. As well as a more creative/active play provision (which could incorporate a trim trail) to encourage activity through play. Before the proposed layout is approved, we would like to see the play strategy and how it has addressed active play opportunities for all ages.

Hedge/screening planting around the substation and gas governor should be incorporated into the planting plan. In the likely event that this site is fenced and gated for security, the open location against the site entrance road will create a poor entrance gateway into the site.

Additional boundary/screening landscaping should be provided around the 7no. parking spaces to the south of the pre school site. These spaces protrude into the public open space at this point and could be integrated into the landscape rather than as shown on the current masterplan.

The location of visitor parking spaces at the end of turning heads (adjacent to plots 187 & 77 and 178 & 168) is not ideal to terms of visual amenity and providing key vista points along the proposed streets and out towards the open countryside. Particularly in these locations where the viewpoints from the proposed layout will help connect the development to the surrounding landscape. We would suggest these are relocated.

In my responses dated 07/03/2019 referencing DC/18/00233 we indicated the importance of advanced strategic planting should take place on development boundaries to ensure enclosure and landscape identity is established prior to construction. This is still a key recommendation.

Notwithstanding the comments above, we recommend the following conditions should be considered:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING

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

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows 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. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

If you have any queries regarding the above matters, please do not hesitate to contact me.

Yours sincerely,

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

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 21 Jul 2021 02:23:33

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/01220

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 21 July 2021 13:40 To: BMSDC Planning Area Team Green Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220 Public Realm Officers do not wish to add any further comments to those already made. We are supportive of the amount and treatment of the open spaces associated with this development Regards Dave Hughes Public Realm Officer -----Original Message----- From: planninggreen@babberghmidsuffolk.gov.uk Sent: 07 July 2021 11:03 To: BMSDC Public Realm Consultation Mailbox Subject: MSDC Planning Re-consultation Request - DC/21/01220 Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS Kind Regards Planning Support Team Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Sent: 04 Jun 2021 09:29:09
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/21/01220
Attachments:

From: BMSDC Public Realm Consultation Mailbox Sent: 04 June 2021 09:24 To: BMSDC Planning Area Team Green
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220 Public Realm Officers note the planned changes in play provision and the improvements to be made to existing nearby provision and fully support this approach. Hedgerow species selection and grassland mixes for the open space areas are appropriate and supported. Regards Dave Hughes Public Realm Officer

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

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

Sent: 12 March 2021 12:15

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/01220

Public Realm Officers do not wish to make any further comments on this application.

Regards

Dave Hughes
Public Realm Officer

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 20 Jul 2021 02:09:54

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/01220

Attachments:

-----Original Message----- From: Ellie Roberts Sent: 20 July 2021 11:56 To: BMSDC Planning Area Team Green
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220 Good Morning, Thank you for re-consulting the WMA on application DC/21/01220. I can confirm we have no comments in addition to our letter of 03/06/21. Kind Regards, Ellie Eleanor Roberts, BSc (Hons) Senior Sustainable Development Officer Water Management Alliance m: 07827 356752 | dd: 01553 819622 | ellie.roberts@wlma.org.uk Registered office: Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk
WMA members: Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board, Norfolk Rivers Drainage Board, South Holland Drainage Board, Waveney, Lower Yare and Lothingland IDB in association with Pevensey and Cuckmere Water Level Management Board Follow us: Twitter Facebook LinkedIn YouTube Your feedback is valuable to us, as we continually review and work to improve our services. So, if you have any suggestions, recommendations, questions, compliments or complaints, please complete one of our online forms: Feedback Form | Complaint Form The information in this e-mail, and any attachments, is confidential and intended solely for the use of the individual or entity to whom it is addressed. The views expressed in this e-mail may not represent those of the Board(s). Nothing in this email message amounts to a contractual or legal commitment unless confirmed by a signed communication. All inbound and outbound emails may be monitored and recorded. With our commitment to ISO 14001, please consider the environment before printing this e-mail. -----Original Message----- From: planninggreen@babberghmidsuffolk.gov.uk Sent: 07 July 2021 11:05 To: Planning Subject: MSDC Planning Re-consultation Request - DC/21/01220 Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS 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.

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: dc/21/Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Morning,

Thank you for your email re-consultation on the reserved matters application DC/21/01220

Waste services do not have no objection to the proposed variation to this application.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Afternoon,

Thank you for your email re-consultation on the reserved matters application DC/21/01220.

Waste services do not wish to add any further comments to our original.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

Consultee Comments for Planning Application DC/21/01220

Application Summary

Application Number: DC/21/01220

Address: Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS

Proposal: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

Case Officer: Jo Hobbs

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Morning,

Thank you for your email re-consultation on the reserved matters application DC/21/01220.

Waste services do not have no objection to this application

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 20 May 2021 12:14
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01220

Good Afternoon,

Re DC/21/01220

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.

Kind Regards,

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

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 13 Jul 2021 11:19:48

To:

Cc:

Subject: FW: DC/21/01220 Land East Of The Street And Loraine Way , Bramford, Ipswich

Attachments:

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Sent: 13 July 2021 10:43

To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC/21/01220 Land East Of The Street And Loraine Way , Bramford, Ipswich

Hi Jo

I have no objection to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report, this should be secured via an appropriate condition. Although a small number of trees are proposed for removal they are of limited amenity value and their loss will not have an overall adverse impact upon the character of the local area.

Please let me know if you require any further input.

Kind regards

David Pizzey FArborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

Sent: 07 July 2021 11:09

To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/01220

Please find attached planning re-consultation request letter relating to planning application - DC/21/01220 - Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Kind Regards

Planning Support Team

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Philip Isbell – Acting Chief Planning Officer
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 Paul Foster
Barton Willmore
St Andrews House
St Andrews Road
Cambridge
CB4 1WB

Applicant:

CEMEX Operations UK Ltd
c/o agent

Date Application Received: 16-Jan-18

Application Reference: DC/18/00233

Date Registered: 18-Jan-18

Proposal & Location of Development:

Outline Application (with access and all other matters reserved) - Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links (Revised application).

Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Section A – Plans & Documents:

This decision refers to drawing no./entitled 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 J0010676_507 2 - Received 16/01/2018
Flood Risk Assessment PART 1 - Received 16/01/2018
Flood Risk Assessment PART 2 - Received 16/01/2018
Ecological Survey/Report Dated September 2017 - Received 16/01/2018
Planning Statement - Received 16/01/2018
Transport Assessment Amended by letter to Suffolk County Council Highways received 16th April 2018 - Received 16/01/2018
Archaeological Assessment - Received 16/01/2018
Tree Protection Plan 7320-D-AIA - Received 26/02/2019

Plans - Proposed Parameter Plan - Land Use J00010676-508 6 - Received 26/02/2019
Plans - Proposed Loraine Way Emergency Access 130880/A/05 - Received 16/01/2018
Arboricultural Assessment - Received 26/02/2019
Design and Access Statement Amended by Addendum to Technical Reports May 19 - Received 26/02/2019
Landscape and Visual Impact Assessment Amended by Addendum to Technical Reports May 19 - Received 26/02/2019
Ecological Survey/Report Protected Species Addendum - Received 26/02/2019
Ecological Survey/Report Appropriate Assessment to be read with Addendum to Technical Reports - Received 10/05/2019
Supporting Statement Site Delivery Plan - Received 26/02/2019
Response to Suffolk County Council Floods and Water Team - Received 11/09/2018
Drainage Details Drainage Strategy Report - Received 23/04/2018
Supporting Statement Drainage Proforma - Received 16/01/2018
Addendum to Technical Reports - Received 10/05/2019
Addendum on Affordable Housing Mix - Received 10/05/2019
Plans - Proposed Loraine Way Development Access dated July 2017 Appendix D of Transport Assessment 130880/A/04 - Received 16/01/2018
Plans - Proposed Indicative Masterplan J0010676_005 10 - Received 10/05/2019
Written Scheme of Investigation (Archaeological Evaluation) - Received 16/01/2018
Plans - Proposed Loraine Way Emergency Access dated 15th March 2018 130880/A/05 - Received 31/03/2019

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. Application for the approval of the reserved matters must be made before the expiration of TWO YEARS from the date of this permission. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval of the last of the reserved matters to be approved.

Reason - A reduced time limit is imposed to ensure there is a realistic prospect of housing being delivered in 5 years in line with paragraph 73 of the NPPF as the Local Planning Authority's decision to grant planning permission has been made on the basis of not being able to evidence a sufficient five year supply of housing. Furthermore a time limit is required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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. 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.

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

4. Before any development is commenced, and concurrently with the submission of reserved matters referred to in Condition 2 above, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, including any scheme subsequently approved in writing, shall be commenced until 75% of the development in the preceding phase has been occupied.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

5. The development hereby permitted shall be restricted to up to two storeys in height. For the avoidance of doubt this does not permit two and a half storey buildings with accommodation in roof spaces.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development to ensure minimal detriment to residential amenity and the environment.

6. Before the access is first used visibility splays shall be provided as shown on Drawing No. 130880/A/04 with an X dimension of 2.4m and a Y dimension of 215m and 120m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

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

Reason - To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

8. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

9. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason - To ensure that satisfactory access is provided for the safety of residents and the public.

10. Before first use, the developer shall construct the emergency and footway access to existing footway network in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason - To ensure that suitable footways are provided to access the application site and to connect the sites with adjacent footways.

11. Before the development is commenced, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:
 - a. haul routes for construction traffic on the highway network and monitoring and review mechanisms.
 - b. provision of boundary hoarding and lighting
 - c. details of proposed means of dust suppression
 - d. details of measures to prevent mud from vehicles leaving the site during construction
 - e. details of delivery times to the site during the construction phase
 - f. details of provision to ensure pedestrian and cycle safety
 - g. hours of construction which shall only be between 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 Saturdays and no work on Sundays or Bank Holidays
 - h. programme of works (including measures for traffic management and operating hours)
 - i. parking and turning for vehicles of site personnel, operatives and visitors
 - j. loading and unloading of plant and materials
 - k. storage of plant and materials

Reason - In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

12. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development site onto the existing highway on Loraine Way. No dwelling shall be occupied until the approved scheme for that dwelling has been carried out and shall be retained thereafter and used for no other purpose.

Reason - To prevent hazards caused by flowing water or ice on the highway. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

13. Before the development is commenced, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging points and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved scheme for that dwelling has been carried out and shall be retained thereafter and used for no other purpose.

Reason - To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

14. Before the development is commenced details of the areas to be provided for presentation and storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. No development shall be occupied until the approved scheme for that dwelling has been carried out 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. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

15. Before the first dwelling is occupied, a planning consent shall be secured for a pedestrian and cycle path connecting this application site (shown in red on plan J0010676_507_REV2) with the land being developed under outline consent application reference 2986/15 and reserved matters 0156/17, as indicated on Illustrative Masterplan J0010676_005_REV10, including details of surface material to be agreed with the Local Planning Authority in consultation with the Local Highway Authority.

The pedestrian and cycle path should be made publicly available prior to the first occupation of the development hereby permitted.

Reason - To ensure good pedestrian and cycle connectivity for the proposed development into the wider village of Bramford.

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

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 in accordance with proper planning principles to ensure no significant adverse harm results.

17. Before any works commence on site, a landscape management plan for a minimum of 10 years shall be submitted to and approved in writing by the Local Planning Authority. Both new and existing planting will be required to be included in the plan.

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 in accordance with proper planning principles to ensure no significant adverse harm results.

18. With the exception of any site clearance works, site investigation works and tree protection works, no works shall commence on site, a scheme of hard and soft landscaping and boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing 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. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed including trees planted in hard landscaping, close to road boundaries and within the public open space (POS).

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 in accordance with proper planning principles to ensure no significant adverse harm results.

19. Prior to the commencement of the construction of the first dwelling, details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

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 in accordance with proper planning principles to ensure no significant adverse harm results.

20. Prior to commencement of the development, a construction environmental management plan (CEMP Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. This shall follow the details contained within the Ecological Assessment (Ecology Solutions, September 2017) and the Protected Species Addendum (Ecology Solutions, February 2019).

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife &

Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act (NERC) 2006 This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

21. Prior to the occupation of the first dwelling, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by the Local Planning Authority.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

22. Prior to occupation of the first dwelling, a Biodiversity Enhancement Strategy for Protected/Priority species shall be submitted to and approved in writing by the Local Planning Authority. This shall follow the details contained within the Ecological Assessment (Ecology Solutions, September 2017) and the Protected Species Addendum (Ecology Solutions, February 2019).

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.

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

Reason - To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006.

23. Prior to the occupation of the first dwelling, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

Reason - To allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006.

24. Prior to the occupation of the first dwelling, 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 installed in accordance with these details and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

25. Prior to the commencement of any phase of residential development, a strategy to facilitate broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason - To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment and to meet the requirements of paragraph 112 of the National Planning Policy Framework 2019. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

26. With the exception of any site clearance works, site investigation works and tree protection works no development in relation to each phase identified under Condition 4 of this permission shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that phase has been submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority. The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safeguarding of appropriate minerals in accordance with policy 5 of Suffolk County Council's Minerals Core Strategy 2008 and paragraphs 103 and 104 of the NPPF 2019.

27. No development shall take place 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 to define the scope of the investigation; and:
- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. The provision to be made for analysis of the site investigation and recording
 - d. The provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. The provision to be made for archive deposition of the analysis and records of the site investigation
 - f. The nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. That 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, in accordance with Core Strategy Objective SO4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019). This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to ensure no significant adverse harm results.

28. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 27 and the provision made for analysis, publication and dissemination of results and archive deposition.

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

29. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
- 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
 - 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with paragraph 178 of the NPPF.

30. With the exception of any site clearance works, site investigation works and tree protection works, no development shall take place within each phase of the scheme in pursuance of this permission until a Sustainability and Renewable Energy Statement for that phase has been submitted to and agreed in writing with the local planning authority. This statement shall include measures to help to reduce greenhouse gas emissions, such as the location, orientation and design of buildings to reduce energy demands, and how the development will meet the Government's policy for national technical standards.

Reason - To reduce the emission of greenhouse gases in line with paragraph 150 of the NPPF (2019).

31. Prior to the commencement of development, 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 Flood Risk Assessment (PBA, January 2018, as amended by the Updated Addendum to Supporting Technical Documents, May 2019) 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 Flood Risk Assessment;
 - 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. If they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. A Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations). The approved CSWMP shall include:
 - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction

h. Details of the maintenance and management of the surface water drainage scheme.

i.

The scheme shall be fully implemented as approved and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reasons - To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/Informatives>

32. Prior to the occupation of the first dwelling, details of all Sustainable Urban Drainage System components and piped networks shall be submitted 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 2010 in order to enable the proper management of flood risk with the county of Suffolk. <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
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
CS09 - Density and Mix
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB07 - Protecting gardens and parkland of historic interest
HB08 - Safeguarding the character of conservation areas
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
CL08 - Protecting wildlife habitats
CL09 - Recognised wildlife areas
CL11 - Retaining high quality agricultural land
T04 - Planning Obligations and highway infrastructure

T09 - Parking Standards
T10 - Highway Considerations in Development
T13 - Bus Service
RT04 - Amenity open space and play areas within residential development
SC04 - Protection of groundwater supplies
SC08 - Siting of new school buildings
H04- Proportion of Affordable Housing

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. The site is adjacent to the Special Landscape Area of the Gipping Valley. Throughout the course of designing the reserved matters scheme, including built form and landscaping, it is requested that special regard is had to this landscape designation.
3. The developers are encouraged to adhere to 'Technical housing standards - nationally described space standard' as published March 2015 for all dwellings to be built on site. Whilst this is not a planning condition it is encouraged to ensure a good quality of development and standard of living for future occupants.
4. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.
5. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring that Cadent Gas requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

6. 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 2003. Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be 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 section 50 license under the New Roads and Street Works Act. Any works to a main river may require an environmental permit

7. 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.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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

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/18/00233

Signed: Philip Isbell

Dated: 9th July 2019

**Acting Chief Planning Officer
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.

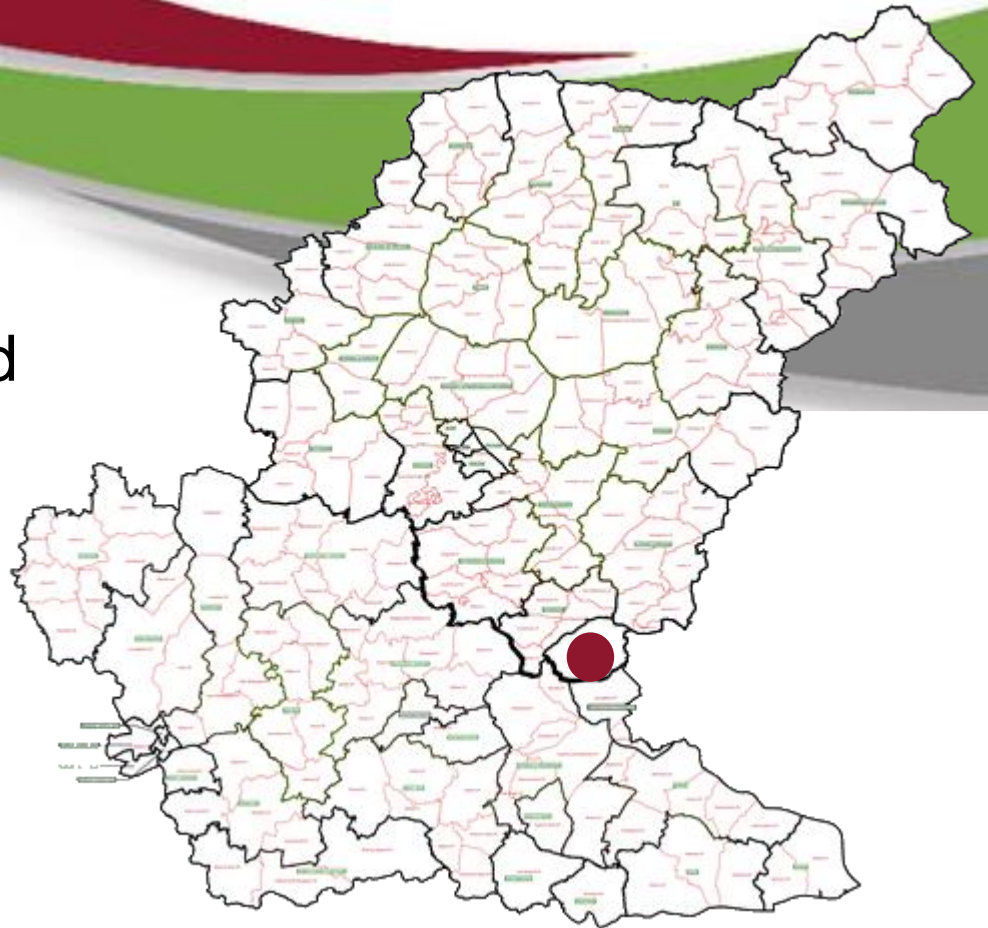
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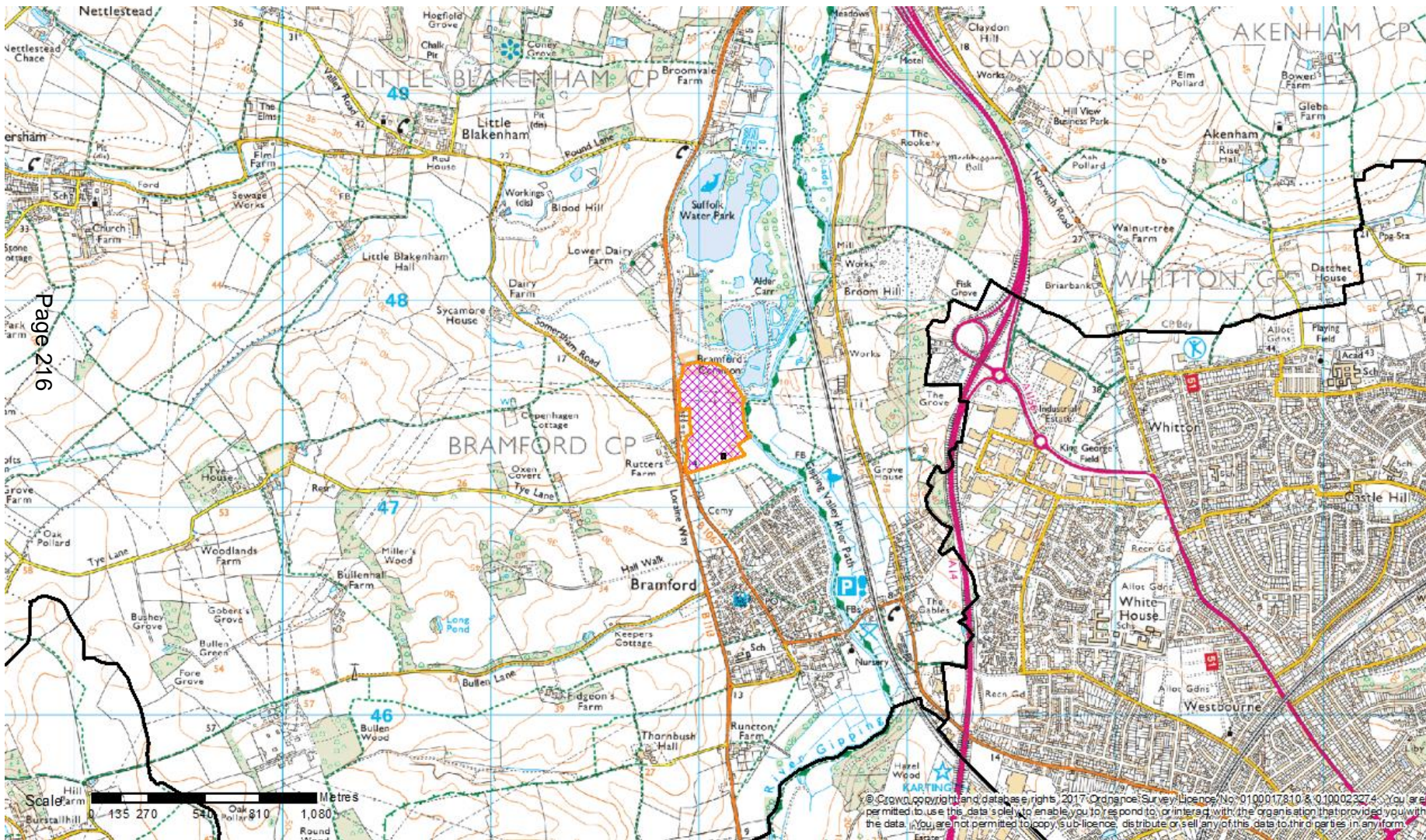
Application No:

DC/21/01220

Address:

Land East Of The Street And
Moraine Way,
Bramford








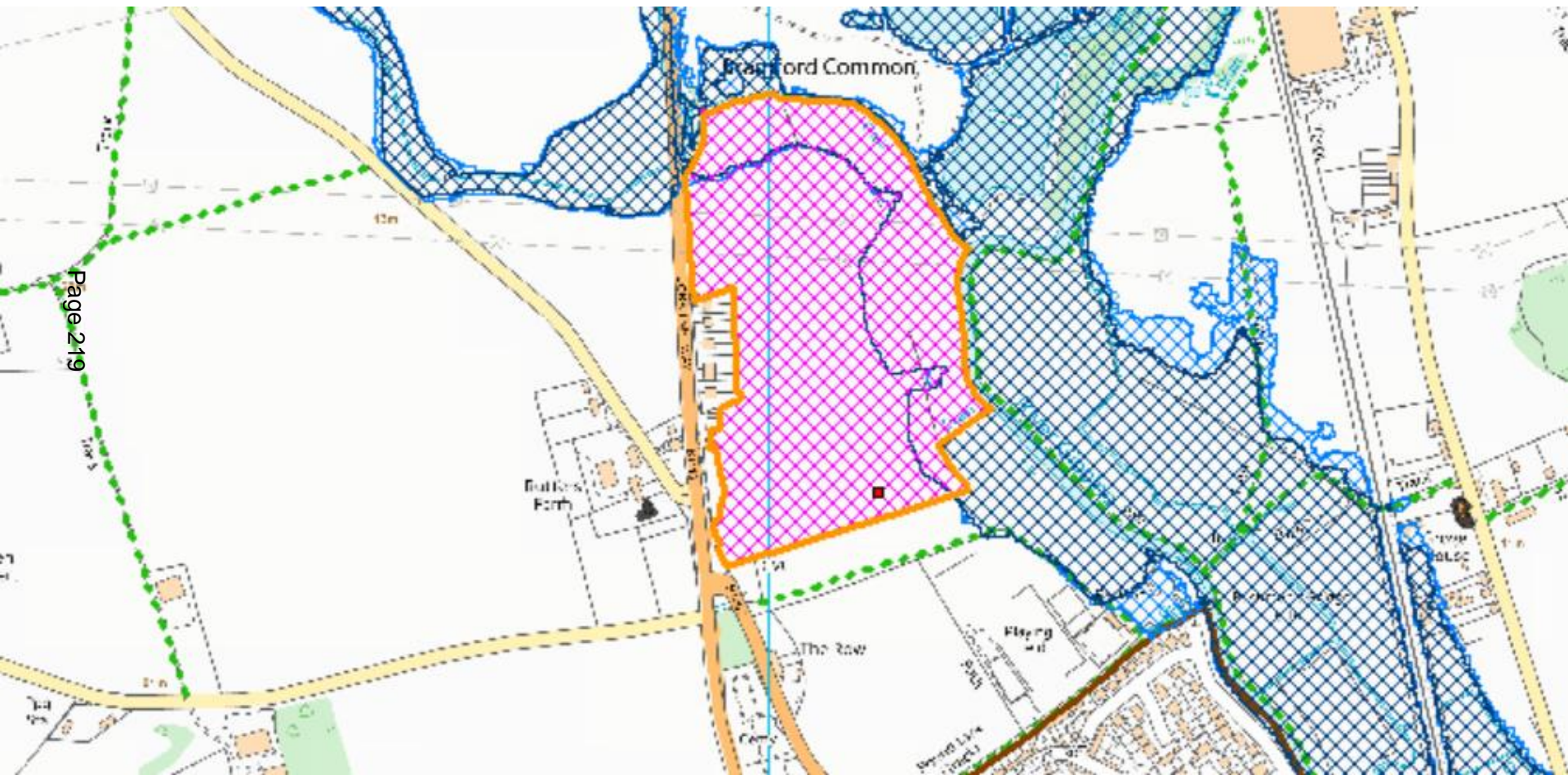


Page 216

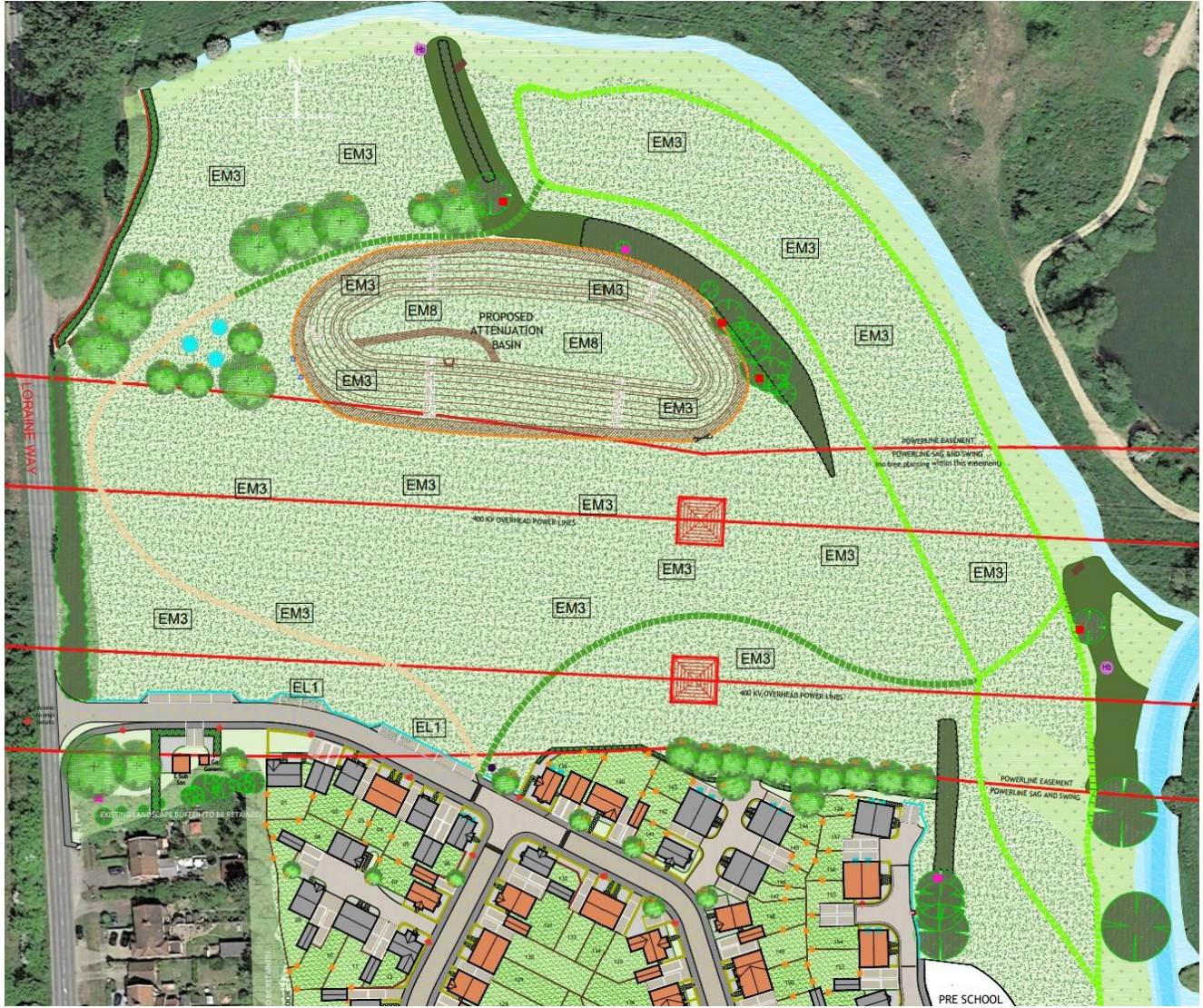


Constraints Map

-  Grade II
-  Footpath
-  Built Up Area Boundaries
-  Flood Zone 2
-  Flood Zone 3



Landscaping plan – to north of site



Landscaping plan – to south of site

Slide 8



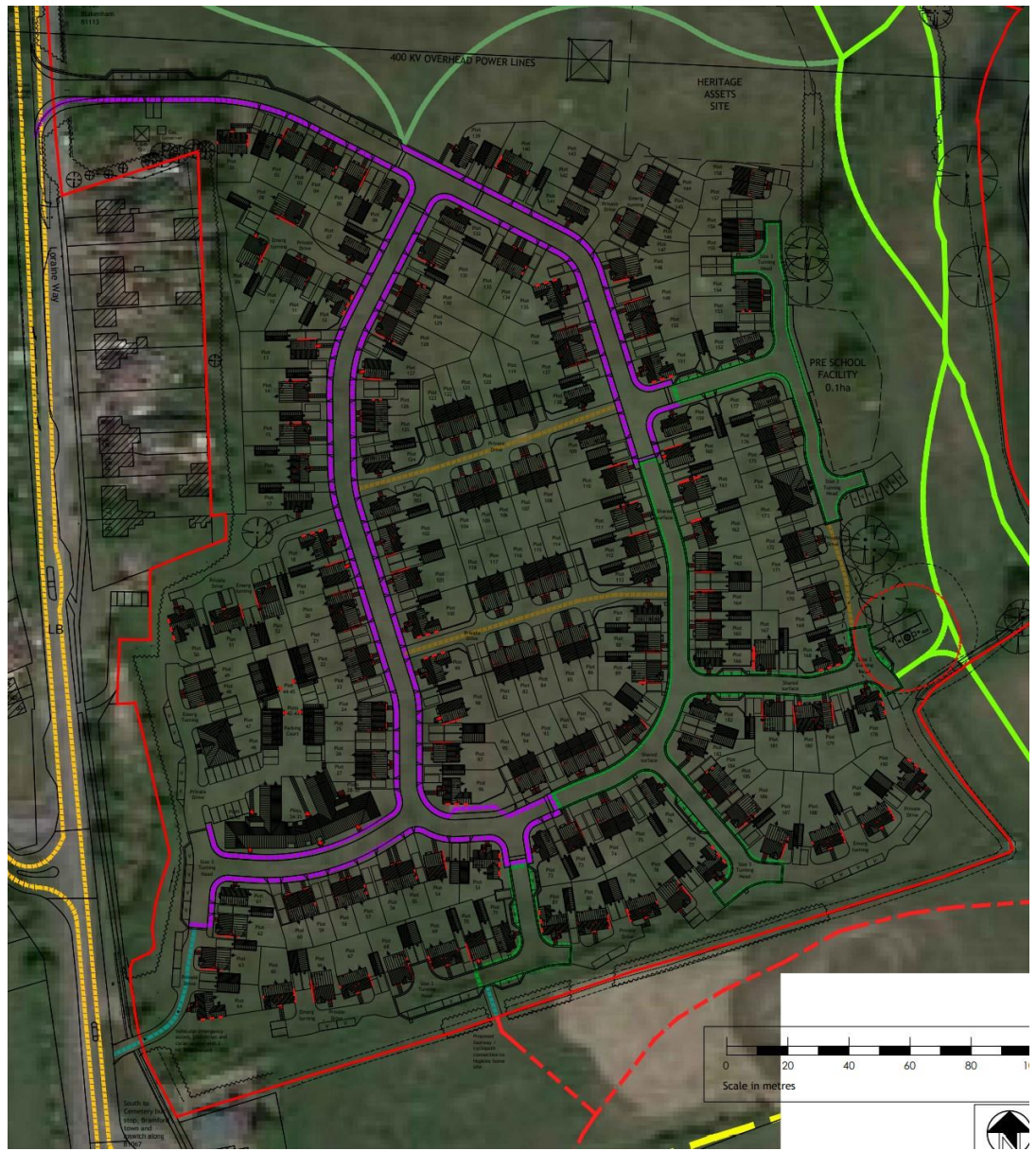
Pedestrian accessibility around site

Slide 9

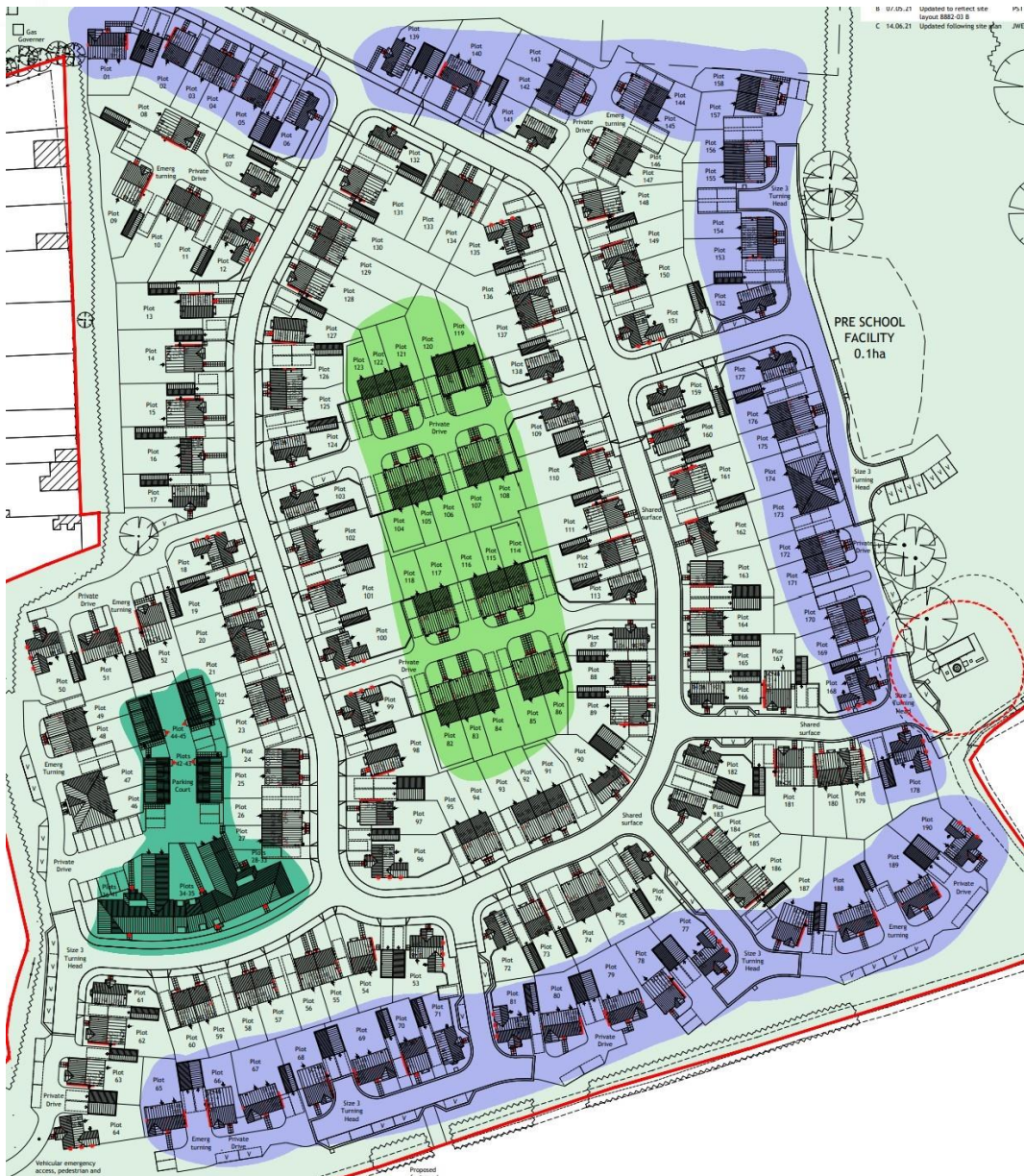


Pedestrian accessibility within site

Slide 10








Character Area Plan



Character Area House Type

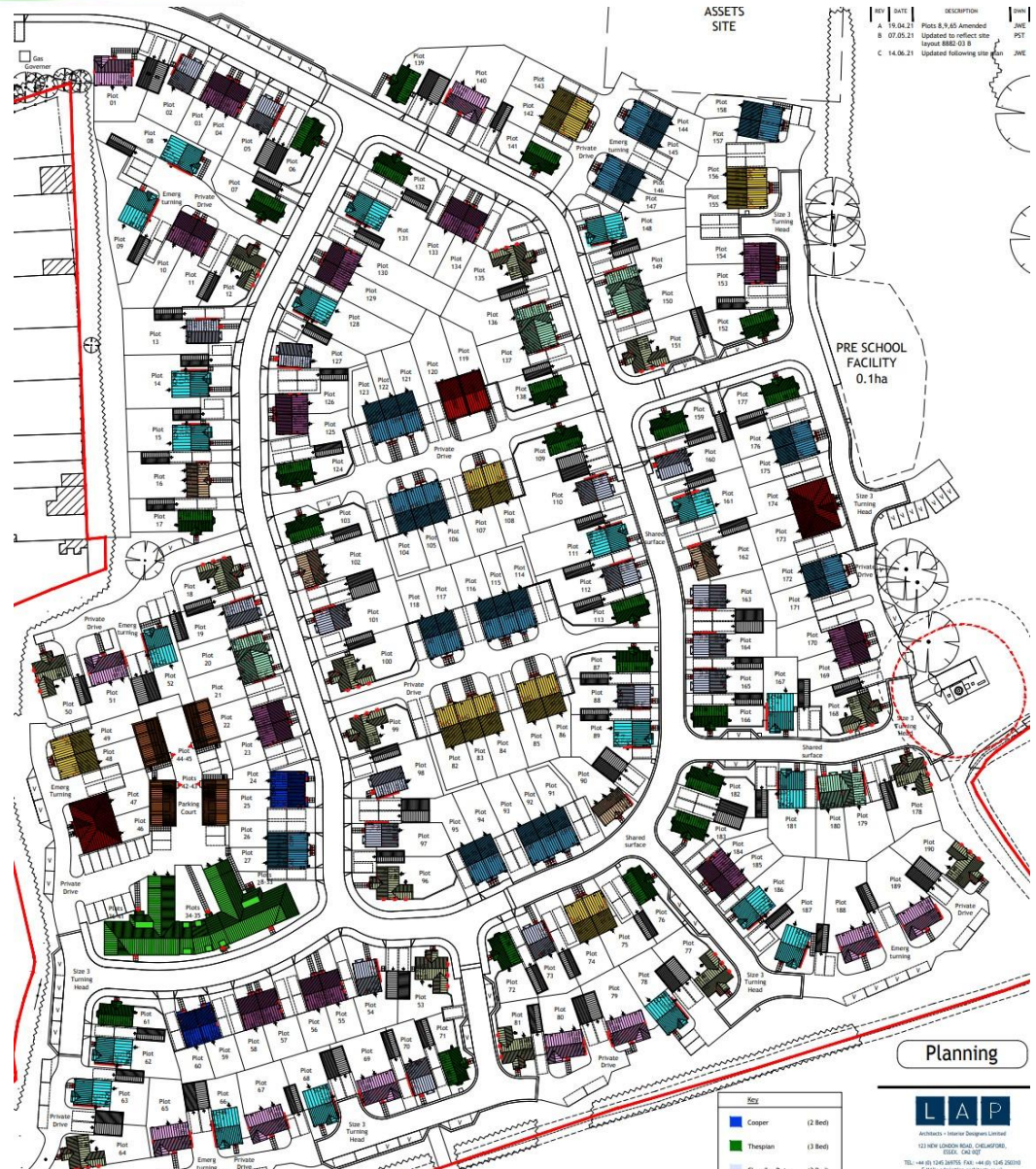


Key - Housing Vernacular

- Country Brick 
- Country Weatherboard 
- Country Render 
- Town Brick 
- Bespoke Elements 

House Type Key Plan

Slide 13



| REV | DATE | DESCRIPTION | CHKD |
|-----|----------|--|------|
| A | 15.06.21 | Plots 8 & 9 AS Amended | JNC |
| B | 07.05.21 | Updated to reflect site layout B862-03 B | PST |
| C | 14.06.21 | Updated following site plan | JWE |

| Key | | |
|-----|---------------|----------|
| | Cooper | (2 Bed) |
| | Thespian | (3 Bed) |
| | Chandler Det | (3 Bed) |
| | Chandler Semi | (3 Bed) |
| | Scrivener | (4 Bed) |
| | Silversmith | (4 Bed) |
| | Tailor | (3 Bed) |
| | Baker | (2 Bed) |
| | Tillman | (3 Bed) |
| | Quilter | (3 Bed) |
| | Sculptor | (4 Bed) |
| | Bungalow | (2 Bed) |
| | 3B6P House | (3 Bed) |
| | Bespoke Flats | (14 Bed) |
| | FOG | (2 Bed) |

Page 227

Planning

| Site | |
|------|----------------------|
| | Cooper (2 Bed) |
| | Thespian (3 Bed) |
| | Chandler Det (3 Bed) |

LAP
 Architects + Interior Designers Limited
 100 Waterlooville Road, Waterlooville,
 Eastleigh, Hampshire, SO31 2JF
 Tel: +44 (0) 1493 269100 Fax: +44 (0) 1493 222010
 E: info_admin@lap-architects.co.uk


Storey Heights Plan


Page 228



| REV | DATE | DESCRIPTION |
|-----|----------|--|
| A | 18.04.21 | Plot 8 & 9/10 Amended |
| B | 07.05.21 | Updated to reflect site layout 08A2-03 B |
| C | 14.06.21 | Updated following site plan |

Key - Building Heights

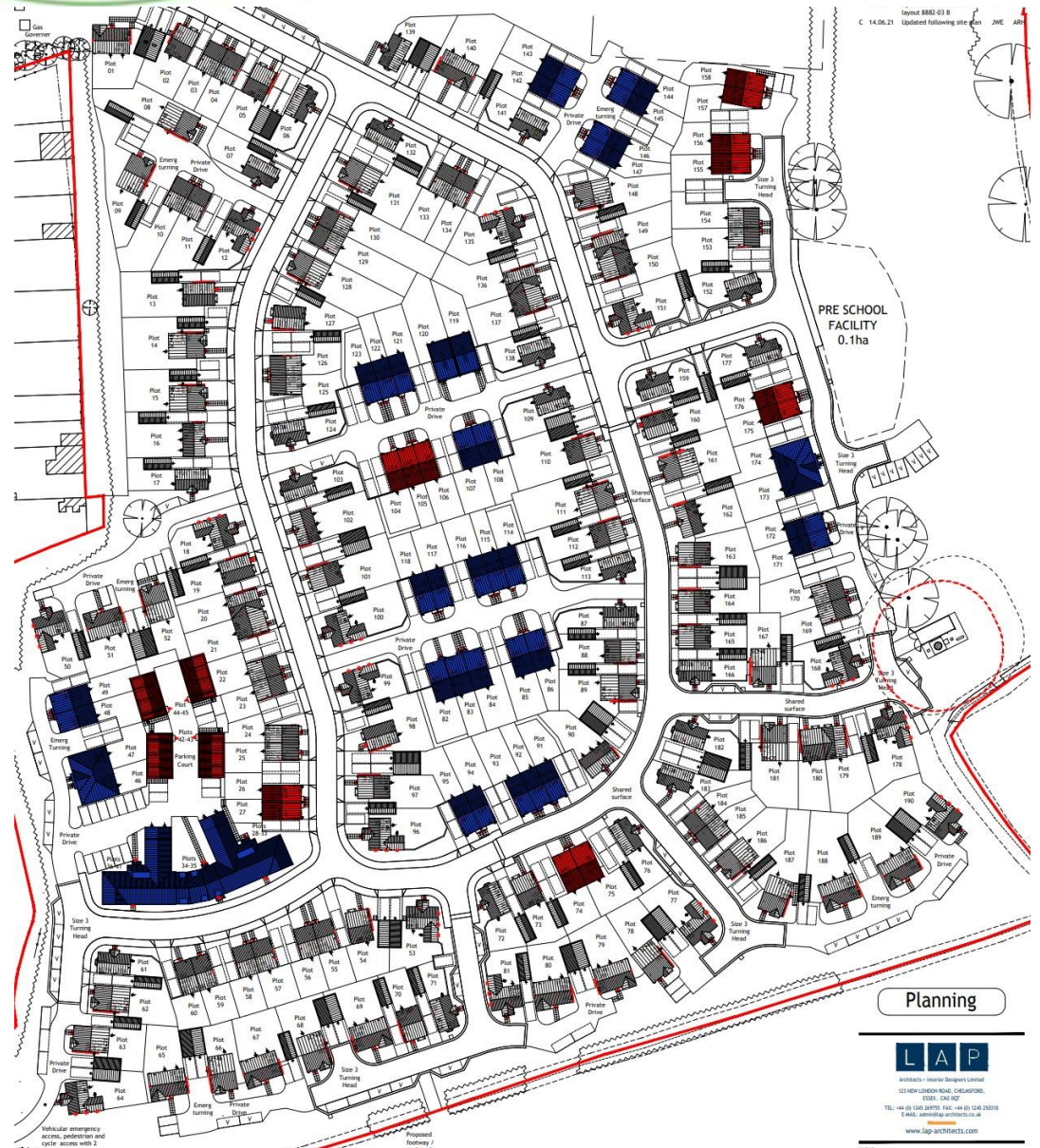
Single Storey 

Two Storey 

Planning

Affordable Housing Plan

Page 229

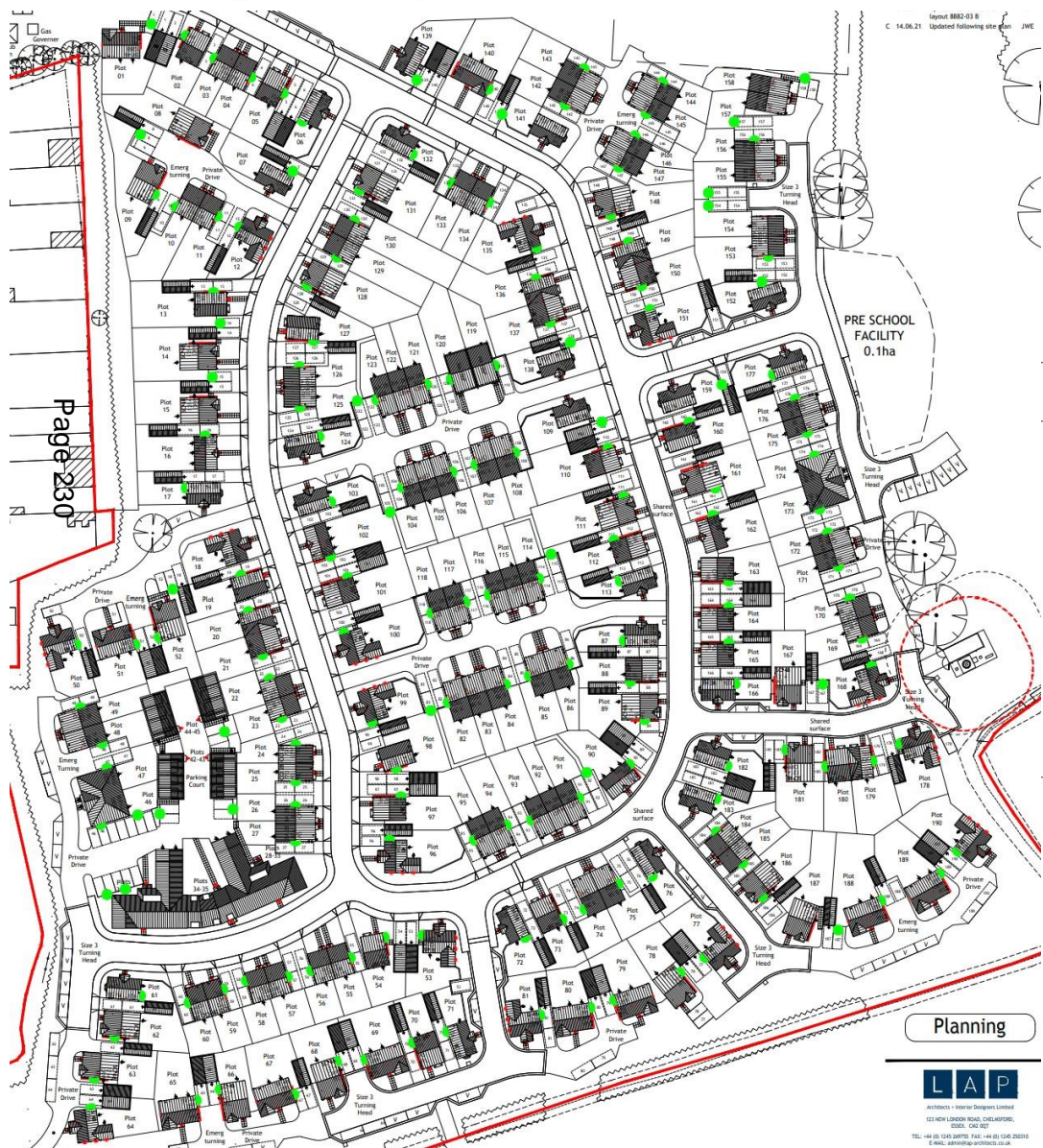


Key - Housing Tenures

| | |
|------------------|--|
| Affordable Rent | |
| Shared ownership | |

Planning

Electric Vehicle Charging Strategy



Key.

- Passive charging point ready for future floor standing EVCP. Location to have ducting run from consumer unit in property to car parking space finished with a water proof cap.
- ▭ Passive charging point ready for wall mounted EVCP. Location to have ducting run from consumer unit in property to edge of wall finished with a water proof cap.

Planning

Parking Strategy Plan



Page 231

Key:

- Council approved Garage Space / Cycle Parking (89)
- Formal Visitor Parking Bay (48)
- General on plot parking bay (365)
- Electricity Sub-station parking space (2)
- Cycle Storage Location

NOTE:
All parking is in accordance with the Suffolk Vehicle parking Standards

TOTAL PARKING:
504 car parking spaces overall including visitor bays

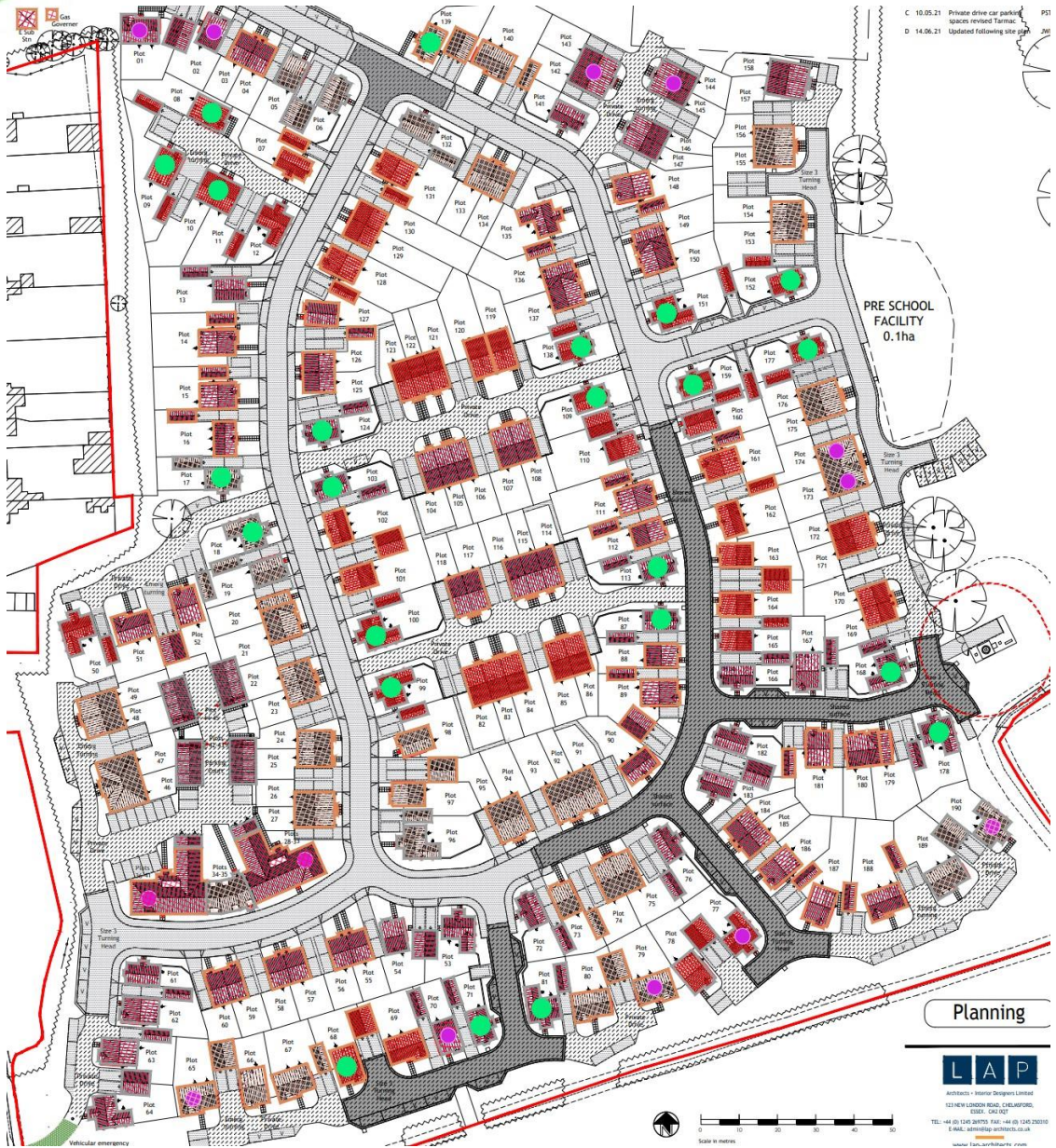
Planning

Architects - Herold Design Limited
131 NEW LONDON ROAD, CICESTON, IPSWICH, IP6 7SD
TEL: 01473 546 547/575 Fax: 01473 546 200/201
E: info@herold-design.co.uk
www.lap-architects.com

Key:

- Council approved Garage Space / Cycle Parking (89)
- Formal Visitor Parking Bay (48)

Materials Plan



C 10.05.21 Private drive car parking squares revised Terrace P51
 D 14.06.21 Updated following site plan P60

Planning

Architects + Interior Designers Limited
 101 NEW LONDON ROAD, CHELSEA, LONDON SW3 2SD
 TEL: +44 (0) 20 7493 7070 FAX: +44 (0) 20 7493 7071
 E-MAIL: admin@lap-architects.co.uk
 www.lap-architects.co.uk



Atherstone Red Brick



Clumber Red Brick



Kensington Cream Brick



Marley Cedral Weatherboard Grey (C05)



Gemini Sunrise Blend Tile



SVK Montana Textured Tile



Key - Materials

EXTERNAL WORKS

-  Tarmac
-  Block Paving - 200 x 100 x 60mm Charcoal
-  Block Paving - 200 x 100 x 80mm Autumn Gold
-  Grasscrete (Emergency Access)

Entrance Paving Slabs 600mm square to paths serving houses.

FACING BRICKS

Note - All brick headers to match main brickwork

-  Atherstone Red
-  Clumber Red Brick
-  Kensington Cream

RAINWATER GOODS

Black uPVC

FASCIA & SOFFITS

White

WINDOWS & FRENCH DOORS


White uPVC

ROOF TILES

Note - Ridge tiles to match main tiles in all cases

-  Gemini Sunrise Blend
-  SVK Montana Textured

WEATHERBOARDING

-  Plots with elements of weatherboarding (Country)
Reference - Marley Cedral Weatherboard C05 (Grey)

-  Plots with Render (Ref Chalk White)

Boundary Treatments Plant



| Key - Boundary Treatments | | |
|---------------------------|----|------------------------------------|
| | 1/ | 1.8m Brick Boundary Wall |
| | 2/ | 1.8m Close Boarded Fence |
| | 3/ | 1.8m Larch Lap Fence |
| | 4/ | 1.8m Feature boundary Timber Fence |
| | 5/ | 1.8m Trellis Brick Wall |

Page 234

Street Scenes 10B



Street Scene A - Character Area 1



Street Scene B - Character Area 4



Street Scene C - Character Area 2



Street Scene X - Character Area 1 / 3

Contractors are to check all levels and dimensions before work is put to hand, and any discrepancies are to be referred to the architects.

| REV | DATE | DESCRIPTION | BY | CHECK |
|-----|----------|---|-----|-------|
| A | 18.04.21 | Plans & all annotations, landscape co-ordinated | JAH | AJH |
| B | 07.05.21 | Street scenes revised to reflect the latest BMS-010 | PSJ | AJH |



Preliminary

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 112 HIGH LONDON ROAD, LONDON, W14 8JF
 TEL: +44 (0) 20 8267 0000 FAX: +44 (0) 20 8267 0000
 www.lap-architects.com

Land East of Loraine Way,
 Bramford,
 Suffolk

Bellway Homes (Essex) Ltd

Street Scenes

| | |
|------------------------------------|-----------------------|
| drawing number 8882 - 10 | revision B |
| scale 1:200 @ A1 | date February 2014 |

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Site sections location

LOCATION PLAN



Site Section 1 (east and west)



SECTION 1 - 1 @ 1/200

Page 237

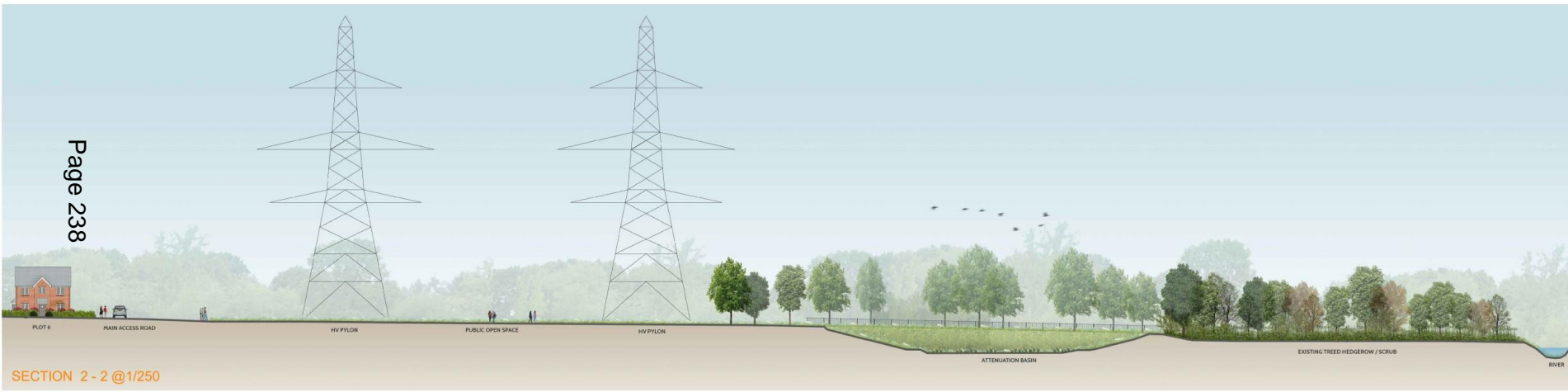


SECTION 1 - 1 @ 1/200 (CONTINUED)



Site Section 2 (to north of site)

Slide 24



SECTION 2 - 2 @1/250



Site Section 3 (Hopkins Homes development to south shown as 'existing dwelling')

Slide 25



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EXISTING DWELLING
SECTION 3 - 3 @ 1/150

Site Section 4 (adjacent to existing houses on Loraine Way)

Slide 26



Page 240



Plans and Elevations Country Brick

Slide 27

Page 241



First Floor Plan



Front Elevation



Side Elevation

Contractors are to check all levels and dimensions before work to put in hand, and any discrepancies are to be referred to the architect.

| | | | | |
|-----|------|-------------|------|----|
| No. | Rev. | Description | Date | By |
| | | | | |



Ground Floor Plan



Rear Elevation



Side Elevation

Planning



L A F

ARCHITECTS & INTERIOR DESIGNERS LIMITED
100 GARDEN SQUARE, BRAMFORD, SUFFOLK, IP11 3AP
Tel: 01473 750400 Fax: 01473 750401
www.laf-architects.com

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Bramford,
Suffolk

Bellway Homes (Essex) Ltd

Cooper
Plans & Elevations
Country - Brick

| | |
|----------------|------|
| Drawing number | Date |
| 8882 / 40 | |
| Scale | |
| 1:100 @ A3 | |
| | |



Scale in metres

First Floor Plan

Ground Floor Plan

Front Elevation

Rear Elevation

Side Elevation

Side Elevation

Scale in metres

Planning

LAF

LAND EAST OF LORRAINE WAY
BRAMFORD, SUFFOLK

Bellway Homes (Essex) Ltd

Tailor Plans & Elevations Country - Render

| | | | |
|----------|------------|--------|------------|
| Plot No: | 8882 / 41 | Scale: | 1:100 @ A3 |
| Date: | 11/02 @ 23 | Sheet: | SP / 1 |

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Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| | | | | |
|-----|------|-----------|----|-------|
| NO. | DATE | REVISIONS | BY | CHKD. |
| | | | | |

First Floor Plan

Front Elevation

Side Elevation

Ground Floor Plan

Rear Elevation

Side Elevation

Scale in metres

Planning

L A F

ARCHITECTS & PLANNERS

100-102 BRIDGE ROAD, BRAMFORD, SUFFOLK, IP11 2JL

TEL: 01473 610000 FAX: 01473 610001

WWW.LAF-ARCHITECTS.COM

Site: Land East of Loraine Way, Bramford, Suffolk

Client: Bellway Homes (Essex) Ltd

Project: Thesplan Plans & Elevations Country - Brick

| | |
|-------------|-----------|
| Project No: | 8882 / 44 |
| Date: | 11/02/22 |

Thesplan Plans and Elevations Country Weatherboard

First Floor Plan

Ground Floor Plan

Front Elevation

Rear Elevation

Side Elevation

Side Elevation

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| | | | | |
|----|-----|------|----|------|
| NO | REV | DATE | BY | CHKD |
| | | | | |

Planning

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Thesplan
Plans & Elevations
Country - Weatherboard

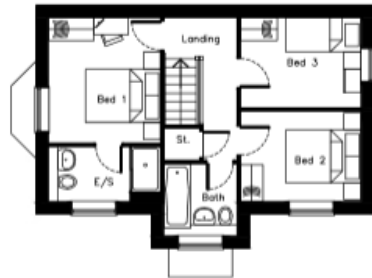
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|----------------|------------|-------|----------|
| Drawing number | 8882 / 45 | Date | |
| Scale | 1:100 @ J1 | Sheet | |
| | | Date | Jan 2011 |

Scale in metres

T

Contractors are to check all levels and dimensions before work is set in hand, and any discrepancies are to be referred to the architect.

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| NO. | DATE | REVISIONS | BY | CHECKED |
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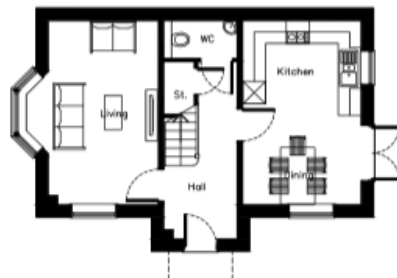
First Floor Plan



Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation



Planning

LAND EAST OF LORRAINE WAY, BRAMFORD, SUFFOLK

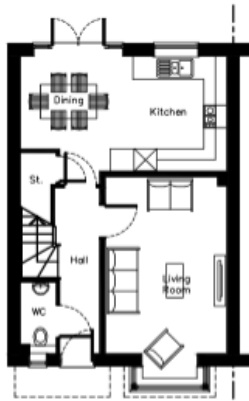
Bellway Homes (Essex) Ltd

Thesplan Plans & Elevations Country - Render

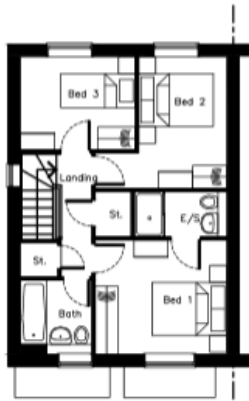
| | | | |
|-----------------|-----------|-------|------------|
| Planning Number | 8882 / 46 | Scale | 1:100 @ A3 |
| Date | | | |

Chandler Semi Plans and Elevations Country Brick Slide 32

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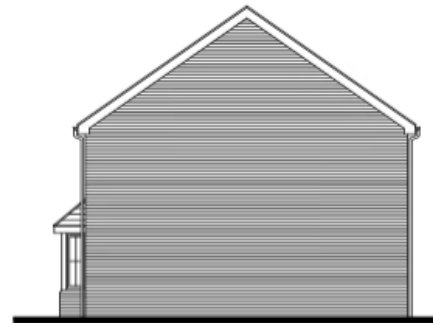
Ground Floor Plan



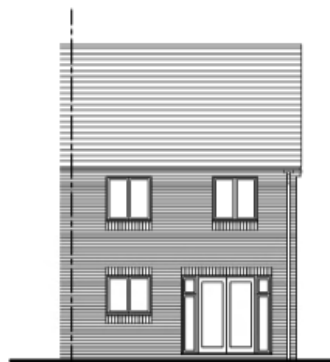
First Floor Plan



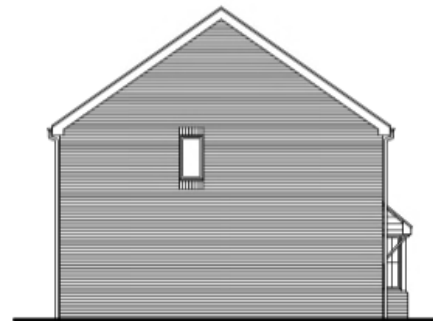
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Contractors are to check all levels and dimensions before work is put in hand and any discrepancies are to be referred to the architect.

| | | | | |
|-----|----------|-------------|----|---------|
| NO. | DATE | DESCRIPTION | BY | CHECKED |
| 1 | 22.02.02 | | | |

Planning



ARCHITECTS & INTERIOR DESIGNERS
100-102 MARKET STREET, BRAMFORD, SUFFOLK, IP11 2JF
Tel: 01473 534444 Fax: 01473 534444
www.lap-architects.com

Land East of Loraine Way,
Bramford,
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Bellway Homes (Essex) Ltd

Chandler - Semi
Plans & Elevations
Country - Brick



Scale in metres

| | | | |
|-----------------|------------|-------|--|
| Planning Number | 8882 / 47 | Area | |
| Scale | 1:100 @ A3 | Notes | |
| Drawn | | Rev | |
| Checked | | By | |

Chandler Detached Plans and Elevations Weatherboard

Slide 33

Page 247

Contractors are to check all levels and dimensions before work is set in hand, and any discrepancies are to be referred to the architect.

| | | | | |
|------|------|------|------|------|
| 1:1 | 1:2 | 1:4 | 1:6 | 1:10 |
| 1:20 | 1:30 | 1:40 | 1:50 | 1:60 |

First Floor Plan

Front Elevation

Side Elevation

Ground Floor Plan

Rear Elevation

Side Elevation

Scale in metres

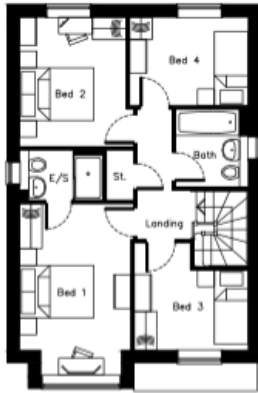
Planning

Land East of Lorraine Way,
Bramford,
Suffolk

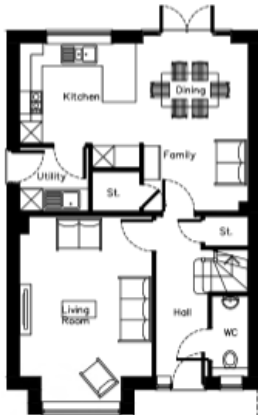
Bellway Homes (Essex) Ltd

Chandler - Detached
Plans & Elevations
Country - Weatherboard

| | |
|-----------------|-----------|
| Planning Number | 8882 / 49 |
| Date | 11/02/12 |



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| | | | |
|-------|-------|-------|-------|
| 1:100 | 1:100 | 1:100 | 1:100 |
| 1:100 | 1:100 | 1:100 | 1:100 |

Planning



LAND EAST OF LORRAINE WAY
BRAMFORD, SUFFOLK

Land East of Lorraine Way,
Bramford,
Suffolk

Bellway Homes (Essex) Ltd

Scrivener
Plans & Elevations
Country - Render



Scale in metres

| | | | |
|--------------|-----------|-------|------------|
| Project Name | 8882 / 53 | Scale | 1:100 @ A3 |
| Date | 11/03/23 | Drawn | DP |
| | | Rev | Rev |

Scrivener Plans & Elevations Country - Render

First Floor Plan

Front Elevation

Side Elevation

Ground Floor Plan

Rear Elevation

Side Elevation

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| NO | DATE | REVISIONS | BY | CHECKED |
|----|------|-----------|----|---------|
| | | | | |

Planning

L A P

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FOR THE SOUTH EAST, SUFFOLK, ESSEX & NORFOLK

THE OFFICE, 100A BRAMFORD WAY, BRAMFORD, SUFFOLK, IP19 2JG
WWW.LAP-ARCHITECTS.CO.UK

Land East of Lorraine Way,
Bramford,
Suffolk

Bellway Homes (Essex) Ltd

Silversmith
Plans & Elevations
Country - Brick

| | | | | |
|-----------------|------------|--|--|--|
| Planning Number | 8882 / 54 | | | |
| Scale | 1:100 @ A3 | | | |
| | | | | |

Scale in metres

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| | | | | |
|-----|----------|--------------|----|-------|
| NO. | DATE | REVISION/NO. | BY | CHECK |
| 1 | 20.05.22 | | | |

First Floor Plan

Front Elevation

Side Elevation

Ground Floor Plan

Rear Elevation

Side Elevation

Scale in metres

Planning

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Plans & Elevations
Country Render**

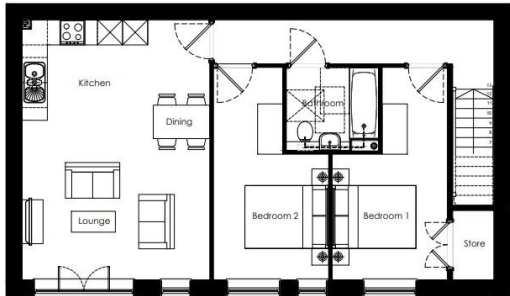
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| Planning number | 8882 / 58 | Area | - |
| Scale | 1:100 @ A3 | Created | JPH |
| | | Drawn | JPH |
| | | Rev | 10/2022 |

Apartment above Garage

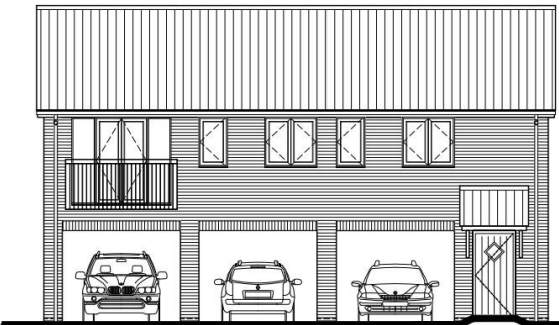
Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

| REV | DATE | DESCRIPTION | OWN | APPD |
|-----|----------|---|-----|------|
| A | 14.06.21 | Waste & Recycling storage proposed under stairs | PST | ABH |

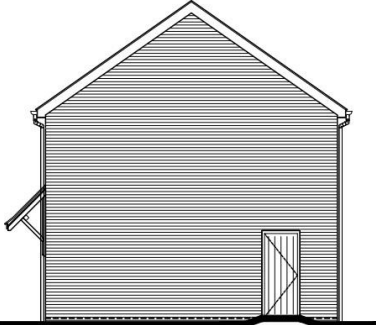
Page 251



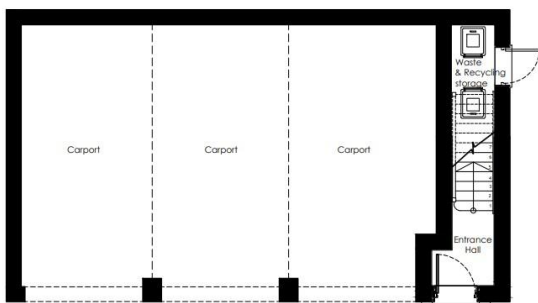
First Floor Plan



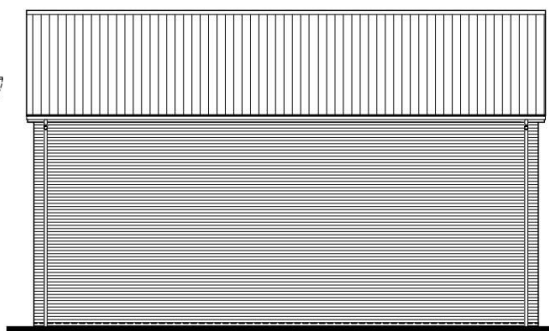
Front Elevation



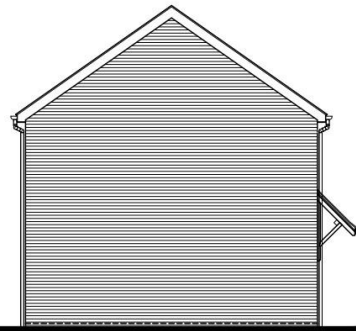
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Planning

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Land East of Loraine Way
 Bramford
 Suffolk

Bellway Homes (Essex) Ltd

Apartment above Carport
 Plans & Elevations
 Country - Brick



Scale in metres

| | |
|-------------------|----------------------------------|
| Planning Number | Division |
| 8882 / 62 | A |
| Scale: 1:100 @ A3 | Drawn: PST Date: January 2021 |

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Apartments Proposed Elevations

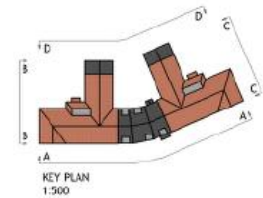
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Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect.

| REV | DATE | DESCRIPTION | BY | CHECK |
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| 1 | 00.00.00 | | | |



ELEVATION A
1:100



ELEVATION B
1:100



ELEVATION C
1:100



ELEVATION D
1:100



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Planning



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Land East of Lorraine Way
Bramford,
Suffolk

Bellway Homes (Essex) Ltd

Apartments (Plots 23-41)
Elevations

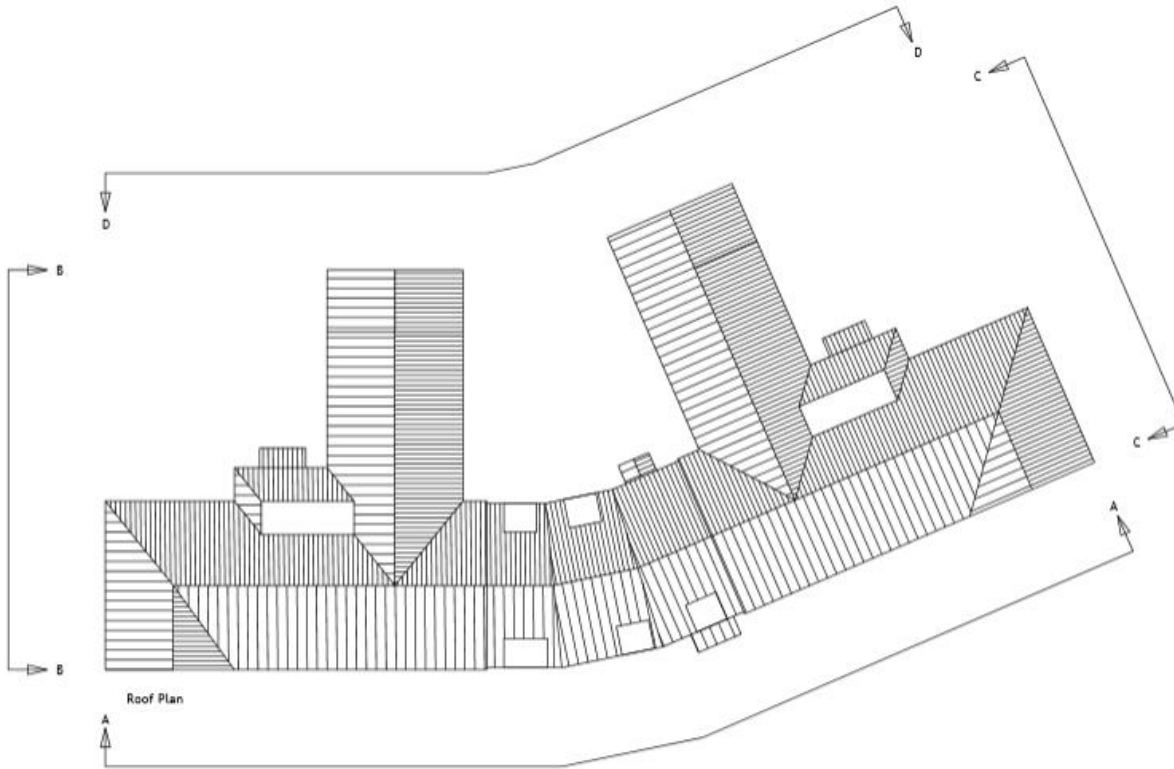
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| Planning Number 8882 / 84 | Number - |
| Scale 1:100 @ A1 | Date February 2021 |

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Apartments Proposed Roof Plan

Slide 39

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Roof Plan

Contractors are to check all levels and dimensions before work is out in hand, and any discrepancies are to be referred to the architect.

| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|----------|-------------|----|------|
| 1 | 02.02.20 | | | |

Planning



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02/24/14

Land East of Loraine Way
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02/24/14

Bellway Homes (Essex) Ltd

02/24/14

Apartments (Plots 28-41)
 Roof Plan



| | | | |
|---------|------------|-------|----------|
| PROJ NO | 8882 / 83 | DATE | - |
| SCALE | 1:100 @ A1 | APP'D | 02/24/14 |

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Agenda Item 7c

Committee Report

Item No: 7C

Reference: DC/21/03315

Case Officer: Alex Scott

Ward: Debenham.

Ward Member/s: Cllr Kathie Guthrie.

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION WITH CONDITIONS

Description of Development

Application for Outline Planning Permission (access to be considered) - Erection of 4 No. single storey dwellings and garages.

Location

Land Between The Butts And, Little London Hill, Debenham, Suffolk

Expiry Date: 14/10/2021

Application Type: OUT - Outline Planning Application

Development Type: Minor Dwellings

Applicant: Park Properties (Anglia) Ltd

Agent: Mr Martin Price

Parish: Debenham

Site Area: 0.49 hectares

Density of Development:

Gross Density (Total Site): 8.16 dph

Net Density (Developed Site, excluding open space and SuDs): 14.28 dph

Details of Previous Committee / Resolutions and any member site visit:

Outline Planning Application ref: 0030/17, for the erection of up to 25 houses on the site and adjacent land to the south, was previously considered by Committee on 13th December 2017. Members resolved to refuse planning permission for the following reasons:

“The proposed development, by reason of its location, would lead to pedestrians using Little London Hill where there is no footpath or footway available to access the rest of the village. This represents a risk in respect of highway safety and would be contrary to policy T10 of the Mid Suffolk Local Plan 1998 that gives regard to the provision of safe access to and egress from the site and the suitability of existing roads giving access to development in terms of safe and free flow of traffic and pedestrian safety. Opportunities to create a footpath or footway are not available for the entire route given ownership and other constraints. It is concluded that the benefits of the development would not out weigh the highway safety matter identified with consideration of the NPPF.”

The Council's decision was then upheld at appeal, ref: APP/W3520/W/18/3196561 (Decision made on 9th October 2018). The Inspectors Report and Decision is appended to this report.

Further to this Outline Planning Application ref: DC/18/00192, for the erection of up to 8 houses on part of the above site (land to the south of the current application site), was submitted and considered by Committee on 29th August 2018. Members this time resolved to approve planning permission. A copy of the decision notice is appended to this report.

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 - Ref: DC/20/05231 - 10th December 2020.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

Your Officers consider the application to be of a controversial nature having regard to: the planning reasoning and substance expressed by the Parish Council and Third Parties; the site's Planning History; and the location and nature of the application.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
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
CS09 - Density and Mix
GP01 - Design and layout of development
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
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
Debenham Neighbourhood Plan

Neighbourhood Plan Status

This application site is within an adopted Neighbourhood Plan Area. Accordingly, the adopted Neighbourhood Plan forms part of the current development plan.

The following Neighbourhood Plan Policies are considered most relevant to the current proposal:

DEB 1 - Growth
DEB 2 - Appropriate Housing
DEB 6 - Housing Mix
DEB 7 - Residential Car Parking
DEB 8 - Traffic flows and non-residential car parking
DEB 9 - Non motorised networks
DEB 12 - Broadband
DEB 14 - Landscaping
DEB 17 - Public Realm
DEB 18 - Historic Environment
DEB 19 - Views
DEB 20 - Nature Conservation

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)

Debenham Parish Council - 23rd July 2021:

Supports the application in principle - Subject to Flood Risk and Highways issues being suitably addressed and clarification with regards the intended use of land to the north of the site - Although this application has been considered on its merit, comments made about previous planning applications for this site were noted, as they remain valid.

National Consultee (Appendix 4)

NA.

County Council Responses (Appendix 5)

SCC - Highways - 30th June 2021:

No objection - Subject to compliance with suggested estate roads and footpaths and on-site turning and parking conditions.

SCC - Archaeology - 24th June 2021:

No objection to the development and do not believe any archaeological mitigation is required - Archaeological investigation has occurred in the past and a negative evaluation was revealed.

SCC - Fire and Rescue - 14th June 2021:

The nearest fire hydrant in this location is over 190 metres from the proposed build site - therefore recommend consideration be given to provision of an automatic fire sprinkler system.

Internal Consultee Responses (Appendix 6)

MSDC - Heritage - 15th June 2021:

The Heritage Team do not intend to provide formal comments on this application - Your Heritage Officers do not consider the proposals would result in sufficient impact to warrant Heritage involvement.

MSDC - Environmental Protection - Land Contamination Issues - 23rd June 2021:

No objection from the perspective of land contamination - Request the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the advised minimum precautions are undertaken until such time as the LPA responds to the notification - Also advise that the developer is made aware that the responsibility for safe development of the site lies with them.

MSDC - Arboricultural Officer - 11th June 2021:

Young Plantation Woodland to north of the site, with appropriate management, has potential to be a significant environmental asset. As a guiding principle the development's encroachment on this woodland should be kept to the minimum possible.

***MSDC - Ecology Consultants (Place Services) - Initial Response - 1st July 2021:**

Holding objection due to insufficient ecological information on protected species (Reptiles).

*NB. : The applicant has submitted further information in response to this holding objection and the formal comments of Place Services are awaited at the time of writing. An update will be given at or prior to the committee meeting.

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 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Concerns with regards the additional number of vehicles using the site entrance granted for adjacent development to the south (of 8 dwellings) and the impact this will have on the highway network and highway and pedestrian safety;

- Consider weight should be given to a previous application on the site and land adjacent to the south, for 25 houses, which had a planning appeal refused on the basis of highway and pedestrian safety - Consider these issues still persist;
- Concern that woodland to the north of the site is shown to be removed - Consider this should be protected as valuable Ecology Habitat;
- Concern with regards impact on wildlife in the area;
- Consider the current proposal represents creeping development, further to the 8 dwellings approved to the south, creeping towards the 25 no. dwellings previously refused by the Planning Inspector;
- Do not consider there is a requirement or need for the extra properties proposed - Existing approved developments and those allocated in the Neighbourhood Plan are sufficient for a village of this size;
- Concern that development will add to further pressure on existing village infrastructure and services;
- Concern that this and other developments in the village will push residents away.

(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/20/01943 | Application for approval of reserved matters following grant of outline DC/18/00/00192 dated 10/12/2018 - Appearance, Layout and Landscaping for Use of land for the erection of up to 8 dwellings. Provision of open space. Formation of vehicular access to Little London Hill. Provision of pedestrian link to Derry Brook Lane. Discharge of Conditions 5, 6, 9, 11, 12, 14, 15, 16, 19, 20, 21, 22, 24, 25, 26, 27, 28 and 29. | DECISION: GTD 21.08.2020 |
| REF: DC/18/00192 | Application for Outline Planning Permission. (Access to be considered) Use of land for the erection of up to 8 dwellings. Provision of open space. Formation of vehicular access to Little London Hill. Provision of pedestrian link to Derry Brook Lane | DECISION: GTD 12.12.2018 |
| REF: 0030/17 | Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal). | DECISION: REF 19.12.2017 |
| REF: 2910/16 | Erection of 34 dwellings with associated access road, parking and landscaping. Provision of public open space. Formation of vehicular accesses | DECISION: WDN 30.11.2016 |
| REF: 1917/14 | Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3) | DECISION: WDN 04.08.2014 |

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site extends to approximately 0.49 hectares and is located at the north-west edge of Debenham, a Key Service Centre, as defined in the current development plan.
- 1.2. The site fronts Little London Hill to the east, a narrow highway with no siding pedestrian footway(s), leading out of the village to the north-west, which is speed limited to 30 mph. To the south lies land, which benefits from extant planning permission for 8 dwellings (Please see above Site History and appended decision notice). To the north lies an area of Plantation Woodland, with an existing dwelling and associated curtilage beyond. To the west lies a further group of Trees, with agricultural fields and open countryside beyond.
- 1.3. The site comprises part of a smallholding and is considered to have an existing agricultural, green-field land use. The site comprises several single-storey sheds. The site benefits from an existing vehicular access to Little London Hill.
- 1.4. The site lies outside of the settlement boundary of the village, as defined in the current development plan (although it does lie in close proximity to it) and for planning purposes, therefore, lies within the countryside.
- 1.5. Site levels fall gradually across the site from north to south, towards the River Deben (located to the southern boundary of adjacent land to the south). The site itself lies completely within Environment Agency Flood Zone 1, however Flood Zones 2 and 3 lies within close proximity to the south and south-east, which would restrict access to the Village in times of flooding.
- 1.6. The site also lies within an area of Archaeological potential and protected and priority species potential, as identified by specialist consultees.

2. The Proposal

- 2.1. The proposal seeks outline planning permission (with all matters reserved, save for Access) for the erection of 4 no. single-storey dwellings and garages on the site.
- 2.2. Whilst matters of layout are presently reserved, the indicative layout provided shows the proposed dwellings fronting a shared private access drive, with a significant amount of open space to dwelling frontages. The proposed dwellings are also shown to have generous private rear gardens, extending away from the dwellings to the north and north-west.
- 2.3. The indicative layout suggests that the proposed 4 no. dwellings would relate to the extant approval for 8 no. dwellings, on the parcel of land to the south, and would share the approved means of vehicular access to Little Lindon Hill and the approved pedestrian access to Derry Brook Lane, to the south.

3. Planning History

- 3.1. The proposal follows outline planning application ref: 0030/17, for the erection of up to 25 no. dwellings across both the current proposal site and associated land to the south, between the site and Derry Brook Lane, Debenham. Vehicular access, in relation application 0030/17, was proposed to be via Little London Hill.
- 3.2. Application ref: 0030/17 was considered by the Local Planning Authority (LPA) and was refused planning permission on 15th December 2017 for the following reasons:
- 3.3. “The proposed development by reason of its location would lead to pedestrians using Little London Hill where there is no footpath or footway available to access the rest of the village. This represents a risk in respect of highway safety and would be contrary to policy T10 of the Mid Suffolk Local Plan 1998 that gives regard to the provision of safe access to and egress from the site and the suitability of existing roads giving access to development in terms of safe and free flow of traffic and pedestrian safety. Opportunities to create a footpath or footway are not available for the entire route given ownership and other constraints. It is concluded that the benefits of the development would not outweigh the highway safety matter identified with consideration of the NPPF.”
- 3.4. An appeal was then lodged with the Planning Inspectorate (ref: APP/W3520/W/18/3196561), challenging the LPA’s decision to refuse planning application ref: 0030/17. The appeal was dismissed by the inspector on 9th October 2018.
- 3.5. The appeal inspector considered that the presence of parked cars on Little London Hill was a significant issue and that this created conflict between vehicles. The inspector also considered that, despite the proposed pedestrian access to the village centre, across Derry Brook Lane, and via Henniker Road etc., pedestrians would be likely still walk along Derry Brook Lane to gain access to the Primary School and other services and facilities. The inspector raised significant concern with regard to pedestrian safety and considered that pedestrians would be vulnerable to harm, as a result of the proposed development. Furthermore, the Inspector considered that the highway works and improvements suggested by the applicant would not, in their opinion, successfully mitigate the harm to pedestrian and highway safety identified. The inspector concluded that:
- 3.6. *“the proposed development would have a harmful effect on pedestrian and highway safety. Consequently, the proposal would be contrary to LP policy T10 and the requirements of the revised Framework.” “It would also be contrary to paragraph 109 of the revised Framework which confirms that the development should only be prevented or refused on highways grounds if their would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 3.7. Following refusal and dismissal of planning application ref: 0030/17 the LPA granted Outline Planning Permission ref: DC/18/00192 for the erection of up to 8 no. dwellings on the southern parcel of land only, with vehicular access to Little London Hill and Pedestrian access to Derry Brook Lane. In reaching their conclusion, with regards to the principle issue of Highway and Pedestrian safety, the case officer at the time considered the following in their report:

- 3.8. *“A pedestrian and cycleway link is proposed to Derry Brook Lane, providing effective pedestrian and cycling connectivity to the village’s amenities. This is a key issue for the Planning Committee in refusing the previous development proposal at the site (ref: 0030/17). The proposed pedestrian/cycle link is a very deliberate design response which has been incorporated to ensure pedestrians and cyclists do not use Little London Hill to access the village, owing to the narrowness of the lane and absence of footpaths. Future occupants are much more likely to use the Derry Brook Lane connection as it links directly with a footpath network serving the village via Hitcham Road and Henniker Road. It is acknowledged that there is an absence of footpaths along Great Back Lane however this is not fatal to the application. The lane can be traversed on foot, as it clearly is by the existing population. The narrow width of the lane, like numerous country lanes, provides for a low speed environment, limiting pedestrian safety risk. Officers consider the revised design response has paid very careful attention to the previous reason for refusal and is a substantial improvement upon the previously refused development in terms of pedestrian and cyclist safety, in support of local Policy T10, underpinned by the comments expressed by the LLHA.”*
- 3.9. *“the LLHA (Local Lead Highway Authority) raises no objection to the proposed access arrangement nor the anticipated increase in traffic generated by the proposal on the local road network.” “In the absence of an objection from the LLHA a reason for refusal based on highway safety grounds cannot be sustained”.*
- 3.10. Outline planning permission DC/18/00192 (for 8 dwellings on the southern parcel of land) was granted subject to standard conditions, in particular those relating to: Highways, Drainage, and Ecology and was subject to a Unilateral Undertaking by which the developer committed to, inter alia, the set aside of sufficient land to ensure the footpath link is provided prior to occupation of 5 no. dwellings.
- 3.11. Outline planning permission DC/18/00192 was then followed by reserved matters application ref: DC/20/01943, which was granted by the LPA on 21st August 2020, with no additional conditions.
- 3.12. These previous planning proposals, refusals and permissions are considered to be material considerations in consideration of the current proposal.

4. The Principle of Development - Neighbourhood Plan

- 4.1. The starting point for determination of any planning application 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).
- 4.2. The Debenham Neighbourhood Plan was adopted on the 18th March 2019 and as such forms part of the current development plan.
- 4.3. The site is located outside of the village settlement boundary, as defined in the plan and the site does not form part of a land allocation for housing development, as defined in the plan.

- 4.4. Paragraph 4.14 of the Neighbourhood Plan states that “There is a general presumption in favour of development within the Settlement Boundary. However, in order to meet the identified housing needs, it is expected that sites will need to come forward on greenfield sites outside the boundary”. There is, therefore, an expectation that proposals for housing developments will come forward on sites outside the defined settlement boundary and the plan does not, therefore, seek to resist proposals for new housing developments outside the defined settlement boundary.
- 4.5. In addition to those dwellings proposed to be delivered through the site allocations, Neighbourhood Plan Policy DEB 1 allows for 54 no. windfall dwellings to be provided within the plan period.
- 4.6. Plan policy DEB 1 supporting text defines this windfall allowance as “small sites which unexpectedly become available. Historically these sites have consisted of small infill areas, conversions of existing buildings and previously developed sites”. The proposal site is considered to accord with this requirement as it is considered to be a small infill area, between existing residential curtilages.
- 4.7. The Neighbourhood Plan is not, therefore, considered to preclude housing development on the proposal site. Your officer’s therefore do not recommend objection to the proposed development on a point of principle when applying Neighbourhood Plan policy specifically.

5. The Principle of Development - MSDC Local Plan, Core Strategy and Cores Strategy Focused Review and NPPF

- 5.1. As stated above, the starting point for determination of any planning application is the development plan, having due regard to material considerations, including the NPPF.
- 5.2. The proposal site is outside of the settlement boundary for Debenham, as defined in the MSDC Local Plan (1998) proposals maps. The site is also not allocated for housing development in the current MSDC Local Plan, Core Strategy or Core Strategy Focused Review. Although the proposal site comprises an existing small holding and existing buildings, for planning purposes the site is formally considered to be defined as greenfield land. Relevant local plan policy H7 seeks to restrict housing development unrelated to the needs of the countryside, Core Strategy policy CS1 identifies a settlement hierarchy for the District, and Core Strategy policy CS2 seeks to resist development in the countryside other than those listed. The NPPF has changed direction since these policies were adopted as detailed further below, so as to affect the weight of these policies in determining this application.
- 5.3. The Core Strategy Focused Review (2012) identified this change in line with the NPPF. Reflecting this policies FC1 - Presumption in favour of sustainable development and FC1.1 - Mid Suffolk approach to delivering sustainable development identify a more positive approach to proposed development.
- 5.4. The starting point therefore is to note that the proposal would not accord with the development plan. It is now necessary to consider whether other material considerations support or depart from that direction (which would be to refuse planning permission in accordance with the plan).

- 5.5. The NPPF identifies in paragraph 219 that the weight attributed to policies should be according to their degree of consistency with the NPPF. The closer the aims of the policy are to the NPPF the greater the weight that can be attributed to them.
- 5.6. The NPPF also identifies that planning decisions should apply the presumption in favour of sustainable development (paragraph 11): "For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) 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."
- 5.7. Footnote 8 of the NPPF identifies out-of-date includes the situation where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years. In this instance it is considered that the Council is able to demonstrate a five year housing land supply, as set out in the Council's Housing Land Supply Position Statement, and Joint Annual Monitoring Report, both published in October 2020..
- 5.9. Notwithstanding the Council's current housing land supply position, the development plan policies most important for determining the application (policies: H7, CS1, CS2 and FC2) are considered to be out-of-date as a result of not being consistent with the aims of the NPPF and, therefore, are accorded significantly less weight than they would have been prior to the publication of the NPPF. This position has been identified in several planning appeal decisions in Mid Suffolk since September 2018.
- 5.10. The presumption in favour of sustainable development should apply in this instance given the above considerations, except for the provisions of paragraph 182 of the NPPF.
- 5.11. It cannot be ignored that the policies most important for determining the application do not accord with the NPPF. Therefore less weight will still be given to these policies as identified above. Whilst tension with the development plan exists and is noted, that tension is considered to be less significant as a consequence, in light of the lesser weight afforded to the most important development plan policies relevant to this application where they are not consistent with the NPPF.
- 5.12. Therefore an assessment against the development plan is made, considering the material consideration of the NPPF and the purpose of the planning system to contribute to the achievement of sustainable development.
- 5.13. The development plan and NPPF share the same approach of contributing to the achievement of sustainable development.

- 5.14. There are three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued as a whole so that opportunities can be taken to secure net gains across different objectives. These objectives are social, environmental and economic. The merits of the scheme against these objectives and the up-to-date requirements of the development plan are considered below, and a conclusion will be drawn as to whether the development is considered to contribute to the achievement of sustainable development.
- 5.15. In addition to the NPPF sustainability balancing exercise referred to above, the proposed development is considered to lie within the settlement pattern and character of an existing Village settlement, fronting a highway, bounded by existing domestic curtilages to the north and south, and not to intrude into open countryside. The proposed dwelling is not, therefore, considered to be isolated, as per the meaning in paragraph 80 of the NPPF.
- 5.16. In conclusion, on balance, your officers advise that the Neighbourhood Plan can be given full weight in consideration of the proposal and that, despite conflicts with the local plan, these policies are not compromised in assessing the principle of development proposed. It is advised that the main point of consideration should be an identification of harm, in assessing material planning issues, as considered below.

6. Proposed Layout

- 6.1. Whilst matters of layout are presently reserved, and may change should outline planning permission be approved, by way of a reserved matters submission, on the basis of the indicative layout information provided, your officers do not raise significant objection with regards the general layout of the 4 no. dwellings, which are indicated to be single storey in scale, fronting a characterful shared fronting driveway, with a green open frontage setting.
- 6.2. The comments raised by your arboricultural officer with regards the young plantation woodland to the north of the site are noted and as, any final layout considered will be expected to keep intrusion into this area to a minimum.
- 6.3. Indicative layout information is considered to demonstrated that the site is capable of accommodating the type and number of dwellings proposed, and providing a layout appropriate to the existing character of this part of the Village, keeping landscape intrusion and visual impact to a minimum.

7. Landscape Impact

- 7.1. Neighbourhood Plan policy DEB 2 provides, inter alia, that “All development proposals for sites adjoining the settlement boundary must avoid hard edges with the existing built-up boundaries, and with the countryside by creating landscape buffers”.
- 7.2. Neighbourhood Plan policy DEB 19 provides that “New development should be designed to have a positive and distinctive character by designing the development to respond to site features such as views into or out of the area, trees landscapes, and existing buildings. Views highly valued by the community are shown on the Proposals Map and their key features are identified in paragraph 5.7 on page 27. Development which affects these highly valued views must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the boundaries between the village edge and the countryside.”

- 7.3. Neighbourhood Plan policy DEB 14 provides that “a) The design and layout of new development on or close to the edge of the village should take account of, respect, and seek to preserve the character of adjacent countryside, green spaces, and landscape setting by providing appropriate landscaping, open areas and tree planting to act to help, to assimilate the proposal into its context; and b) in order to maintain the historic landscape character of the village, new developments should avoid upper valley sides and ridgelines. In order to mitigate the impact of development on lower slopes, substantial landscape belts should be provided on upper valley sides and ridgelines”.
- 7.4. Having considered the indicative layout provided, the proposal appears to consist of low scale single-storey buildings, with existing mature hedgerows, and the significant tree belt to the west of the site being retained, and with significant green areas and additional soft landscape planting indicated throughout.
- 7.5. The indicative layout and landscaping proposed is, therefore, considered to accord with the above planning policies and as such it is not considered that the development would impact significantly views 3 and 11, as described in the Neighbourhood Plan.

8. Site Access, Parking and Highway Safety Considerations

- 8.1. In assessing the extant approval for 8 dwellings on the southern parcel of land (DC/18/00192), against the proposal for up to 25 dwellings on the wider site (0030/17) the planning inspector considered that these two applications were fundamentally different in the proposed numbers of houses (a difference of 17), and the commensurate decrease in the resultant number of additional residents and parking spaces required.
- 8.2. With the current proposal now reducing the difference between what has been previously refused and what has previously been approved to 13 no., the question is as to whether a difference of 13 no. dwellings would still be considered fundamentally different to the scheme for up to 25 dwellings originally proposed (across the entire site) and, therefore, acceptable in terms of highway and pedestrian safety.
- 8.3. SCC-Highways have been consulted on the current application proposal and have not raised objection, subject to compliance with suggested Estate Roads and Footpath, and Parking and Manoeuvring conditions. It is not, therefore, considered that the 4 no. dwellings currently proposed, in addition to the 8 no. dwellings already approved (to the south of the current site), would result in a significant and severe impact on existing highway safety to the extent that planning permission should be refused on such grounds, having considered the planning history, the Appeal Inspector’s previous comments with regards highway safety, and the significant reduction of 13 no. dwellings across the wider site.
- 8.4. It is noted that the proposal site would have access to the approved pedestrian footpath and access, through the adjacent development to the south, to Derry Brook Lane, and in doing so afford future occupants a safer pedestrian route south, to village services and facilities, avoiding the need to walk along Little London Hill.
- 8.5. Your officers do not, therefore, object to the proposal on highway safety grounds and consider the proposal would be in general accordance with the provisions of development plan policies T9, T10, DEB 7, DEB 8 and DEB 9, and with NPPF paragraphs 110 and 111.

9. Impact on Residential Amenity

- 9.1. Due to the proposed single-storey scale of the dwellings and their possible siting and density, as indicated, it is considered unlikely that the proposal would result in a significant impact on neighbouring amenity with regards loss of daylight or the new building being overly oppressive.
- 9.2. Should Outline Planning Permission be granted it is expected that the final layout, scale and appearance of dwellings design will not consist of fenestration that would directly face windows of neighbouring dwellings, in the interest of private amenity.

10. Ecology

- 10.1. The Council's Ecology Consultants have requested further ecological assessment be provided prior to the issuing of a formal planning decision. Such further information has been provided by the applicant and the further comments of Council Ecology Consultants is, currently expected at the time of writing.
- 10.2. Notwithstanding the current holding objection by your Consultant Ecologists, having considered other recent planning applications on and adjoining the site, there is nothing before your officers to indicate such a proposal would otherwise be unacceptable in principle, or that suitable mitigation measures cannot be agreed and successfully carried out prior to commencement.
- 10.3. Your officers, therefore, recommended that members delegate to the Chief Planning Officer to agree suitable mitigation and enhancement measures, in consultation with your consultant Ecologists prior to the issuing of formal planning permission, and to apply relevant conditions as deemed necessary by the Chief Planning Officer,

11. Flood Risk and Drainage

- 11.1. The proposal site lies completely within Environment Agency Flood Zone 1, where there is a very low probability (less than 1 in 1000 annually) of flooding. As such the proposal site is not considered to be at significant risk of flooding and is considered suitable for housing development, of the scale proposed.
- 11.2. The planning application forms propose that foul water be disposed of via the Mains sewer and that surface water be disposed of via sustainable drainage system(s), the details of which are proposed to be provided as part of a detailed reserved matters submission.
- 11.3. Due to the minor development scale of the proposal the Lead Local Flood Authority are not required to be consulted and are not obliged to provide detailed comments relating to the application proposal specifically, other than general advice.
- 11.4. The proposed development is not, therefore, considered to be at significant risk of flooding and is not considered to result in significant additional flood risk to land and properties elsewhere, should suitable mitigation be secured by way of condition.

12. Land Contamination

- 12.1. The applicant has provided a desk based contaminated land assessment with the application proposal, carried out by a suitably qualified individual, which concludes that it is not considered that the site would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990. An assessment of the site by the case officer reveals no evidence of contaminating materials present on the site at present. The site is not, therefore, considered to pose a significant risk to future occupants from sources of land contamination.
- 12.2. Your contaminated land specialists have assessed the proposal have not raised objection in principle but have advised the developer to contact the Council should any unexpected ground conditions be encountered during construction. The developer is also advised that responsibility for safe development of the site lies with them.

13. Archaeology

- 13.1. SCC - Archaeology have assessed the application proposal and have not advised any further archaeological works are required on the site, on the basis of recent investigations carried out on the site and adjacent land.
- 13.2. As such, no Archaeological conditions are recommended, should permission be approved.

PART FOUR – CONCLUSION

14. Planning Balance and Conclusion

- 14.1. The principle of development is considered acceptable, in accordance with the provisions of current development plan, having considered the provisions of the NPPF and the site's planning history as a material considerations.
- 14.2. The proposed layout, as indicated, is considered acceptable in principle, in terms of the existing character and density of housing development in this part of the village and is not considered to result in significant harm to existing residential amenity, subject to further detail to be secured by way of conditions.
- 14.3. The proposal is not considered to result in harm to the setting and significance of any designated heritage asset.
- 14.4. On the basis of the information provided, the proposal is not considered to result in a significant impact in terms of landscape, ecology or arboriculture, subject to further information being secured by way of conditions.
- 14.5. The proposed access, estate road layout, and parking and manoeuvring provision within the development site, and the impact on the existing highway network have been assessed by the Local Highway Authority and are considered acceptable in terms of highway safety, subject to conditions.

14.6. The proposal is also considered acceptable with regards issues relating to: Surface Water Drainage; Contaminated Land Assessment; and Archaeology, subject to conditions.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to APPROVE Outline Planning Permission, subject to satisfactory resolution of Ecology and Biodiversity issues, and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard Outline Planning Permission Time Limit condition;
- Standard Reserved Matters condition;
- Standard Approved Plans and Documents condition;
- Those required by the Local Highway Authority;
- Those required by Council Ecology Consultants;
- Biodiversity enhancement measures required concurrently with reserved matters;
- Detailed scheme of surface water drainage required concurrently with reserved matters;
- Details of sustainable construction and energy generating measures required concurrently with reserved matters.

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Application No: DC/21/03315

Location: Land between The Butts and Little London Hill, Debenham

| | | Page No |
|--|--|---------|
| Appendix 1: Call In Request | <i>N/a</i> | |
| Appendix 2: Details of Previous Decision | Outline Planning Permission ref: DC/18/00192 - 8 no. Dwellings - Approved; Outline Planning Permission ref: 0030/17 - 25 no. Dwellings - Refused - Appeal Dismissed | |
| Appendix 3: Town/Parish Council/s | Debenham Parish Council | |
| Appendix 4: National Consultee Responses | <i>N/a</i> | |
| Appendix 5: County Council Responses | SCC – Highways SCC - Archaeological Service SCC - Fire & Rescue | |
| Appendix 6: Internal Consultee Responses | MSDC – Heritage Team MSDC – Environmental Health – Land Contamination MSDC – Arboricultural Officer MSDC – Ecology Consultant | |





| | | |
|--|---|--|
| Appendix 7: Any other consultee responses | 4 letters/emails/online comments received. 4 objections, 0 support and 0 general comment. | |
| Appendix 8: Application Site Location Plan | Yes | |
| Appendix 9: Application Plans and Docs | Yes | |
| Appendix 10: Further information | N/a | |

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



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

Sent: 23 Jul 2021 01:20:50

To:

Cc:

Subject: RE: Debenham PC- Missing Comments

Attachments:

To whom it may concern,
The Debenham Parish Council would like to comment on the following planning applications as follows:

Application: DC/21/03315 Land Between The Butts And, Little London Hill- Application for Outline Planning Permission (some matters reserved, access to be considered) - Erection of 4No single-storey dwellings and garages: The history of the site and the issues previously identified with developments therein were discussed by members.

Although the Debenham Parish Council supports the application in principle, this view would be subject to some concerns being either addressed or significantly mitigated, as follows:

- **Flooding-** There would need to be evidence provided that the development would have no impact and/or that it was subject to mitigating measures.
- **Highways concerns-** This was a reserved matter in this application, therefore, full details from the Highways authority should be available before a decision was made by Planning. Some of the concerns raised previously were yet to be addressed, remained valid, and would only be exacerbated by an increased number of dwellings (please refer to our Consultee response to 0030/17 and DC/18/00192).
- **Land-** The proposed development would consume all the remaining land apart from a section at the top, which may be purchased and turned into agricultural provision/garden. The Parish Council requested that assurance was given that this land would indeed, become part of someone's garden and not be available for further development at a later date.

Although this application has been considered on its merit, comments made about previous planning applications for this site were noted as they remain valid.

Application: DC/21/03203 10 Ipswich Road- Erection of 1no. detached dwelling with associated parking and landscaping (following demolition of lean-to and outbuildings).

The Debenham Parish Council would like to recommend the approval of this planning application, subject to there being no ransom strip between the development and the land to the West. If there should be one, this must be retained by a public body, ie the Debenham Parish Council or Mid Suffolk District Council.

Should you have any queries, please do not hesitate to contact us.

Kindest regards

Dina

Mrs Dina Bedwell, BEd (Hons), CPE, CiLCA

Parish Clerk and Responsible Financial Officer- Debenham Parish Council

Office Hours: Monday, Tuesday and Friday 9.30am to 3.30pm

Tel. 01473 787861 (messages may be left on answermachine)

Your Ref:DC/21/03315
Our Ref: SCC/CON/2689/21
Date: 30 June 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: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/03315

PROPOSAL: Application for Outline Planning Permission (some matters reserved, access to be considered) - Erection of 4No single storey dwellings and garages.

LOCATION: Land Between The Butts And, Little London Hill, Debenham, 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: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 2002 Rev. B 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.

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. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for minor works licence under Section 278 of the Highways Act 1980 can be found at the following webpage:

www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

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

Sent: 28 Jun 2021 10:32:19

To:

Cc:

Subject: FW: Re; DC/21/03315 Land Between The Butts And Little London Hill Debenham Suffolk

Attachments:

From: Lisa De Pasquale <Lisa.DePasquale@suffolk.gov.uk>

Sent: 24 June 2021 14:20

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

Subject: Re; DC/21/03315 Land Between The Butts And Little London Hill Debenham Suffolk

Good afternoon Alex,

We have looked at this proposal. Conditions were recommended in the past. A negative evaluation was revealed on the site directly to the south. We are happy therefore that no work is required.

We have no objection to the development and do not believe any archaeological mitigation is required.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel.:01284 741230

M: 07523931041

Email: lisa.depasquale@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
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/F200891
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 14/06/2021

Dear Sirs

Land between The Butts and Little London Hill, Debenham IP14 6PW
Planning Application No: DC/21/03315

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 190m 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

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: eastcoastplanningservices@gmail.com

Enc: Sprinkler information

MSDC Heritage Triage - Response received 15.06.2021

The Heritage Team do not intend to provide comments - proposals are not considered to result in sufficient impact to warrant Heritage involvement.

NADR

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

Sent: 23 Jun 2021 12:05:46

To:

Cc:

Subject: FW: DC/21/03315. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 23 June 2021 08:32

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

Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

Subject: DC/21/03315. Land Contamination

EP Reference : 294157

DC/21/03315. Land Contamination

Land between The Butts and, Little London Hill, Debenham, STOWMARKET, Suffolk.

**Application for Outline Planning Permission (some matters reserved, access to be considered) -
Erection of 4No single storey dwellings and garages.**

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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at

<https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

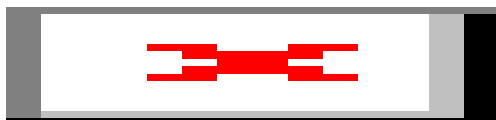
Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

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



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.*

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 11 Jun 2021 01:13:27
To:
Cc:
Subject: FW: DC/21/03315 Land Between The Butts And, Little London Hill, Debenham
Attachments:

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 11 June 2021 11:20
To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/21/03315 Land Between The Butts And, Little London Hill, Debenham

Hi Daniel

It's unclear from the plans how much this proposal will encroach upon the young plantation woodland to the north of the site. As a guiding principle this should be kept to the minimum possible as with appropriate management it has potential to be a significant environmental asset.

Kind regards

David Pizzey FArborA
Arboricultural Officer
Tel: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together

-----Original Message-----
From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 10 June 2021 11:54
To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/03315

Please find attached planning consultation request letter relating to planning application - DC/21/03315 - Land Between The Butts And, Little London Hill, Debenham, 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.



01 July 2021

Daniel Cameron
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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/21/03315
Location: Land Between The Butts And Little London Hill Debenham Suffolk
Proposal: Application for Outline Planning Permission (some matters reserved, access to be considered) - Erection of 4No single storey dwellings and garages.

Dear Daniel,

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information on Protected Species (Reptiles)

Summary

We have reviewed the documents supplied with the application including the Preliminary Ecological Appraisal (Aspen Ecology, February 2021), submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species / habitats.

We are not satisfied that there is sufficient ecological information available for determination of this application. This is because the PEA recommends a population assessment for reptiles, which are a Protected Species under the Wildlife and Countryside Act 1981 (as amended).

This is required prior to determination because the Local Planning Authority must consider the guidance under paragraph 99 of the ODPM Circular 06/2005. This advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. Therefore, if there is a reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted.



It is indicated that an appropriate receptor site should also be outlined prior to determination of this application, if one is necessary following the population assessment. Any receptor site should follow Government Guidelines¹, as a result further surveys of the receptor site may be required to justify that an existing reptile population is not present.

However, it is highlighted that we support the applicant's conclusions on all other species / habitats / designated sites, as well as measures for biodiversity enhancements and these will form a condition of any granted consent.

Therefore, the further information is therefore required to provide the LPA with certainty of impacts on legally protected species.

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson 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.

¹ <https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>



Appeal Decision

Site visit made on 25 September 2018

by J Gilbert MA (Hons) MTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 October 2018

Appeal Ref: APP/W3520/W/18/3196561

Land bounded by Derry Brook Lane and Little London Hill, Debenham.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr C Wakefield of Park Properties (Anglia) Ltd against the decision of Mid Suffolk District Council.
 - The application Ref 0030/17, dated 2 May 2017, was refused by notice dated 15 December 2017.
 - The development proposed is use of land for the erection of up to 25 dwellings. Formation of vehicular access to Little London Hill.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr C Wakefield of Park Properties (Anglia) Ltd against Mid Suffolk District Council. This application is the subject of a separate Decision.

Procedural Matters

3. The application form indicates the application was made in outline with all matters of detail reserved for future determination. Although matters of access, appearance, landscaping, layout and scale are not formally submitted for determination, the submission is accompanied by an indicative proposed site layout (Revision F) to which I have had regard.
4. A unilateral undertaking, signed and dated 1 August 2018, was submitted by the appellant to address affordable housing and off-site highway improvements.
5. The revised National Planning Policy Framework (the revised Framework) was published on 24 July 2018. The parties were asked to respond in writing as to whether the revised Framework had implications for their cases. I have taken those responses and the revised Framework into account.

Main Issue

6. The main issue in this appeal is the effect of the proposed development on pedestrian and highway safety.

Reasons

7. Located outside the defined settlement boundary for Debenham, the appeal site lies on the northern edge of the village. It contains areas of grassland and woodland and includes a number of buildings presently used for storage purposes. The appeal site is situated north of Derry Brook Lane and south-west of Little London Hill, both unclassified country roads.
8. Derry Brook Lane is a narrow single track road without road markings which becomes an unmade farm track some distance beyond the appeal site to the west. The road adjoins the River Deben to the north. There is an existing access from the appeal site via a footbridge to Derry Brook Lane. A footpath lies opposite the footbridge and serves the houses at The Butts facing the appeal site. There is a layby for parking and some street lighting outside the houses. To the east of the appeal site, Derry Brook Lane narrows and the footpath terminates east of the junction of Derry Brook Lane with Hitcham Road. At this point, Derry Brook Lane becomes heavily vegetated on both sides of the road up to the junction with Great Back Lane and visibility is limited due to the hedging and the slight curve in the road. This section of road between Hitcham Road and Great Back Lane has no footpath. Beyond the Great Back Lane junction, the footpath recommences and runs up to the junction with Aspoll Road. This part of Derry Brook Lane has double yellow lines outside the school.
9. Little London Hill is one of 2 roads leading northwards out of the village. It has a junction with Derry Brook Lane to the west of the Sir Robert Hitcham CEVA Primary School site. From the junction, Little London Hill slopes upwards away from the village and bends slightly close to the vehicular access to the appeal site. The road has high hedges on both sides and has a 30mph speed limit which continues beyond the appeal site for some distance. Although the curve in the road close to the appeal site is fairly gentle, when taken in conjunction with the high hedges and parked cars on the carriageway, visibility is limited in places. There is no footpath serving the appeal site or existing properties at Village End and The Red House.
10. I visited the appeal site on a mid-week morning immediately prior to and during school drop-off time. While my site visit only represented a snapshot of highway conditions, both roads were relatively busy, particularly Little London Hill. Derry Brook Lane appeared to be being used for either school parking or to access one of the side streets off the lane. During my site visit, I walked up and down both Derry Brook Lane and Little London Hill. I observed cars being parked in the layby opposite the appeal site and children and adults walking down Derry Brook Lane on the carriageway. While walking along the most heavily vegetated section of Derry Brook Lane, it was possible to hear cars approaching, but they could not be seen until immediately prior to them travelling past. On Little London Hill, I observed cars being parked close to the junction with Derry Brook Lane. While a number of cars were present, I did not see any contractors' vehicles parked on the road.
11. During my site visit, I noticed some potential for conflict between vehicles passing in opposing directions on Little London Hill, particularly when one of the vehicles was larger than a car. While some vehicles stopped to let others past and allowed me a reasonable distance as a pedestrian walking on the

carriageway, I had to step off the road and onto the private driveway of Village End when other vehicles tried to pass one another.

12. The proposed development would comprise up to 25 dwellings, including 9 affordable housing units. The indicative proposed site layout provides for a mixture of one bedroom apartments and 2, 3 and 4 bedroom dwellings and 54 parking spaces. The appellant's planning statement makes reference to the proposed development being accessed from an upgraded access off Derry Brook Lane, a pedestrian link across Derry Brook Lane to the footpath close to the junction with Hitcham Road, and a new access from Little London Hill.
13. When walking into and out of the village and to the primary school via the proposed primary access from Little London Hill as indicated on the proposed site layout, the appellant has indicated a new footpath adjacent to the appeal site's new access within a widened section of road. This would be accompanied by warning signs being erected to advise drivers that pedestrians may be using the road.
14. Policy T10 of the Mid Suffolk Local Plan 1998 (LP)(saved policies) requires consideration of, amongst other things, safe access to and egress from a site, the suitability of existing roads giving access to the development, including the safe and free flow of traffic and pedestrian safety, and whether the needs of pedestrians and cyclists have been met. While the LP is of an advanced age, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised Framework. Due weight should be given to them, according to their degree of consistency with the revised Framework. LP policy T10 is a general transport policy which seeks to address the potential impact of developments on transport networks, and avoid any adverse effects. I consider it to be generally consistent with Section 9 of the revised Framework on promoting sustainable transport, and therefore give it considerable weight in my decision.
15. Whether or not the footpath and road widening would be deliverable due to land ownership, the proposed footpath would terminate at the adjacent property boundary at Village End. This would necessitate pedestrians walking on the carriageway and would be likely to result in conflict between road users from Village End towards the junction of Derry Brook Lane and Little London Hill. Given the number of family houses within the proposed development and its location close to the primary school, there would be likely to be children and adults walking to and from the proposed development to the school and the other local services. This would be likely to hamper the safe and free flow of vehicular traffic, particularly at peak times when there is increased on-street parking associated with the school. The risk of conflict would be increased by the potential number of additional vehicle and pedestrian movements resulting from the proposed development. Given the vulnerability of the highway users under consideration, I consider that even a relatively small increase in risk to them would be significant. As such, the proposed development would cause harm to pedestrian and highway safety.
16. I understand that the appellant has submitted a further outline planning application DC/18/00192 for 8 dwellings on the southern part of the appeal site. The Council has resolved to approve the current planning application subject to a legal agreement to secure off-site highway works and public use of

a footpath link to the highway network. While no decision notice has yet been issued, I consider the proposed development and the current planning application to be fundamentally different. Not only are the red line boundaries of the 2 sites significantly different in their extent, but the proposed numbers of houses would differ by up to 17 units, with a commensurate decrease in the proposed number of both residents and parking spaces. While I consider that the current planning application may be theoretically possible to deliver, it is not sufficiently similar to the proposed development to provide a true fallback position. I give it very limited weight in my decision.

17. If pedestrians were walking from and to the proposed development into and out of the village, the appellant notes that they could access a footpath on Derry Brook Lane from the southern boundary of the appeal site. They further note that the Council appears to have been inconsistent in its view of the potential for pedestrian access to Derry Brook Lane. The pedestrian link from the appeal site across Derry Brook Lane indicated on the proposed site layout would lead to Hitcham Road and onto Henniker Road. However, in reaching the primary school or other services and facilities within the village, it is likely that pedestrians would continue to walk down Derry Brook Lane as the most direct route. This would involve walking along a narrow road with high hedges and limited visibility, thereby increasing pedestrians' vulnerability to harm.
18. Although the appeal relates to outline planning permission with all matters reserved, I am not convinced that the matters raised could be adequately addressed at reserved matters stage. Furthermore, while both parties have discussed the use of a Grampian condition to deliver highway works and I note the advice in the Planning Practice Guidance¹, I consider that this would not necessarily mitigate the harm I have found.
19. The appellant has submitted a Section 106 agreement which provides for highway improvements, including parking restrictions outside the primary school and works adjacent to The Red House. While I recognise that these matters may have a positive effect in terms of highway safety, they do not address the totality of the issue before me. Additionally, I note the appellant's concerns about the Council's response to the submitted Section 106 agreement in terms of land ownership, the boundary of the land included within the agreement, definitions, and the nomination agreement. However, this does not alter my findings on pedestrian and highway safety.
20. While the appellant's photographs show only a small number of private cars parked on the public highway on Little London Hill and Derry Brook Lane on 22 February 2018 between 0845 and 0900, this does not represent what I experienced during my site visit, where I saw a greater number of cars parked on street and noted a number of cars and vans driving along the 2 roads.
21. It is noted that the Council's Planning Committee determined the planning application contrary to the officer's recommendation and that the Highway Authority did not raise an objection to the proposed development, subject to planning conditions. However, I was careful to check during my site visit whether there was any substance to the objections raised by local residents. In

¹ Paragraph Reference: 21a-009-20140306: When can conditions be used relating to land not in control of the applicant?

this instance, I have found there to be a harmful effect on pedestrian and highway safety.

22. Concluding on this main issue, I consider that the proposed development would have a harmful effect on pedestrian and highway safety. Consequently, the proposed development would be contrary to LP policy T10 and the requirements of the revised Framework. LP policy T10 is discussed above. It would also be contrary to paragraph 109 of the revised Framework which confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Other Matters

23. Based on the ecological survey data provided by the appellant with regard to slow-worms, grass snakes, otters, and water voles, it appears that the proposed development would require a European Protected Species Licence from Natural England. I am the competent authority in this instance and am therefore tasked with considering whether there is a reasonable prospect of a licence being granted. However, it has not been necessary to apply the tests set out in the Conservation of Habitats and Species Regulations 2017 as I am dismissing this appeal for other reasons.
24. I note that local residents have raised a range of concerns regarding the proposed development about other highway safety issues, flooding, drainage, infrastructure, starter homes, landscaping, living conditions of neighbouring occupiers, and character and appearance. Given my findings on the main issues, it has not been necessary for me to consider these concerns in detail.

Planning Balance

25. The Council acknowledged at the time their decision was issued that it was unable to demonstrate a 5 year supply of housing land (HLS). The appellant's statement makes reference to 3.3 years of HLS when measured against both the Core Strategy Focused Review 2012 and the Strategic Housing Market Assessment. The Council's statement then makes reference to a 6.5 year HLS. However, since the Council's statement was produced, the appellant has provided me with a recent appeal decision² which indicates that the Council's HLS stands at no more than 3.4 years. It has not been proven that the Council can demonstrate a 5 year HLS. I have therefore applied paragraph 11 of the revised Framework.
26. Paragraph 11 of the revised Framework confirms that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted 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; or 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.

² APP/W3520/W/18/3194926, decision issued 28 September 2018.

27. The proposed development would provide economic and social benefits including investment in the local construction industry, delivery within the life of the planning permission, support for the vitality of rural communities, some highways improvements, and the provision of up to 25 houses of a mix of sizes and types, including affordable housing. Debenham is a key service centre with a good range of services and facilities. Though outside the settlement boundary of the village, the proposed development would not harm the character and appearance of the area, would not be considered isolated given its proximity to other housing within the settlement boundary, and would provide energy efficient construction, modern drainage, and landscaping. However, the proposed development would harm pedestrian and highway safety.
28. The appellant has made reference to recent appeal decisions³ in Kelsale, Suffolk, and Crondall, Hampshire. However, as I have found harm to pedestrian and highway safety in this instance, I consider that the appeals provided are not particularly similar to the appeal before me. I therefore afford them limited weight.
29. The proposed development would make only a moderate difference to any housing shortfall locally or the national picture and so the benefits set out above carry modest weight in favour of the proposal. In contrast, I consider that the adverse impact that would result from the harm to pedestrian and highway safety would be a significant factor weighing against the proposed development. I give the conflict with the development plan in this respect significant weight. Therefore, the adverse impacts would significantly and demonstrably outweigh the benefits and so the proposal would not represent sustainable development.
30. To conclude on the planning balance, I consider that the proposed development would cause harm to pedestrian and highway safety. This is a significant factor weighing against the proposed development and would render the proposed development contrary to LP policy T10 and paragraph 109 of the revised Framework.

Conclusion

31. For the reasons set out above, the appeal is dismissed.

J Gilbert

INSPECTOR

³ APP/J3530/W//17/3187529, decision issued 19 March 2018, and APP/N1730/W/17/3185513, decision issued 23 August 2018.

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Mid Suffolk District Council
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REFUSAL OF OUTLINE PLANNING PERMISSION

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

Correspondence Address:

97 The Street
Melton
Woodbridge
IP12 1PR

Applicant:

11 Deben Mill Business Centre
Old Maltings Approach
Melton
Woodbridge
IP12 1BL

Date Application Received: 03-Jan-17
Date Registered: 04-Jan-17

Application Reference: 0030/17

Proposal & Location of Development:

Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal).

Land Bounded By Derry Brook Lane And Little London Hill, Debenham, ,

Section A – Plans & Documents:

This decision refers to drawing no./entitled SITE LOCATION PLAN received 03/01/2017 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:

Defined Red Line Plan SITE LOCATION PLAN - Received 03/01/2017
Topographic Survey ALS7149/200/01, ALS7149/200/02, ALS7149/200/03 and ALS7149/200/04
- Received 03/01/2017
Proposed Site Plan PROPOSED SITE LAYOUT REV F - Received 02/05/2017
Drainage Details 109/2015/01 P2 - Received 17/03/2017
Design and Access Statement - Received 03/01/2017
Affordable Housing Statement - Received 03/01/2017
Ecological Survey/Report - Received 03/01/2017
Land Contamination Assessment - Received 03/01/2017
Planning Statement - Received 03/01/2017
Reptile Survey - Received 03/01/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans listed in section A for the following reasons:

1. The proposed development by reason of its location would lead to pedestrians using Little London Hill where there is no footpath or footway available to access the rest of the village. This represents a risk in respect of highway safety and would be contrary to policy T10 of the Mid Suffolk Local Plan 1998 that gives regard to the provision of safe access to and egress from the site and the suitability of existing roads giving access to development in terms of safe and free flow of traffic and pedestrian safety. Opportunities to create a footpath or footway are not available for the entire route given ownership and other constraints. It is concluded that the benefits of the development would not outweigh the highway safety matter identified with consideration of the NPPF.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CL08 - Protecting wildlife habitats
H04- Altered Policy H4
H07 - Restricting housing development unrelated to needs of countryside
T09 - Parking Standards
T10 - Highway Considerations in Development

NOTES:

1. 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 Local Planning Authority worked with the applicant to resolve issues during the determination of the application. However, the highway safety issues could not be resolved or overcome as to allow for an acceptable impact and as such the permission is refused.

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: 0030/17

Signed: Philip Isbell

Dated: 15th December 2017

**Corporate Manager
Growth & Sustainable Planning**

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.

Philip Isbell – Acting Chief Planning Officer
Growth & Sustainable Planning

Mid Suffolk District Council
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OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Mr Martin Price
East Coast Planning Services Ltd
97 The Street
Melton
Woodbridge
IP12 1PR

Applicant:

Park Properties (Anglia) Ltd
11 Deben Mill Business Centre
Old Maltings Approach
Melton
Woodbridge
IP12 1BL

Date Application Received: 12-Jan-18

Application Reference: DC/18/00192

Date Registered: 16-Jan-18

Proposal & Location of Development:

Application for Outline Planning Permission. (Access to be considered) Use of land for the erection of up to 8 dwellings. Provision of open space. Formation of vehicular access to Little London Hill. Provision of pedestrian link to Derry Brook Lane

Land Bounded By Derry Brook Lane And Little London Hill, Debenham, , ,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 1 received 12/01/2018 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 1 - Received 12/01/2018
Site Plan 1 - Received 12/01/2018
Defined Red Line Plan 1 - Received 12/01/2018
Topographic Survey SHEET 1 49/200/01 1 - Received 12/01/2018
Topographic Survey SHEET 2 49/200/02 1 - Received 12/01/2018
Topographic Survey SHEET 3 49/200/03 1 - Received 12/01/2018
Topographic Survey SHEET 4 49/200/04 1 - Received 12/01/2018
Flood Risk Assessment 004/2018/FRA - Received 12/01/2018
Ecological Survey/Report MHE CONSULTING LTD - Received 12/01/2018
General Details BS/7558 - 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), 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. HIGHWAYS: GRADIENT

The gradient of the new vehicular access road shall not be steeper than 1 in 25 for the first twelve metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

5. HIGHWAYS: LAYOUT

Before any of the hereby approved new dwellings are first occupied Little London Hill is to be improved across the frontage of the site to include road widening, footway provision and road warning signs generally as shown on the submitted drawing 'Proposed Site Layout' (dated December 2017) and in accordance with details that shall first have been submitted to and approved by the Local Planning Authority.

Reason: To improve vehicular and pedestrian access to the site.

6. HIGHWAYS: ESTATE ROAD AND FOOTPATH DETAILS

Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

7. HIGHWAYS: CARRIAGEWAY AND FOOTPATH DELIVERY

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

8. HIGHWAYS: RESTRICTION ON VEHICULAR ACCESS

Notwithstanding the provisions of Part 2 Class B of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the vehicular access to the site shall be from Little London Hill only.

Reason: In the interests of highway safety.

9. HIGHWAYS: MANOEUVRING AND PARKING

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

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

10. HIGHWAYS: VISIBILITY

Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension). Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

11. SURFACE WATER DRAINAGE DETAILS

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. 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;
- c. 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;
- d. 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;
- e. 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. IMPLEMENTATION, MAINTENANCE AND MANAGEMENT OF 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. SUSTAINABLE URBAN DRAINAGE SYSTEM

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. CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FOUL WATER DRAINAGE DETAILS

Full details of foul water drainage shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to the building it would serve are commenced. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason - To safeguard the ground water environment from harm.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows 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.

17. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details 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 the first use or 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 10 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.

18. ARCHAEOLOGY

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

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

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

(2008) and the National Planning Policy Framework (2012).

19. ARCHAEOLOGY

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 17 and the provision made for analysis, publication and dissemination of results and archive deposition.

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

20. 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.

21. SUSTAINABILITY EFFICIENCY MEASURES

Before works extend beyond foundation level an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - In order to ensure the long-term sustainability of the development through on-site use of renewable resources, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

22. CONCURRENT WITH ANY RESERVED MATTERS: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones, including identification of trees with potential roost features for bats that will be maintained.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs (If required).
- i) A Silt Management Plan to ensure that no adverse effects on site integrity to the Deben Estuary SPA/Ramsar are caused by the development.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

23. **CONCURRENT WITH ANY RESERVED MATTERS: ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

All ecological mitigation measures and/or works, shall be carried out in accordance with the details contained in the Ecological Impact Assessment and Reptile Survey (MHE Consulting Ltd, July 2016) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include further surveys for Water Voles to ensure that potential impacts to this species are appropriately considered and details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998.

24. **CONCURRENT WITH ANY RESERVED MATTERS: OTTER MITIGATION STRATEGY**

An Otter Mitigation Strategy within an Illustrative Landscape Plan shall be submitted to and approved in writing by the local planning authority. This should demonstrate that the Derry Brook will be fenced and screened to ensure public access is prevented and disturbance to Otters is minimised. This shall include a follow up survey to reassess the status of the Otter Holt to ensure that proposed mitigation remains appropriate. The works shall be carried out strictly 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 UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s17 Crime & Disorder Act 1998.

25. **CONCURRENT WITH ANY RESERVED MATTERS: REPTILE MITIGATION STRATEGY**

A Reptile Mitigation Strategy shall be submitted to and approved in writing by the local planning authority. This will determine what option of mitigation will be undertaken as proposed within Reptile Survey (MHE Consulting Ltd, July 2016). The works shall be carried out strictly 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 UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species)

26. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy containing the details and locations of the enhancement measures contained within Ecological Impact Assessment (MHE Consulting Ltd, July 2016) shall be submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and paragraph 118 of the NPPF.

27. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

28. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and otters 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: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

29. **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, from Little London Hill.
- 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.

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
- 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

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/18/00192

Signed: Philip Isbell

Dated: 10th December 2018

**Acting Chief Planning Officer
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>

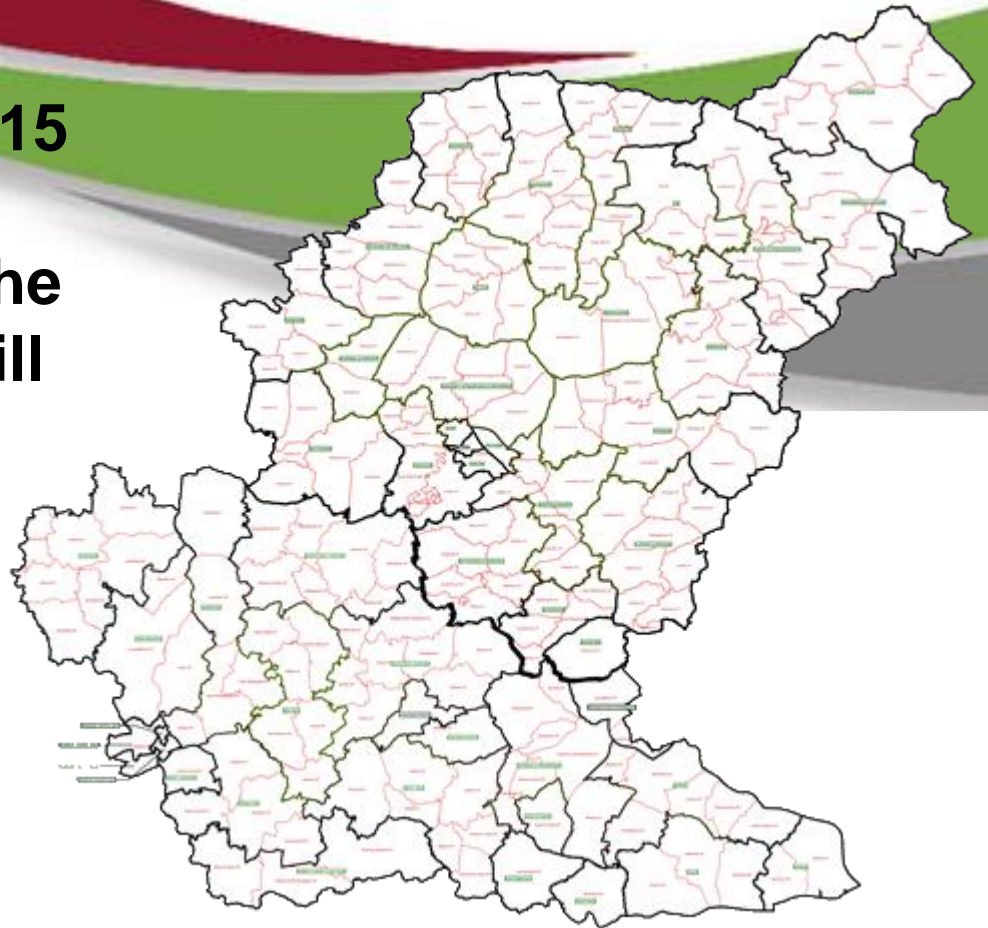
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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/21/03315

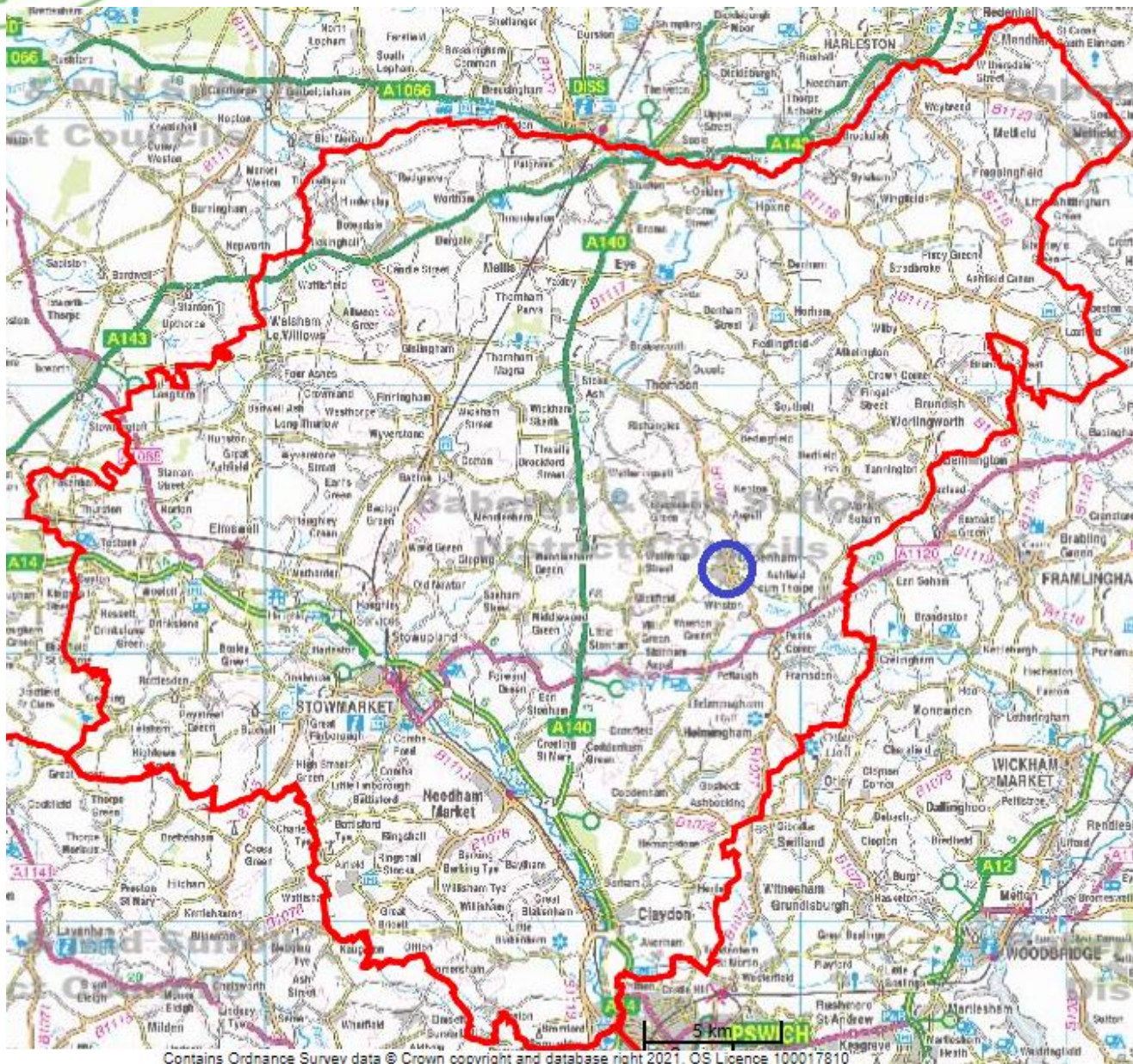
**Address: Land Between The
Butts And Little London Hill
Debenham**



Site Location

Slide 2

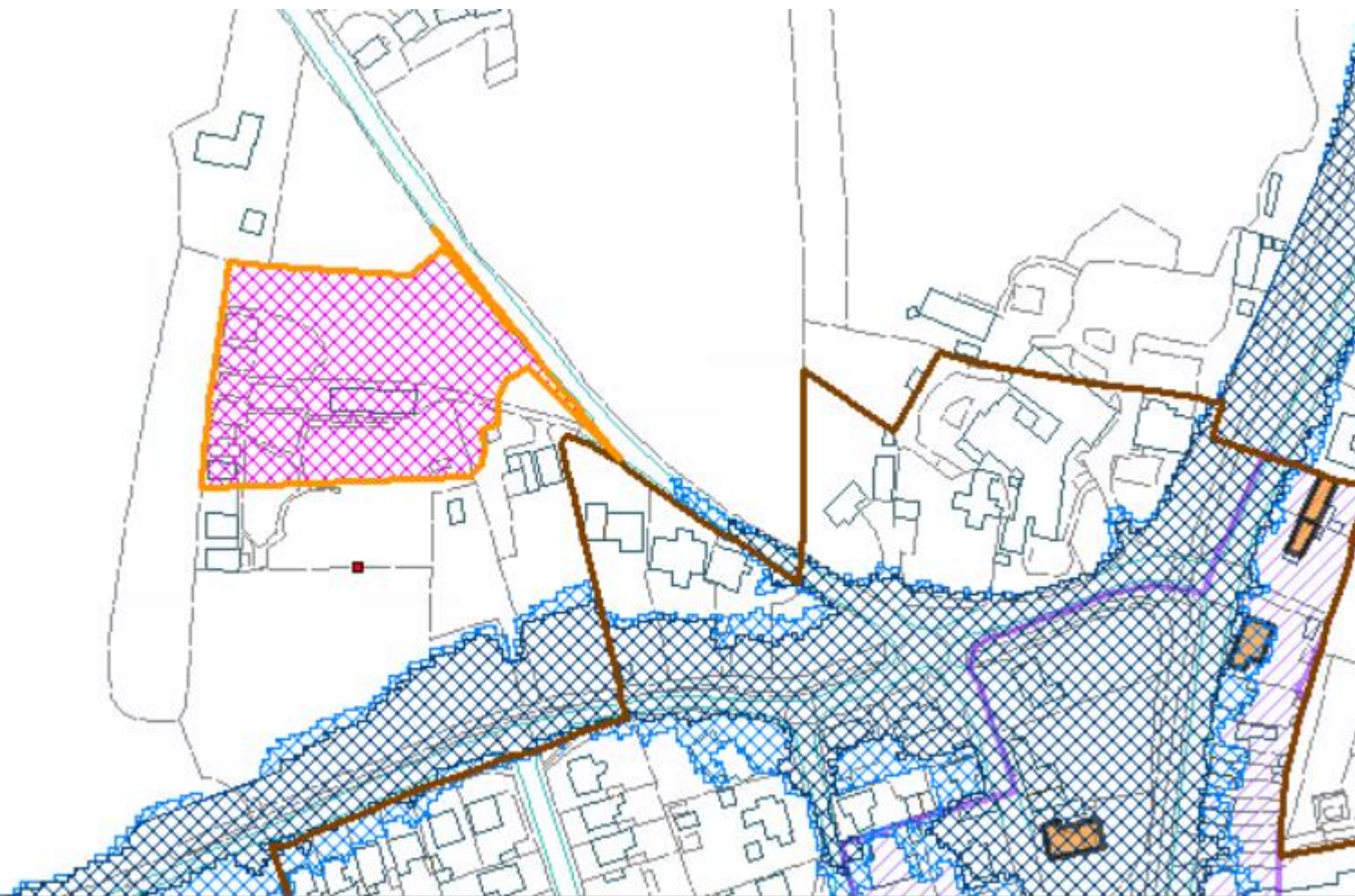
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Constraints Map

Slide 4

-  Grade II
-  Flood Zone 2
-  Conservation Area
-  Built Up Area Boundaries
-  Flood Zone 3



Aerial Map – wider view

Slide 5



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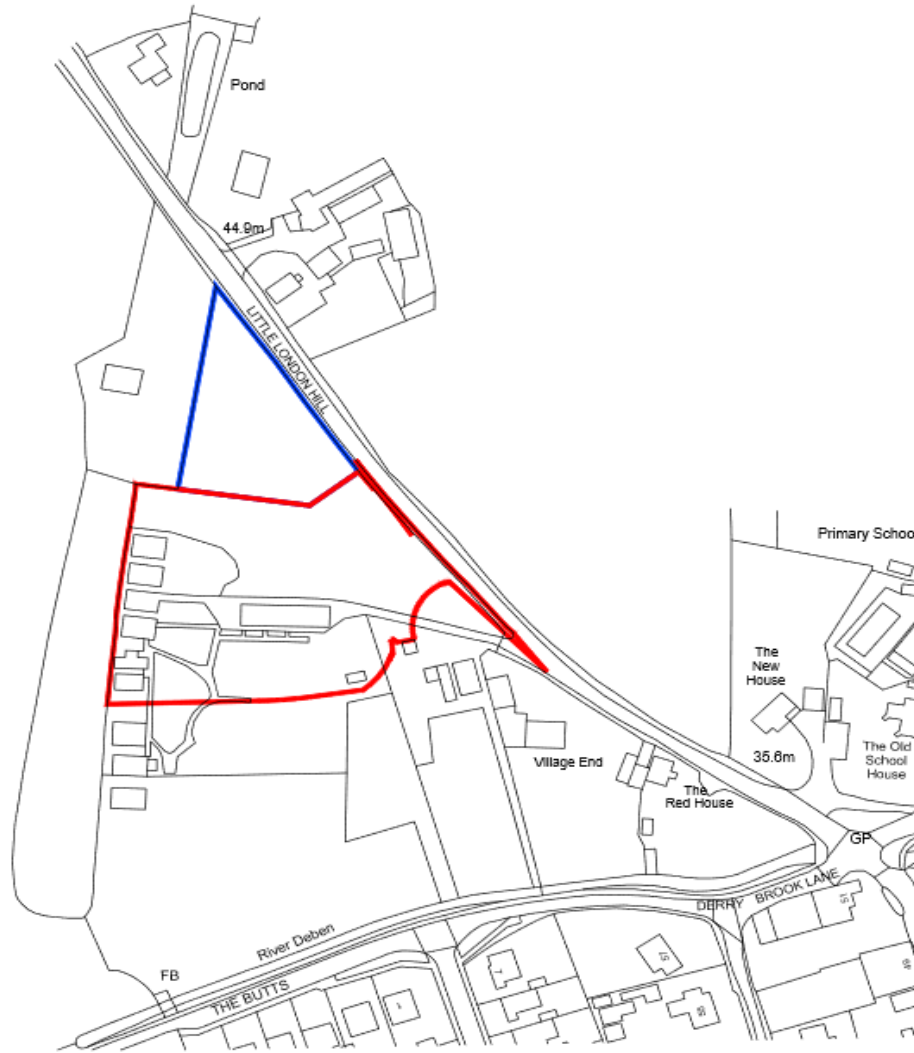
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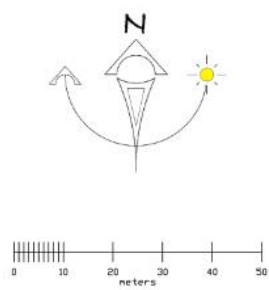


Site Location Plan

Slide 7



Indicative Site Layout



- Key**
- Application Boundary (0.499 hectares approx.)
 - Existing buildings
 - Existing trees/ hedging to be retained
 - Indicative new soft landscaping
 - Front gardens
 - Rear gardens
 - Private drive
 - Timber posts
 - Bin positions (orange = storage / blue = presentation. Hard standing to be provided)
 - Existing building and trees to be removed
 - Hatched area denotes approved site for 8no dwellings

Site to be accessed via new road as part of current consented scheme for 8no. dwellings

Hatched area denotes planning approved site for 8no. dwellings.

Indicative Site Layout

Slide 9



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Agenda Item 7d

Committee Report

Item No: 7D

Reference: DC/21/02068

Case Officer: Elizabeth Thomas

Ward: Bacton.

Ward Member/s: Cllr Andrew Mellen.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application. Erection of a replacement livestock unit buildings with associated infrastructure (accompanied by EIA Statement).

Location

Livestock Unit Red House Farm West Of, College Road, Wyverstone (Part In The Parish Of Bacton), Suffolk

Expiry Date: 15/10/2021

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - All Other

Applicant: Bacton Pigs Ltd

Agent: Mr Sam Harrison

Parish: Wyverstone Bacton

Site Area (red line boundary excluding existing access track): 7.50 ha

Existing Access track: 6.4ha

Density of Development: 2.3ha

Gross Density (proposed buildings, infrastructure, concreting and drainage pond): 2.3ha

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 (DC/19/03627 and DC/20/03927)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The Head of Economy considers the application to be of a controversial nature.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS03 Reduce contributions to Climate Change
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
H16 - Protecting existing residential amenity
CL08 - Protecting wildlife habitats
CL09 - Recognised wildlife areas
CL14 - Use of materials for agricultural buildings and structures
CL15 - Livestock buildings and related development
T09 - Parking Standards
T10 - Highway Considerations in Development
NPPF - National Planning Policy Framework

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

Wyverstone Parish Clerk

10th May 2021

Raising a number of concerns in the proposal and its accuracy.

- Received a number of comments
- Questioning replacement pig unit
- Inaccuracies in the odour report
- Questioning EH comments
- Consider the application on its own merits
- Concerns about HGV traffic

Bacton Parish Council

18th May 2021

Support the application as per comments upload onto the site around 27th April 2021.

Great Ashfield Parish Council

26th April 2021

Objects to the following main issues:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Design
- Drainage
- Health & Safety
- Inadequate Access
- Increase in Pollution

- Increased Traffic/Highways Issues
- Noise
- Potentially Contaminated Land
- Residential Amenity
- Smells – Odour

Wetherden Parish Council

18th May 2021

No objection.

Environment Agency

13th August 2021

Remove holding objection. The applicant has provided outstanding information asked for and this has resolved concerns regarding environmental permit.

Ammonia modelling

Ammonia screening was carried out in 2019 based on the proposal to change the permitted number of animal places at Jacksons Farm to 6,650. Based on the information the applicant supplied they were not required to submit detailed modelling with an application. The applicant states that there are no material changes to the information supplied in 2019. I will therefore ask our permitting team to see if the screening is still valid, i.e. there are no additional habitats sites that may impact on the results.

Odour modelling

It is noted that the applicant has submitted a revised odour modelling report and this still concludes that the proposed new piggery will offer a significant reduction in moderately offensive odours at nearby residences, compared to the existing piggery, if it were in use. Although this is an improved situation we recommend that you consider if this is an acceptable situation under planning legislation. I would re-iterate our original comments in that the Environmental Permit for the farm only requires odour and noise to be minimised by the use of Best Available Techniques (BAT). It does not require that there is no odour or noise outside of the boundary of the farm.

28th May 2021

Holding objection.

Need information as to whether Scholes Farm will remain un-altered and details of the alteration

Natural England

30th April 2021

No objection. Consider the proposed development will not have significant adverse impacts on designated sites. Sets out advice regarding biodiversity net gain, access and recreation.

Historic England

12th April 2021

Do not need to be consulted.

British Horse Society

12th April 2021

No objection to this application in principle but believes that historical evidence indicates Bacton Footpath 5 is under recorded as a footpath, this route can be reasonably alleged to subsist at a minimum of bridleway status. This public right should be asserted and not be allowed to be subsumed within this development or anything beyond it. An application to the County Council to have them recorded as such

is likely to be forwarded in due course. The route shown on the map below should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted

SCC Flood & water

1st June 2021

Approval subject to conditions regarding: disposal of surface water, surface water drainage verification report and informative.

SCC Highways

28th April 2021

Recommend condition regarding manoeuvring and parking.

SCC Fire and rescue

16th April 2021

Advice on fire sprinkler systems

Advice regarding access and firefighting facilities

Water supplies

SCC Travel Plan

13th April 2021

No comments.

SCC Archaeological services

22nd April 2021

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), situated close to the cropmarks of a medieval moated enclosure (HER ref. no BAC 003) and artefact scatters dating from the Roman and medieval periods (BAC 022). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

Recommend conditions regarding: Written Scheme of Investigation and informative.

Public Right of Way (PROW)

12th August 2021

Note that in the newly provided plans, the proposed access gate to the western end of the site has been removed. This addresses the concern raised by our team. If the landowner wishes to pursue the installation of a gate post-development, they will need to consult us first, to ensure that such a structure can be authorised. I don't think a planning condition is necessary in this respect, as highway authority authorisation of structures on Public Rights of Way is a requirement under highways legislation anyway.

23rd April 2021

No object to this proposal, however note that the Applicant has shown an access gate across FP16 on their Proposed Site Plan. Gates are classed as an obstruction on a PROW (even if they are to remain unlocked) and our consent is required to erect one. If they have not already done so, the Applicant MUST contact the Area Rights of Way Officer (Sam.Trayton@suffolk.gov.uk) to discuss their plans and make the appropriate application.

BMSDC Communities Officer

1st June 2021

No comments.

Environmental Health - Sustainability

30th April 2021

Recommend condition regarding: Sustainability and energy strategy. Detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

Environmental Health – contaminated land

29th April 2021

No objection. 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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Environmental Health – Air quality

29th April 2021

No objections in principle to the proposed development from the perspective of local air quality management on the basis that emissions to air will be strictly controlled by an Environmental Permit issued by the Environment Agency.

Environmental Health – Noise/odour/light/smoke

16th April 2021

No objections.

Satisfied that the odour assessment methodology and conclusions in the AS modelling and Data Ltd report dated 28th Feb 2021, indicates that the planned units whilst contributing to the overall odours produced at a slightly elevated level above the EA benchmark at 6 properties are a vast improvement over the existing piggery unit where this is at 18 premises.

Lairage and accumulations of solid waste stored on any muck pad outside can be a source of mal odours and have an adverse impact on amenity, especially during warm climatic conditions, during the summer months.

The site will be permitted by the EA where odour management and animal waste control are conditioned within their permit also adding control over this.

Recommend conditions regarding: odour, lighting, construction management and hours of work.

Waste Services

20th April 2021

No objection.

Public Realm

12th April 2021

Do not need to be consulted.

BMSDC Heritage

12th April 2021

Not providing comments on this application.

Place Services Ecology

5th May 2021

No objection subject to securing biodiversity mitigation and enhancement measures. Recommend the following conditions: in accordance with ecological appraisal, biodiversity enhancement strategy and wildlife sensitivity lighting design scheme.

Place Services Landscape

22nd Sept 2021

Satisfied with the information provided and can confirm there is no need for landscape condition.

27th August 2021

No need for landscape conditions the proposal has addressed recommendations. As detailed in this committee report.

29th April 2021

A Landscape Proposals plan (Drawing ref: IPA1178-11) has also been provided. This sets out the landscape mitigation proposals referenced in the LVIA. In principle, we have no objections to this, however, if minded for approval, we would advise the following recommendations are taken into consideration prior to determination:

- The mixed native hedgerow proposed along the track should be extended to the edge of the western boundary and be accompanied by hedgerow trees. This would enhance the landscape scheme and help mitigation visual and landscape impacts.

Place Services is a traded service of Essex County Council

- Elevational treatment needs to be carefully considered. A shade of the colour green is preferred as this will integrate well with vegetation.

- No planting specification has been included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch) and any management regimes (including watering schedules) to support establishment.

Also recommend the following condition Landscape management plan.

East Suffolk Drainage board

14th April 2021

No comments

B: Representations

At the time of writing this report at least 20 letters/emails/online comments have been received. It is the officer opinion that this represents 19 objections, 1 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

A number of third party comments have been received raising the following main matters:

- Impact on roads
- Erosion of verges
- Safety

- Increase in operation
- Traffic concerns
- Noise vibrations
- Drainage
- Health & safety
- Intensified cruel way of farming
- Animal welfare
- Inadequate access
- Increased traffic/highways
- Residential amenity
- Scale
- Odour
- Strain on community facilities
- Sustainability concerns
- Effect on ecology/wildlife
- Increased pollution
- Landscape impact
- Out of character
- Traffic and storage arrangements

(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/21/02068 | Planning Application. Erection of a replacement livestock unit buildings with associated infrastructure (accompanied by EIA Statement) . | DECISION: PDE |
| REF: 4401/16 | Prior notification of proposed demolition of the Mill and associated grain storage bins. | DECISION: GTD 22.11.2016 |
| REF: 4311/16 | Erection of a 3,000 tonne agricultural grain storage building with associated open lean to, agricultural workshop, chemical store and LPG tanks | DECISION: GTD 18.01.2017 |
| REF: 1531/12 | Planning history of Red House Farm | DECISION: REC |
| REF: 1298/11 | Erection of 2 no. single storey office units with associated facilities (Application for a new planning permission to replace extant planning permission 1794/06 in order to extend the time limit for implementation). | DECISION: GTD 07.06.2011 |
| REF: 1794/06 | Two single storey office units with associated facilities. | DECISION: GTD 15.08.2008 |

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1 The site is located within the open rural and remote countryside. Wyverstone settlement is further to the east and Great Ashfield and Long Thurlow further towards the west. Entrance and exit to the site would be to the south as seen in the Location plan (Ref: IP/JB/01 Rev A – 04.08.2021).

2. The Proposal

2.1 The proposal seeks the erection of replacement livestock unit buildings with associated infrastructure and ancillary building, and the existing buildings would be demolished. The application is accompanied by an EIA statement and the Environment Agency has been formally consulted. The proposed development would be positioned further west from the location of the existing farm buildings. The relocation would push the development further away from existing properties that are to the east.

2.2 The application states that the new buildings are better equipped for the operation proposed and are more viable to maintain and run, in comparison to the existing buildings. The existing buildings are unused for pigs currently.

3. The Principle of Development

3.1 The starting point for determination of any planning application 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).

3.2 The NPPF requires the approval of proposals that accord with an up-to-date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits. The age of policies itself does not cause them to cease to be part of the development plan or become “out of date” as identified in paragraph 219 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old, and weight can be attributed to policies based on their degree of compliance with the policies in the NPPF.

3.3 Local policy CL15 ‘Livestock buildings & related development’ does not support proposals where there is significant intrusion into the landscape, which would materially injure residential amenity or where the road system cannot accommodate the flow of traffic.

3.4 The proposal is a replacement of the existing buildings, which will be demolished. The new buildings will be located further to the west, which moves the farming operation further away from properties over to the east. Geographically, the proposal is away from settlements not adjacent to residential properties. The proposal is not considered a significant intrusion into the landscape as the new buildings are replacing

existing buildings as newer buildings that would read as agricultural, which is a common sight in the rural area.

3.5 The proposal is considered to comply with policies set out in this report and in supporting the rural economy as paragraphs 84 and 85 of the NPPF (July 2021) without giving rise to significant harm.

4. Site Access, Parking and Highway Safety Considerations

4.1 The proposal is not considered to give rise to any significant highway safety concerns. SCC as Highways Authority have recommended a manoeuvring and parking condition. The location plan shows the transport movement activity associated with the development would take place to the south of the site.

4.2 Overall, the proposal is considered to comply with local policies T9 and T10. It is acknowledged there are some objections in relation to this matter, but there is not considered significant grounds to justify refusal, the proposal would not have an unacceptable impact on highway safety or have a severe impact on the road network and would not be contrary to either the NPPF or Local Plan Policies T9 and T10.

5. Design and Layout,

5.1 It is recognised the proposal will likely have a visual impact as the proposal is major large scale farming operation in the open, rural and remote countryside. However, the development proposed is of a farming aesthetic. This type of farming design and building aesthetic is common, often found and expected in the rural landscape, and in this case on an existing farm location. The colour and materials proposed would be in keeping with and sensitive to the landscape. Therefore, the proposal is not considered to be out of keeping in this rural context.

5.2 The materials proposed are sympathetic to the landscape and are considered to comply with local policy CL14.

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

6.1 The additional submitted drawing ref IPA1178-11 of the landscape proposal along with a Management and Maintenance document (Ref LVIA ltd Ian Pick Associates IPA1178man) has addressed the comments from the Landscape consultation comments. The proposal is considered to acceptably sit within its surroundings complying with Local Plan policies CL14, CL15 and GP1.

6.2 The proposal is not considered to have any significant affect to ecology, subject to necessary conditions as recommended.

7. Impact on Residential Amenity and Local Amenity

7.1 The proposal is not considered to have any significant impact on residential amenity. The odour issues and concerns have been specifically addressed further in this report.

8. Public Rights of Way (PROW)

8.1 The proposal had shown an access gate across FP16 on the proposed site plan. Gates are classed as an obstruction on a PROW (even if they are to remain unlocked). Therefore, an objection was raised by SCC PROW. The proposed gates have been removed and amended plans received (Ref: Location Plan IP/JB/01 Rev A and proposed site plan IP/JB/02 Rev A).

8.2 PROW officer responded to the amended plans on the 12th August 2021. The amended plans address concerns, and a planning condition is not necessary as highway authority authorisation of structures on Public Rights of Way is a requirement under highways legislation in any case.

9. Flood and Water

9.1 The following documents address any flooding and water matters and the County Council have recommended necessary conditions that would be imposed on the decision.

- Proposed Site Plan A1 Ref IP/JB/02
- Flood Risk Assessment, Surface Water Drainage Strategy and Ground Water Protection Strategy Ref 4005 V4
- Flood Risk Assessment – Addendum A
- Drainage and External Works Ref 4005 500 Rev T6

10. Environment Agency (EA) and Odour Assessment

10.1 The holding objection from the EA has been removed from their original comments. The applicant has provided information requested and this has resolved concerns regarding environmental permit. The EA has also advised of the following:

10.2 'Ammonia screening was carried out in 2019 based on the proposal to change the permitted number of animal places at Jacksons Farm to 6,650. Based on the information the applicant supplied they were not required to submit detailed modelling with an application. The applicant states that there are no material changes to the information supplied in 2019. I will therefore ask our permitting team to see if the screening is still valid, i.e. there are no additional habitats sites that may impact on the results.'

10.3 It is noted that the applicant has submitted a revised odour modelling report and this still concludes that the proposed new piggery will offer a significant reduction in moderately offensive odours at nearby residences, compared to the existing piggery, if it were in use. Although this is an improved situation we recommend that you consider if this is an acceptable situation under planning legislation. I would re-iterate our original comments in that the Environmental Permit for the farm only requires odour and noise to be minimised by the use of Best Available Techniques (BAT). It does not require that there is no odour or noise outside of the boundary of the farm'.

10.4 The farm will be subject to a permit issued by the EA and the level of malodour set by them under permit conditions. Given the EA have removed their objection it is understood this would be allowed.

10.5 It is acknowledged there will still be some odour as a result of the proposal. The proposal will be set further away from existing residential properties to the east in comparison to the existing farm buildings and the EA have not objected. In looking at relevant policy and material consideration it is difficult to see any significant harm with regard to odour that would justify refusal.

10.6 Furthermore, there are no significant outstanding statutory planning objections to justify refusal. It is also recognised living in the countryside often comes with wider rural smells, which can often include animals and agricultural arable farming such as muck spreading etc., this is part of rural living and to be expected in the countryside to an extent.

10.7 The Environmental Health comments regarding noise/odour/light/smoke raised no specific objections. Furthermore EH are satisfied that the odour assessment methodology and conclusions in the AS modelling and Data Ltd report dated 28th Feb 2021, indicates that the planned units, whilst contributing to the overall odours produced at a slightly elevated level above the EA benchmark at 6 properties, are a vast improvement over the existing piggery unit.

10.8 Lairage and accumulations of solid waste stored on any muck pad outside can be a source of mal odours and have an adverse impact on amenity, especially during warm climatic conditions, during the summer months. The site will be permitted by the EA where odour management and animal waste control are conditioned within their permit also adding control over this.

10.9 Necessary conditions regarding: odour, lighting, construction management and hours of work will be imposed in this decision to make the proposal acceptable in planning terms.

10.10 On the balance of probability including all necessary permit by the EA and conditions imposed in this recommendation and the additional information submitted during the application process the proposal is not considered to cause unacceptable odour harm. As such the proposal is considered to comply with Local Plan policy H16.

11. Animal Welfare and the planning process

11.1 It is understood there is third party concerns raised with regard to animal welfare as it is understood the pigs would be enclosed in the proposed buildings for the duration of their life rather than being outside. However, the proposal would need to comply with animal welfare standards, which is a specific matter outside of the planning process (for example (but not limited to) RSPCA animal welfare agencies and standards etc). Whilst the third party concerns raised with regards to animal welfare are noted, it is not a planning matter per se and not a reason for refusal in this case. From a planning perspective the proposal is specifically regarding farming development and is in a location of existing farming buildings. Therefore, the proposal falls within the definition of development and is being assessed with regard to farming use and the rural economy.

12. Other matters

12.1 There are objections from Wyverstone Parish Council and Great Ashfield Parish Council along with third party comments/objections. The planning matters raised have been addressed within this report. There have been a number of concerns in relation to animal welfare, whilst this is not a planning matter per se animal welfare is specifically related to the proposed use and operation, this matter has been covered in a separate section of this report titled 'animal welfare and the planning process'.

12.2 The British Horse Society has no objection but has commented '*This public right should be asserted and not be allowed to be subsumed within this development or anything beyond it. An application to the County Council to have them recorded as such is likely to be forwarded in due course. The route shown on the map below should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted*'. It is beyond the Local Planning Authorities (LPA) remit to upgrade any rights of way. It is specifically noted that the SCC Public Rights of Way comments do not raise any significant objections.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1 It is acknowledged that the proposal is bigger than the existing buildings on site and the proposal is modern. Comparing the proposal to the existing farm buildings, the difference in harm is not considered a significant difference in terms of the farming use and its contribution to the rural economy and impacts. The proposal is not considered to result in any harm to planning matters and would not be contrary to Local Plan Policies to warrant refusal. Therefore, the proposal is recommended for approval with necessary and relevant conditions to make the proposal acceptable in planning terms.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission:

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

1. Time limit
2. Approved plans
3. Strategy for the disposal of surface water and the Flood Risk Assessment
4. Surface water drainage
5. Programme of archaeological work
6. Action required in accordance with ecological appraisal recommendations and landscape proposals
7. Prior to slab level: Biodiversity enhancement strategy
8. Prior to occupation: Wildlife sensitivity lighting design scheme
9. Odour and Pest/Fly Management Plan
10. Lighting
11. Action required prior to the commencement of development: Construction management to be agreed
12. Ongoing construction – Hours of work
13. Sustainability & Energy Strategy
14. Manoeuvring and parking of vehicles
15. Demolition of existing buildings
16. Access via Rectory Road only



Application No: DC/21/02068

Location: Livestock Unit Red House Farm
West of College Road Wyverstone (Part in the
Parish of Bacton)

| | | Page No |
|--|--|---------|
| Appendix 1: Call In Request | No | |
| Appendix 2: Details of Previous Decision | N/A | |
| Appendix 3: Town/Parish Council/s | Wyverstone Parish Clerk Bacton Parish Council Great Ashfield Parish Council Wetherden Parish Council | |
| Appendix 4: National Consultee Responses | Environment Agency Natural England Historic England British Horse Society | |
| Appendix 5: County Council Responses | SCC – Flood & Water SCC – Highways SCC – Fire & Rescue SCC – Public Rights of Way (PROW) SCC – Travel Plan SCC - Archaeology | |
| Appendix 6: Internal Consultee Responses | MSDC Communities Officer MSDC Environmental Health – sustainability MSDC Environmental Health – Contaminated land MSDC Environmental Health – Air quality | |



Babergh and Mid Suffolk District Councils



| | | |
|--|---|--|
| | MSDC Environmental Health – Noise/odour/light/smoke MSDC Waste services MSDC Public Realm MSDC Heritage Place Services Ecology Place Services Landscape East Suffolk Drainage board | |
| Appendix 7: Any other consultee responses | 20 letters/emails/online comments received. 19 objections, 1 support and 0 general comment. | |
| Appendix 8: Application Site Location Plan | Yes | |
| Appendix 9: Application Plans and Docs | Yes | |
| Appendix 10: Further information | N/a | |

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



Re: planning application DC/21/02068 pig units

Wyverstone Parish Council discussed this application at an extraordinary planning meeting held on 27th April, and having received a number of comments from concerned residents, the members voted to object to this application on the following grounds:

1. The application is described as a 'replacement pig unit' but this is not strictly true since the proposed new buildings are outside the site to which the existing permit pertains. Therefore, technically this is a new application on greenfield arable land.
2. There are inaccuracies in the Environmental Health officer's odour report. The number of nearby properties in College Road, Earls Green who would be affected has been underestimated - a terrace of four cottages has been calculated as two and the two separate properties at Crosslands have been counted as only one. Home Farm Barn and the two new houses under construction have not been included at all. This effectively doubles the number of houses mentioned in the report from 6 to 12. This would therefore exceed the benchmark level of what is regarded as a nuisance. The owners of all the privately owned houses affected have expressed their concern to members of the parish council. The results in the report focusses on the average odour levels but fails to take into account the clearing of the pig litter which are highlighted as the peak emission times. Consequently, the impact is probably under reported in terms of how many properties will be affected and to what extent. When the unit operated previously, the peak times were certainly a problem.

The EH officer's response (no objection) was based on the logic that the new unit would be less bad than the "existing" unit. As the site in question has not been used for pigs for over eight years, this comparison is invalid. The suggestion that the current, disused unit could be brought back into use under the current permit is questionable. Certain work which was required for the original permit in 2007 was never undertaken and in any case, the buildings are now dilapidated and in a very poor state of repair.

We would suggest therefore, that this application be considered on its own merits rather than in comparison to the "existing" unit which it is not currently operating and is unlikely to be in future.

The application is presented as a replacement for the existing pig unit. We would suggest that any approval contains a condition that the existing buildings be demolished before construction of the new buildings begins.

3. The Design and Access statement suggests that the proposed operation will create a negligible increase in HGV traffic but again this has been compared to an operation which doesn't exist. There is already huge concern locally about the volume of HGV traffic currently generated by the other commercial businesses which operate from Red House Farm (mainly Portable Space container storage) and the parish council has received complaints from residents about damage to property caused by lorries using inappropriate routes. Instead of using the main farm entrance in Rectory Road, Bacton, these lorries regularly use College Road and other access points in Wyverstone and Great Ashfield. These emerge onto single track lanes with very few passing places and are totally unsuitable for HGV traffic. Any increase in such traffic will exacerbate the damage already caused to the road surface and verges. The application states that access to Jacksons Farm will be via the Red House Farm access in Rectory Road, Bacton. If the application is approved, we would suggest that an enforceable condition is included that this is the *only* entrance/exit to be used.

-

From: Tina Newell

Sent: 18 May 2021 11:12

Subject: Re: Planning consultation response - DC/21/02068

Good morning

An upload was made onto your planning site offering the Parish Councils SUPPORT for this application sometime around 27 04 21.

Best wishes

Tina

Tina Newell
Parish Clerk Bacton

Comments for Planning Application DC/21/02068

Application Summary

Application Number: DC/21/02068

Address: Livestock Unit Red House Farm West Of College Road Wyverstone (Part In The Parish Of Bacton) Suffolk

Proposal: Planning Application. Erection of a replacement livestock unit with associated infrastructure.

Case Officer: Mahsa Kavyani

Customer Details

Name: Mrs Carol White

Address: Meadow Farm, Elmswell Road, Great Ashfield Bury St Edmunds, Suffolk IP31 3HQ

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Design
- Drainage
- Health & Safety
- Inadequate Access
- Increase in Pollution
- Increased Traffic/Highways Issues
- Noise
- Potentially Contaminated Land
- Residential Amenity
- Smells - Odour

Comment: GREAT ASHFIELD PARISH COUNCIL COMMENTS ON:

DC/21/02068 - Planning Application for Erection of Replacement Livestock Unit with associated infrastructure at Red House Farm Bacton Pigs Ltd, Rectory Road Bacton, IP14 4LE.

At a meeting of Great Ashfield Parish Council on Thursday, 22nd April 2021, this application was considered and discussed in detail.

The Parish Council unanimously objected to this application on the following grounds:

1. Access

The Design & Access Statement states that the new facility will use the "existing access" to Red House Farm. Appendix 1 (Location Plan) shows the red line access point to be Rectory Road, Bacton. In practice current HGV traffic movements from the Red House Farm site frequently use

'other' access routes via totally inadequate single track roads through Great Ashfield, ie Wetherden Road, Daisy Green & School Road, and without enforceable restrictions the adverse impact on residential amenity, damage to the road surface, destruction of grass verges etc along these routes will only worsen. It should be noted that many properties along these routes are sited very close to the road and passing HGV traffic causing damage to property is a very real concern for residents.

Note that this formalising of access to the location plan must also apply to the applicant's contingency plan of refurbishing existing units.

2. Volume of Traffic

The Design & Access Statement is misleading in its representation of HGV traffic movements, quoting an overall average of less than 6 per week, in practice the quoted figures indicate that in week 13 there will be a concentration of HGV's of at least 16, 16.5m HGVs per week.

The Statement indicates that these traffic movements are negligible in relation to the current level of traffic movements from the Red House Farm site, however, there is already considerable concern at the size and volume of traffic exiting Red House Farm via completely unsuitable routes, causing considerable damage and loss of amenity (verges, potholes, drains etc.) to local residents. These other commercial businesses operating from Red House Farm have expanded considerably since the existing permit mentioned in the Design & Access Statement was granted in 2007, in particular the expansion of Portable Space. This business rather than exiting Red House Farm via Rectory Road is regularly using the roads in Great Ashfield to access and exit the site, often early in the morning and later in the evening when there are restrictions on the use of other access routes. These single track roads through Great Ashfield are integral to the local village footpath network and the significant increase in both size and quantity of traffic on these supposedly quiet country roads leads to very real safety concerns for walkers, cyclists & horse riders. Any additional HGV traffic as a result of the new pig units will only exacerbate the already considerable problems in the area. As single track roads there are very few passing places, so when HGV's meet head-on there is an even bigger problem. Similarly, there is no mention of construction traffic associated with the demolition of existing units and the erection of the new units.

3. Site

The Design & Access Statement in its first paragraph refers to Jacksons Farm, an existing, but unused pig unit and suggests that the application is to demolish the existing buildings and replace with new. However, reading on through the Statement it is clear that the replacement buildings will be erected on greenfield / agricultural land adjacent to the existing units, and not on the existing footprint, resulting in a loss of productive agricultural land.

4. Design of Buildings

The design of the buildings proposed is considered inadequate and incompatible with higher animal welfare standards and the keeping of pigs indoors seems contrary to this aspiration. The means of muck removal from the sheds is to sweep/push it through from one end to the other and to then be deposited at one end. It will then be stored on concrete pads to be spread on adjoining land as manure at a later date. There is no mention for instance of a stockman's walkway to facilitate the inspection and/or removal of ill or injured pigs. There is considerable concern that the

higher welfare standards outlined will not therefore be attained.

The waste plan excludes any mention of fly/pest control. We concur with Environmental Health comments.

5. Environmental Concerns

Although the proposal deals with the question of emissions of ammonia, methane and nitrogen associated with the keeping of pigs and the production of substantial amounts of manure, the modelling data provided suggests that the control measures proposed will only meet minimum acceptable requirements. It is indicated that the pig sheds will be ventilated via high velocity ridge mounted roof fans with dispersal of emissions to the atmosphere, without any further treatment. The adjacent land where the spreading of farmyard manure will take place is classed as "high risk" for water pollution.

The manure to be spread on the adjoining agricultural land will inevitably be contaminated with antibiotics and worming preparations generally used in the production of intensively farmed pigs, there are no proposals to mitigate the effects of this on the land, and the potential contamination of local water courses.

Notwithstanding environmental concerns associated with emissions from the pig units and waste products themselves, there is no mention of the associated environmental impact of carbon emissions as a direct result of the increase in HGV traffic on the surrounding residential areas.

In the light of the above, Great Ashfield Parish Council voted unanimously to recommend refusal of this planning application in its current form.

From: Christine Mason
Sent: 18 May 2021 12:22
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: Re: Planning consultation response - DC/21/02068

Wetherden Parish Council have no objections to this planning application.

Christine Mason
Wetherden Parish Clerk

Babergh District Council
Development Control
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2021/126071/03-L01
Your ref: DC/21/02068
Date: 13 August 2021

Dear Sir/Madam

**ERECTION OF A REPLACEMENT LIVESTOCK UNIT WITH ASSOCIATED
INFRASTRUCTURE RED HOUSE FARM BACTON PIGS LIMITED RECTORY
ROAD BACTON IP14 4LE**

Thank you for re-consulting us on the above application. We have reviewed the newly submitted documents and can confirm that we are able to remove our objection. We have provided further information below.

Environmental Permit

The applicant has supplied all the outstanding information we asked for and this has resolved our outstanding concerns.

Ammonia modelling

Ammonia screening was carried out in 2019 based on the proposal to change the permitted number of animal places at Jacksons Farm to 6,650. Based on the information the applicant supplied they were not required to submit detailed modelling with an application. The applicant states that there are no material changes to the information supplied in 2019. I will therefore ask our permitting team to see if the screening is still valid, i.e. there are no additional habitats sites that may impact on the results.

Odour modelling

It is noted that the applicant has submitted a revised odour modelling report and this still concludes that the proposed new piggery will offer a significant reduction in moderately offensive odours at nearby residences, compared to the existing piggery, if it were in use. Although this is an improved situation we recommend that you consider if this is an acceptable situation under planning legislation. I would re-iterate our original comments in that the Environmental Permit for the farm only requires

odour and noise to be minimised by the use of Best Available Techniques (BAT). It does not require that there is no odour or noise outside of the boundary of the farm.

We trust the above is useful.

Yours faithfully

Miss Natalie Kermath
Planning Advisor

Babergh District Council
Development Control
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2021/126071/01-L01
Your ref: DC/21/02068
Date: 28 May 2021

Dear Sir/Madam

**ERECTION OF A REPLACEMENT LIVESTOCK UNIT WITH ASSOCIATED
INFRASTRUCTURE RED HOUSE FARM BACTON PIGS LIMITED
RECTORY ROAD BACTON IP14 4LE**

Thank you for consulting us on the above application, we have reviewed the documents as submitted and can confirm that we are raising a holding objection due to a lack of information. We have provided further information on how the applicant can overcome our objection in the overcoming our objection section below.

Waste Management License

This planning application relates to Jacksons and Scholes Farm Pig Unit which is regulated under Environmental Permit WP3637MD. Please note the original permit was varied on 20/06/2008. We would ask the applicant to check they are referring to the permitted pig numbers as detailed in WP3637MD/V002 and correct the figures they have used where necessary.

Under WP3637MD the following number of pigs were permitted in total between both Jacksons Farm and Scholes Farm;

| | Production pigs | Sows | Piglets |
|--|-----------------|-------|---------|
| Jacksons Farm and Scholes Farms (aggregated) | 12,810 | 1,563 | 7,022 |

Under WP3637MD/V002 the aggregation was removed and the following number of pigs are permitted at Jacksons Farm and Scholes Farm;

| | Production pigs | Sows | Piglets |
|---------------|-----------------|------|---------|
| Jacksons Farm | 6418 | 750 | 4828 |
| Scholes Farm | 6442 | 813 | 2194 |

The proposal is to demolish 14 existing buildings at Jacksons Farm and replace them with 6 new buildings in order to accommodate 6,630 production pigs. It appears there are no plans to alter Scholes Farm and therefore it will continue to stand empty.

Overcoming our Objection

The applicant should submit confirmation as to whether Scholes Farm will remain un-altered, or if Scholes Farm is to be altered with this planning application, the applicant should submit details of how Scholes Farm shall be altered.

The applicant will be required to submit an application to vary the permit if the proposal is granted. It is noted that the applicant sought advice from us in 2019 as to whether detailed ammonia modelling would be required should they submit an application to increase production pigs to 6,650 at Jacksons Farm. The applicant will need to resubmit this information to check that the screening still holds, this can be done by completing and submitting a pre-application form which can be found on our website;

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Further advice relating to the Environmental Permit

Odour modelling

The applicant has carried out odour modelling which concludes that the predicted odour exposure from the current piggery will exceed the Environment Agency's benchmark for moderately offensive odours at 18 properties. The predicted odour exposure from the proposed new piggery will exceed our benchmark for moderately offensive odour at 6 properties, and these are marginal exceedances.

The modelling therefore concludes that the proposed piggery will offer a significant reduction in moderately offensive odours at nearby residences and although we note that the Environment Agency's benchmark figure will have been marginally exceeded at 6 properties, this must be recognised as an improvement on the existing piggery. It must however be noted that both Jacksons and Scholes Farm have stood empty for the last 7 years.

The odour modelling has been based on figure of 9,490 production pigs for the existing piggery. The applicant should advise where this figure has come from. It is our opinion that the modelling needs to be re-run based on the current permitted figure of 6,418 production pigs at Jacksons Farm. The odour modelling should also include the slurry lagoons at Scholes Farm as a potential odour source.

It must be noted that the Environmental Permit for the farm only requires odour and noise to be minimised by the use of Best Available Techniques (BAT). It does not require that there is no odour or noise outside of the boundary of the farm.

Slurry

The proposed new piggery will generate farmyard manure (FYM) which will be stored on concrete pads at the back of the buildings. Runoff from the FYM will be classed as slurry under The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010. It is proposed that the slurry will be pumped to the existing slurry lagoons at Scholes Farm for storage until it can spread to land.

All slurry stores and lagoons on permitted farms must meet BAT requirements and therefore must be covered by 21 February 2021.

We have previously allowed operators of permitted pig and poultry farms who can demonstrate that livestock slurry has a dry matter content of less than 1% to not cover their slurry lagoons. We have recently reviewed the evidence base for <1% dry matter position and its relationship with ammonia emissions and have found no evidence supporting its continued use. Therefore this position was withdrawn as of September 2020.

We have published a Regulatory Position Statement (RPS) which will allow an 18 month extension beyond the deadline of 21 February 2021 for operators who have been previously reliant on the <1% dry matter position to comply with the BAT requirements. The permit holder for WP3637MD has asked for this extension and therefore has until 21 August 2022 to cover their slurry lagoons in line with the BAT requirements.

If you are minded to approve this application despite our advice we request that you inform us beforehand so that we can provide further comment within 21 days.

We trust the above is useful.

Yours faithfully

Miss Natalie Kermath
Planning Advisor

Direct e-mail natalie.kermath@environment-agency.gov.uk

Date: 30 April 2021
Our ref: 349559
Your ref: DC/21/02068



planningyellow@babberghmidsuffolk.gov.uk
BY EMAIL ONLY

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

T 0300 060 3900

Dear Mahsa Kavyani,

Planning consultation: Planning Application. Erection of a replacement livestock unit with associated infrastructure.

Location: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton, Suffolk, IP14 4LE

Thank you for your consultation on the above dated 09 April 2021 which was received by Natural England on the same date.

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Sites of Special Scientific Interest (SSSIs)

The ammonia assessment identified the following Sites of Special Scientific Interest (SSSIs) within 10 km of the farm:

- The Gardens, Great Ash-field SSSI
- Stanton Woods SSSI
- Westhall Wood and Meadow SSSI
- Burgate Wood SSSI
- Gipping, Great Wood SSSI
- Combs Wood SSSI
- Norton Wood SSSI
- Pakenham Meadows SSSI

Based on the ammonia assessment and other plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which these sites have been notified and has no objection.

Natural England are keen to promote additional on-farm measures to reduce ammonia pollution. Please see Annex A.

Natural England review of air quality impacts

Natural England is currently reviewing how we provide air quality advice on likely impacts. This could mean in future that thresholds and criteria could be changed based on evidence and recent case law.

Other advice

Net gain

Biodiversity net gain is a key tool to help nature's recovery and is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. We draw your attention to Para 170, point d and Para 175, point d of the National Planning Policy Framework which states that:

Para 170: *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".

Para 175: *"When determining planning applications, local planning authorities should apply the following principles:*

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".

Natural England considers that all development, even small scale proposals, can make a contribution to biodiversity. Your authority may wish to refer to [Technical Note 2](#) of the CIEEM guide which provide useful advice on how to incorporate biodiversity net gain into developments.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex B.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 07768 237040

Yours faithfully,

Sam Kench
Norfolk and Suffolk Team

Annex A – Additional measures to avoid air pollution

Ammonia (NH₃) is a key air pollutant that can have significant effects on both human health and the environment. Around 88% of ammonia emissions in the UK come from agriculture and the Government are keen to encourage widespread adoption of measures to reduce the levels.

The Code of Good Agricultural Practice (COGAP) for reducing ammonia emissions is a guidance document produced by Defra in collaboration with the farming industry. It includes advice on the practical steps farmers and contractors can take to minimise ammonia emissions from the storage and application of organic manures.

Copies of the Code are available at <https://www.gov.uk/government/publications/code-of-good-agricultural-practice-for-reducing-ammonia-emissions>.

With regard to spreading the **COGAP** document states:

Nitrogen, in the form of ammonia, is lost from organic manures (such as slurry, solid manure and litter, digestate, sludge and compost) when they come into contact with air, particularly on warm or windy days. Nitrogen is also lost from manufactured fertilisers during spreading. The more that this occurs, the more nitrogen is lost as ammonia, meaning the material is a less effective fertiliser and loses value. Therefore, measures to reduce ammonia emissions and improve overall nutrient management practices could reduce the amount of manufactured fertiliser that farmers need.

The document then goes on to give advice on a range of measures that can be taken to reduce ammonia emissions during the spreading manures:

Spreading organic manures

- use a nutrient management plan and regularly test manure and soil to calculate suitable application rates and plan timing
- spread only the right amount, in the right place, at the right time
- spread in cool, windless and damp conditions
- spread slurry and digestate using low emission spreading equipment (trailing hose, trailing shoe or injection) rather than surface broadcast (splash plate)
- incorporate solid manure, separated fibre, cake or compost into the soil by plough, disc or tine as soon as possible and at least within 12 hours
- consider processing slurry or digestate, such as by acidification (with professional equipment and advice) or separation

Individual farm circumstances may well dictate which measures are appropriate and practical to implement. What the Code encourages is for farms to consider where savings can be made; starting with the management of livestock; through the storage of manures, slurry and digest; and onto the method and timing of spreading.

The section on poultry in the COGAP lists a number of sector specific mitigation measures:

Poultry Housing

Poultry housing should be kept as dry as possible as poultry manure and litter emit more ammonia when wet. Consider these techniques for reducing ammonia emissions from your poultry housing, particularly when refurbishing or constructing new buildings:

Applicable to both layer and broiler housing:

- ventilate colony deep pit or channelled systems. This reduces the moisture content of the manure and litter
- regularly check building structure and water drinkers to reduce any leaks and keep litter dry. More ammonia will be emitted if the litter becomes wet and then dried
- use acid scrubbers or bio trickling filters to remove ammonia from exhaust air. A multistage scrubber is recommended because of the co-benefits in reducing ammonia and other

particulate emissions. These can include substantial amounts of phosphorus and other elements which can be recycled as plant nutrients

Tree Planting

Natural England notes that tree planting forms part of the poultry units application. You may well be aware that tree planting is a further measure that can be taken to reduce the impacts of emissions by capturing a proportion of the ammonia leaving the housing. The '**shelterbelt**' would need to follow the up to date design guidance but evidence from trials estimates up to 27% of ammonia emissions from livestock houses and up to 19% from lagoons may be captured within the woodland. Information and guidance on the design of the planting can be found on the following site: <https://www.farmtreestoair.ceh.ac.uk/>.

As well as reducing the ammonia emissions planting of trees can bring wider environmental benefits.

Annex B – Additional Advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. *Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.*

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

[here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

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

From: East of England Region <e-east@HistoricEngland.org.uk>

Sent: 12 April 2021 14:18

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

Subject: RE: MSDC Planning Consultation Request - DC/21/02068

Good afternoon,

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

Address: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton, Suffolk IP14 4LE

Application: DC/21/02068

Thank you for your letter dated 9th April 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Patron Her Majesty The Queen

The British Horse Society

Email enquiry@bhs.org.uk

Abbey Park,

Website www.bhs.org.uk

Stareton,

Tel 02476 840500

Kenilworth,

Fax 02476 840501

Bringing Horses and People Together

Warwickshire CV8 2XZ



Mahsa Kavyani
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
Via email

12th April 2021

Dear Sir/Madame,

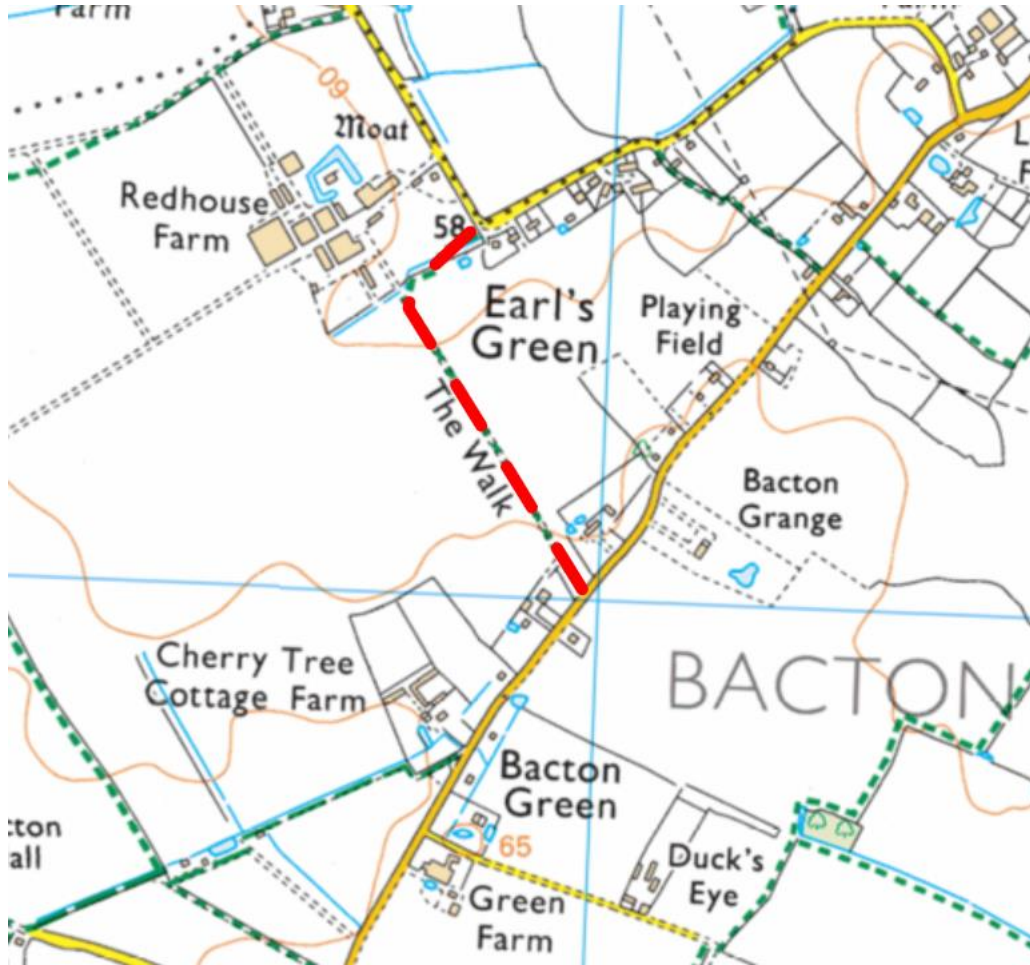
RE: DC/21/02068 | Planning Application. Erection of a replacement livestock unit with associated infrastructure | Red House Farm Bacton Pigs Limited Rectory Road Bacton Suffolk IP14 4LE

I am responding to this consultation on behalf of The British Horse Society, an equestrian Charity which represents the 3 million horse riders in the UK. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just **18%** of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

The British Horse Society has no objection to this application in principle but believes that historical evidence indicates Bacton Footpath 5 is under recorded as a footpath, this route can be reasonably alleged to subsist at a minimum of bridleway status. This public right should be asserted and not be allowed to be subsumed within this development or anything beyond it. An application to the County Council to have them recorded as such is likely to be forwarded in due course. The route shown on the map below should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted.

The British Horse Society is an Appointed Representative of South Essex Insurance Brokers Limited who are authorised and regulated by the Financial Conduct Authority.

Registered Charity Nos. 210504 and SC038516. A company limited by guarantee. Registered in England & Wales No. 444742



Yours sincerely

Charlotte Ditchburn (Miss.)
Access Field Officer, East Region

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 01 June 2021 15:14
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>
Subject: 2021-06-01 JS reply Livestock Unit Red House Farm West Of, College Road, Wyverstone (Part In The Parish Of Bacton) Ref DC/21/02068

Dear Mahsa Kavyani,

Subject: Livestock Unit Red House Farm West Of, College Road, Wyverstone (Part In The Parish Of Bacton) Ref DC/21/02068

Subject: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton IP14 4LE Ref DC/21/02068

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02068.

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

- Proposed Site Plan A1 Ref IP/JB/02
- Flood Risk Assessment, Surface Water Drainage Strategy and Ground Water Protection Strategy Ref 4005 V4
- Flood Risk Assessment – Addendum A Ref 4005 Rev 00
- Drainage and External Works Ref 4005 500 Rev T6

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

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated February 2021, ref: 4005 V4) and addendum (dated May 2021, ref: 4005 Rev 00) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

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

2. Within 28 days of practical completion of the last dwelling, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

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

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment 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
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

Your Ref:DC/21/02068
Our Ref: SCC/CON/1634/21
Date: 28 April 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: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/02068

PROPOSAL: Planning Application. Erection of a replacement livestock unit with associated infrastructure

LOCATION: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton, Suffolk IP14 4LE

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 Titled: "Proposed Site Plan A1" for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

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/F221521
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 16/04/2021

Dear Sirs

Red House Farm, Bacton Pigs Ltd, Rectory Road, Bacton IP14 4L
Planning Application No: DC/21/02068

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 140m 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: sam@ianpick.co.uk

Enc: Sprinkler information

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

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

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

The Next Step

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Mark Hardingham
Chief Fire Officer
Suffolk Fire and Rescue Service

From: Sam Trayton <Sam.Trayton@suffolk.gov.uk>
Sent: 12 August 2021 10:18
To: Elizabeth Thomas <Elizabeth.Thomas@babberghmidsuffolk.gov.uk>
Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: RE: PROW comments regarding DC/21/02068 Livestock Unit Red House Farm, Wyverstone (Part In The Parish of Bacton)

Hi Elizabeth,

Sorry for the delay in getting back to you.

I note that in the newly provided plans, the proposed access gate to the western end of the site has been removed. This addresses the concern raised by our team. If the landowner wishes to pursue the installation of a gate post-development, they will need to consult us first, to ensure that such a structure can be authorised. I don't think a planning condition is necessary in this respect, as highway authority authorisation of structures on Public Rights of Way is a requirement under highways legislation anyway.

Many thanks for your time on this.

Kind Regards,
Sam

Sam Trayton | Area Rights of Way Officer

Rights of Way & Access

Growth, Highways and Infrastructure Directorate

Suffolk County Council, Rougham Service Delivery Centre
Moore Road, Rougham Industrial Estate, Bury St Edmunds, Suffolk, IP30 9ND

sam.trayton@suffolk.gov.uk

01284 758542 | 07597 525859

I am leaving Suffolk County Council on Thursday 12th August. After this, please direct correspondence to prow.west@suffolk.gov.uk

From: GHI PROW Planning
Sent: 23 April 2021 14:43
Subject: RE: MSDC Planning Consultation Request - DC/21/02068

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Red House Farm, Bacton Pigs Ltd, Rectory Road, Bacton, IP14 4LE – DC/21/02068

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Footpath 16 Wyverstone. The Definitive Map for Wyverstone can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Wyverstone.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 do not object to this proposal, however note that the Applicant has shown an access gate across FP16 on their Proposed Site Plan. Gates are classed as an obstruction on a PROW (even if they are to remain unlocked) and our consent is required to erect one. If they have not already done so, the Applicant MUST contact the Area Rights of Way Officer (Sam.Trayton@suffolk.gov.uk) to discuss their plans and make the appropriate application. This is the case even if planning permission is granted. The Applicant MUST also take the following into account, particularly with regard to their plans for planting and any walls or fencing adjacent to FP16:

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. **PROW MUST remain open, unobstructed and safe for the public to use at all times**, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed as per point 4 below.
3. 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.

4. **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.
5. **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.
6. 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.
7. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

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

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

Dear Mahsa,

Thank you for consulting me about the proposed development off Rectory Road in Bacton. On reviewing the application documents I have no comment to make, as the development does not meet the threshold in requiring a Travel Plan in accordance with the Suffolk Travel Plan Guidance.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

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

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

Our Ref: 2021_02068
Date: 22nd April 2021

For the Attention of Mahsa Kavyani

Dear Mr Isbell

Planning Application DC/21/02068/FUL – Red House Farm, Bacton Pigs Limited, Rectory Road, Bacton: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), situated close to the cropmarks of a medieval moated enclosure (HER ref. no BAC 003) and artefact scatters dating from the Roman and medieval periods (BAC 022). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

From: Communities <communities@baberghmidsuffolk.gov.uk>
Sent: 01 June 2021 14:37
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/21/02068 - Livestock Unit Red House Farm West Of College Road, Wyverstone

Hello Paul,

Thank you for your email, we do not have any comments.

Helen

Helen Bateman
Communities Officer – Planning and Engagement

Babergh and Mid Suffolk District Councils – Working together

e : helen.bateman@baberghmidsuffolk.gov.uk
t: 01449 724621
w: www.babergh.gov.uk & www.midsuffolk.gov.uk

From: Peter Chisnall
Sent: 30 April 2021 14:38
Subject: DC/21/02068

Dear Mahsa,

APPLICATION FOR PLANNING PERMISSION - DC/21/02068

Proposal: Planning Application. Erection of a replacement livestock unit with associated infrastructure

Location: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton, Suffolk IP14 4LE

Many thanks for your request to comment on the Sustainability/Climate Change related aspects of this application.

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

I have viewed the applicant's documents in particular the Planning, Design and Access and Environmental Statements.

There is scant mention of Sustainability/Climate Change related mitigation in either of these documents. However the nature of the application is such that it is not enough for an outright objection. Therefore if the application is deemed to be permitted I would suggest the following condition.

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

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

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

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

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

Guidance can be found at the following locations:

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

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together

From: Nathan Pittam
Sent: 29 April 2021 09:39
Subject: DC/21/02068. Land Contamination

Dear Mahsa

EP Reference : 291679
DC/21/02068. Land Contamination
Red House Farm, Rectory Road, Bacton, STOWMARKET, Suffolk, IP14 4LE.
Erection of a replacement livestock unit with associated infrastructure.

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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 29 April 2021 09:11
To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/02068. Air Quality

Dear Mahsa

EP Reference : 291676
DC/21/02068. Air Quality
Red House Farm, Rectory Road, Bacton, STOWMARKET, Suffolk, IP14 4LE.
Erection of a replacement livestock unit with associated infrastructure.

Many thanks for your request for comments in relation to the above application. I can confirm that I have no objection in principle to the proposed development from the perspective of local air quality management on the basis that emissions to air will be strictly controlled by an Environmental Permit issued by the Environment Agency.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 16 April 2021 11:55
To: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/21/02068

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/02068

Proposal: Planning Application. Erection of a replacement livestock unit with associated infrastructure

Location: Red House Farm Bacton Pigs Limited, Rectory Road, Bacton, Suffolk IP14 4LE

Thank you for the opportunity to comment on this planning application.

- Having reviewed the submitted proposal and reports in support of this application I am satisfied that the odour assessment methodology and conclusions in the AS modelling and Data Ltd report dated 28th Feb 2021, indicates that the planned units whilst contributing to the overall odours produced at a slightly elevated level above the EA benchmark at 6 properties are a vast improvement over the existing piggery unit where this is at 18 premises.

Lairage and accumulations of solid waste stored on any muck pad outside can be a source of mal odours and have an adverse impact on amenity, especially during warm climatic conditions, during the summer months

The site will be permitted by the EA where odour management and animal waste control are conditioned within their permit also adding control over this.

I therefore have no objections on odour grounds.

- The ammonia dispersion and deposition methodology also prepared by AS indicates that the site will cause no adverse effects.

I therefore have no objections on Ammonia emissions.

Please consider the following condition recommendations

- I would recommend a Condition is placed on any permissions granted to ensure that there are no pest/fly issues introduced by the new piggery units along the following lines:

Before first use an Odour and Pest/Fly Management Plan to be submitted to and approved in writing by the Local Planning Authority.

Reason – To minimise detriment to nearby residential amenity.

- Lighting Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.
- Demolition and construction works have a potential to cause a detriment affect to the local amenity. I would ask that a condition is added to any decision as follows:

**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 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.

ON GOING CONSTRUCTION -HOURS OF WORK

Intrusive work during the construction of the development must take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs

No work to be undertaken on Sunday, bank or public holidays

The above is to apply to deliveries too.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Consultee Comments for Planning Application DC/21/02068

Application Summary

Application Number: DC/21/02068

Address: Livestock Unit Red House Farm West Of College Road Wyverstone (Part In The Parish Of Bacton) Suffolk

Proposal: Planning Application. Erection of a replacement livestock unit with associated infrastructure.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Afternoon,

Thank you for your email re-consultation on the reserved matters application DC/21/02068.

Waste services do not have no objection to this application.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

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

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

Sent: 12 April 2021 09:37

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

Subject: RE: MSDC Planning Consultation Request - DC/21/02068

There is no open space or play equipment associated with this development so we do not need to be consulted.

Regards

Hi Mahsa,

The Heritage Team will not be providing comments on the above application.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
Heritage and Design Officer
Babergh and Mid Suffolk District Councils



05 May 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/21/02068
Location: Livestock Unit Red House Farm West Of College Road Wyverstone (Part In The Parish Of Bacton) Suffolk
Proposal: Planning Application. Erection of a replacement livestock unit with associated infrastructure.

Dear Mahsa,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary

We have reviewed the Preliminary Ecological Appraisal (Craig Emms and Linda Barnett, March 2021), the Landscape proposals (LVIA Ltd, March 2021), and the Report on the Modelling of the Dispersion and Deposition of Ammonia (AS Modelling & Data Ltd, February 2021), submitted by the applicant, relating to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable. This includes precautionary measures for reptiles, nesting birds and small mammals.

The mitigation measures identified in Preliminary Ecological Appraisal (Craig Emms and Linda Barnett, March 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species.



In addition, we are satisfied that the Report on the Modelling of the Dispersion and Deposition of Ammonia (AS Modelling & Data Ltd, February 2021) demonstrates that proposed development will not have an adverse impact upon any nearby statutory designated sites, from increases in ammonia depositions. This includes the Gardens, Great Ashfield SSSI, Stanton Woods (SSSI), Westhall Wood and Meadow SSSI, Burgate Wood (SSSI), Norton Wood SSSI, Gipping Great Wood SSSI, and Pakenham Meadows SSSI situated within 10km of the development. This is because the Report on the Modelling of the Dispersion and Deposition of Ammonia (AS Modelling & Data Ltd, February 2021) advises that 'the predicted process contribution to annual mean ammonia concentrations and nitrogen deposition rates would be well below the Environment Agency's lower threshold percentage of the relevant Critical Level and/or Load of the SSSI. Additionally, at all SSSIs considered the exceedances of 1% of the relevant Critical Level/Load would be reduced to below 1%, excepting Westhall Wood and Meadow SSSI, which would continue to exceed 1% by a small margin (1.48%), but this would be reduced from the initial Critical Level present at the site (4.48%). As a result, we are satisfied that the proposal will not affect the favourable conservation status of Westhall Wood and Meadow SSSI.

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

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

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. This includes the placement of hedgehog boxes in the bases of hedgerows and the erection of bird (including a barn owl box) and bat boxes on suitable trees within the curtilage of the farm. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent. Furthermore, we are satisfied the Landscape proposals (LVIA Ltd, March 2021) identify there will be new native species hedgerows and mixed planting on the site and we therefore recommend they should be secured as a condition of any consent.

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

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



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

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS AND LANDSCAPE PROPOSALS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Craig Emms and Linda Barnett, March 2021) and the Landscape proposals (LVIA Ltd, March 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

Reason: To conserve 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).

2. PRIOR TO SLAB LEVEL: 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 recommendations made within the Preliminary Ecological Appraisal (Craig Emms and Linda Barnett, March 2021).

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

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

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

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

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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



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

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017, 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: Almudena Quiralte - Landscape Consultant <Almudena.Quiralte@essex.gov.uk>
Sent: 22 September 2021 10:10
To: John-Paul Friend <jp@lvialtd.com>
Cc: Sam Harrison <sam@ianpick.co.uk>; Ryan Mills - Senior Landscape Consultant <Ryan.Mills@essex.gov.uk>; Elizabeth Thomas <Elizabeth.Thomas@babberghmidsuffolk.gov.uk>
Subject: RE: DC/21/02068 - Committee preparation in advance

Hi John-Paul,

Thank you for clarifying these. I have gone through your notes and all is good.

We are satisfied with the information provided and can confirm there is no need for landscape condition.


I hope this closes the matters regarding landscape.

Regards,
Almu

Almudena Quiralte BA (Hons) Dip LA CMLI
Landscape Architect Consultant at Place Services
telephone: 033301 36858 | mobile: 07717 867286
web: www.placeservices.co.uk

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 14 Sep 2021 03:47:49
To:
Cc:
Subject: FW: DC/21/02068 - Committee preparation in advance
Attachments:

From: Almudena Quiralte - Landscape Consultant <Almudena.Quiralte@essex.gov.uk>
Sent: 27 August 2021 09:22
To: Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>
Cc: Ryan Mills - Senior Landscape Consultant <Ryan.Mills@essex.gov.uk>
Subject: RE: DC/21/02068 - Committee preparation in advance

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

Happy with this, thank you Liz.
no need for landscape conditions then.



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

29/04/2021

For the attention of: Mahsa Kavyani

Ref: DC/21/02068; Red House Farm Bacton Pigs Limited, Rectory Road, Bacton IP14 4LE

Thank you for consulting us on the full planning application for the erection of a replacement livestock unit with associated infrastructure. This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

The proposed replacement livestock buildings are to be sited on land adjacent to the existing pig units at Jacksons Farm. The site is relatively flat and is defined by a combination of open boundaries and those with hedgerows and associated trees. Many PRoW routes are located within the local area, with PRoW 16 also intersecting the site east to west.

The site falls within the Plateau Claylands Landscape Character Area (LCA) (Suffolk Landscape Character Assessment). The characteristic land cover is arable farmland divided by an irregular sinuous field pattern; there is very little ancient woodland, rather a scattering of small copses and occasional plantations associated with farmsteads and field ponds. Generally, developments in agriculture have increased the demand for large-scale buildings and in this landscape and can cause considerable intrusion if the siting, colour and planting is not appropriate, or their visual impact is not adequately mitigated.

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) (Document ref: IPA1178lvia). This has been carried out in line with the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) and includes an assessment of landscape character and visual receptors. The assessment has summarised that the *"site would be consistent with the current landscape character of both the site and its surrounding context."* and *"the visual effects are minimal due in most part to dense intervening vegetation between the viewer and site, the topography in the area and the similar agricultural setting of the proposed scheme."* For the most part, we agree that the scheme would be in keeping with the agricultural characteristics of this local landscape. However, visually, the impacts on PRoW receptors will be moderate to major adverse and should have key consideration.

A Landscape Proposals plan (Drawing ref: IPA1178-11) has also been provided. This sets out the landscape mitigation proposals referenced in the LVIA. In principle, we have no objections to this, however, if minded for approval, we would advise the following recommendations are taken into consideration prior to determination:

- The mixed native hedgerow proposed along the track should be extended to the edge of the western boundary and be accompanied by hedgerow trees. This would enhance the landscape scheme and help mitigation visual and landscape impacts.

- Elevational treatment needs to be carefully considered. A shade of the colour green is preferred as this will integrate well with vegetation.
- No planting specification has been included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch) and any management regimes (including watering schedules) to support establishment.

The following conditions should also be considered:

- **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.**
No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan that includes a work schedule (including an annual work plan capable of being rolled forward over a five-year period) and details of the body or organisation responsible for implementation of the plan. Both new and existing planting will be required to be included in the plan, along with SuDS maintenance.

If you have any queries regarding the above matters, please do not hesitate to contact me.

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.

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

From: Planning <planning@wlma.org.uk>

Sent: 14 April 2021 11:08

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

Subject: RE: MSDC Planning Consultation Request - DC/21/02068

Good Morning,

The Board has no comments to make.

Kind Regards,

Jess

Jessica Nobbs

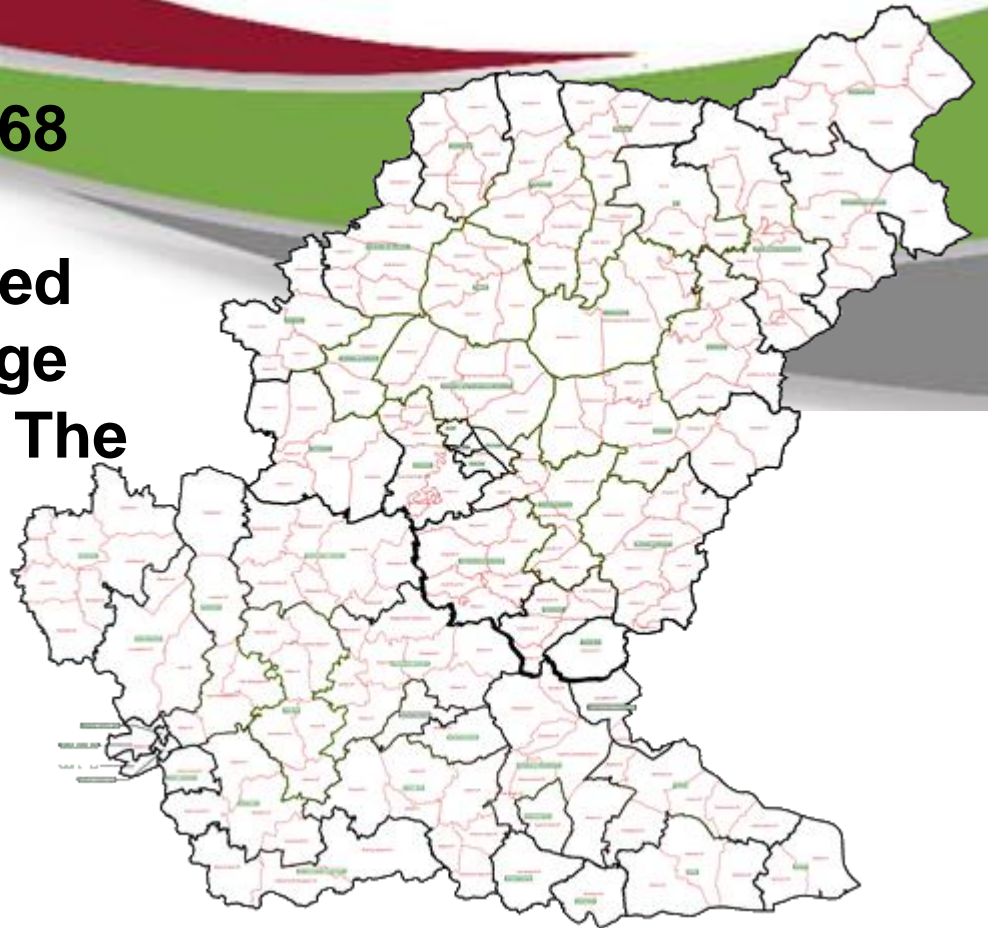
Senior Sustainable Development Officer

e: planning@wlma.org.uk

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Application No: DC/21/02068

**Address: Livestock Unit Red
House Farm West of College
Road, Wyverstone (Part in The
Parish Of Bacton)**





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Aerial Map – wider view

Slide 3



Page 387

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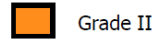
Site Location Plan

Page 388

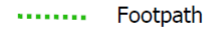


Constraints Map

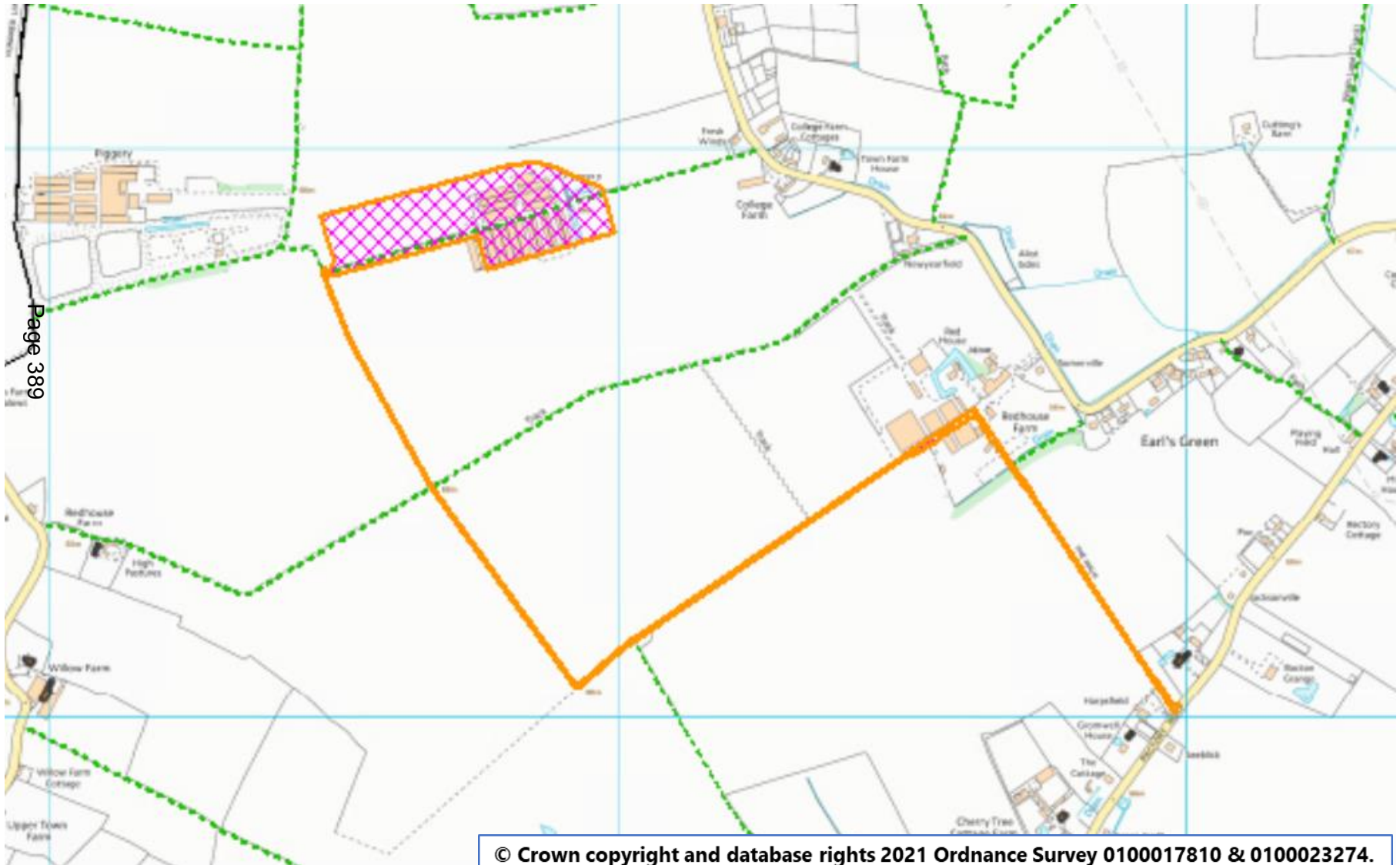
Listed Buildings



Public Rights of Way



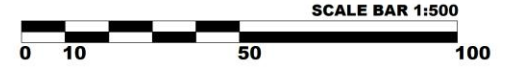
Slide 5



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Site Layout

Slide 6



IAN PICK ASSOCIATES LTD
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E : mail@ianpick.co.uk
W : www.ianpickassociates.co.uk

CLIENT

Bacton Pigs Ltd
Red House Farm
Bacton
Stowmarket
Suffolk
IP14 4LE

JOB TITLE

Pig Unit

DWG. TITLE

Proposed Site Plan A1

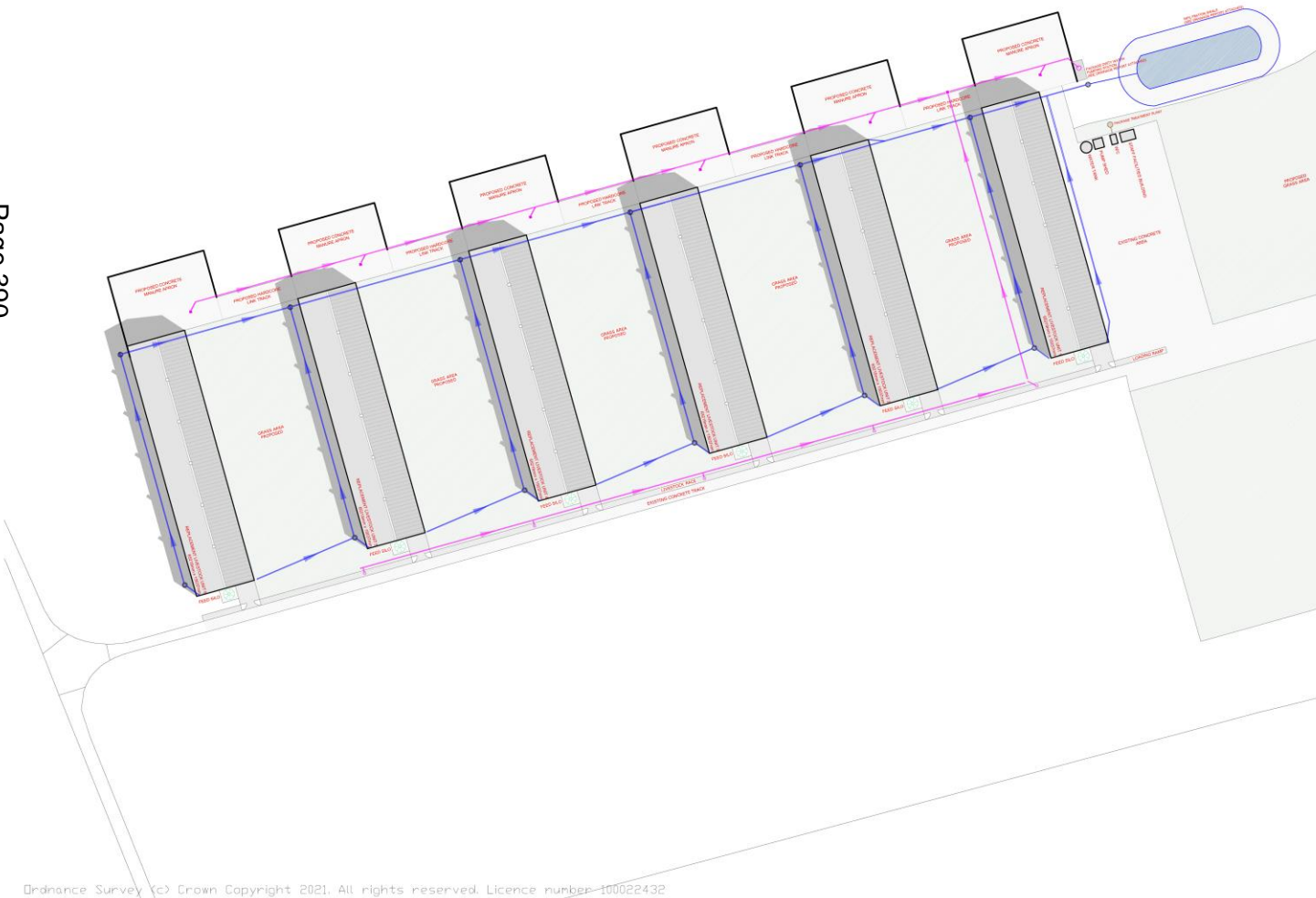
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DWG. NUMBER

IP/UB/02

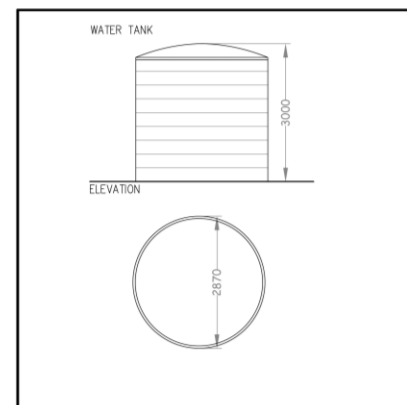
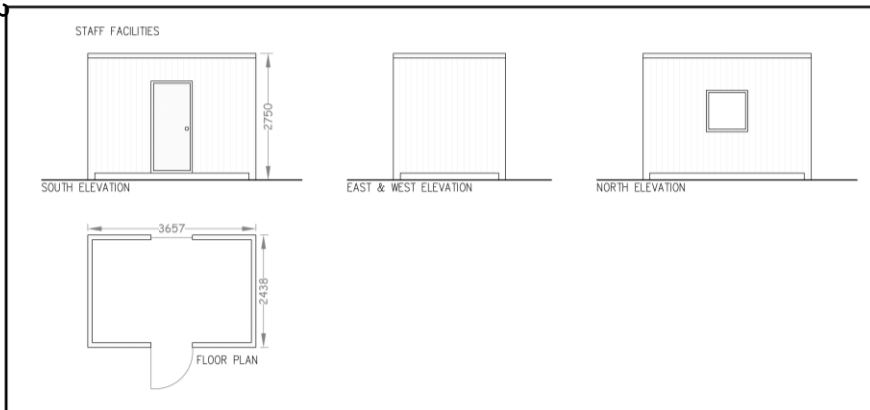
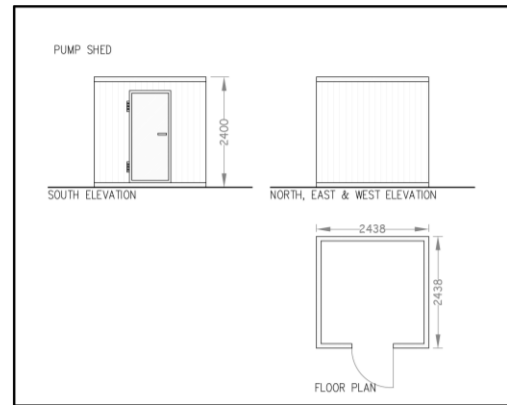
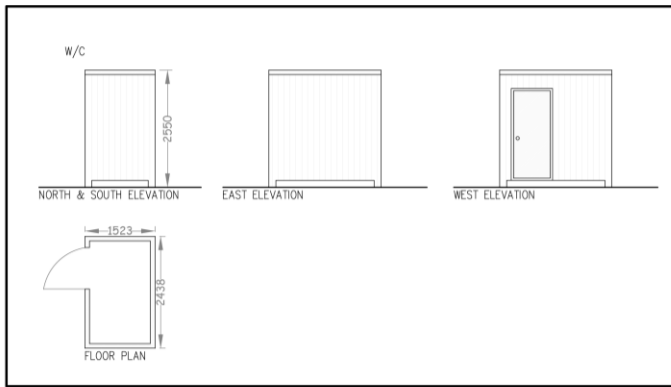
| | |
|--------|-----|
| DATE | REV |
| Aug 21 | A |

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Elevations – Ancillary Building

Slide 8



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CLIENT

Bacton Pigs Ltd
Red House Farm
Bacton
Stowmarket
Suffolk
IP14 4LE

JOB TITLE

Pig Unit

DWG. TITLE

Ancillary Building Elevations A1

| | |
|-------|-----|
| SCALE | DRN |
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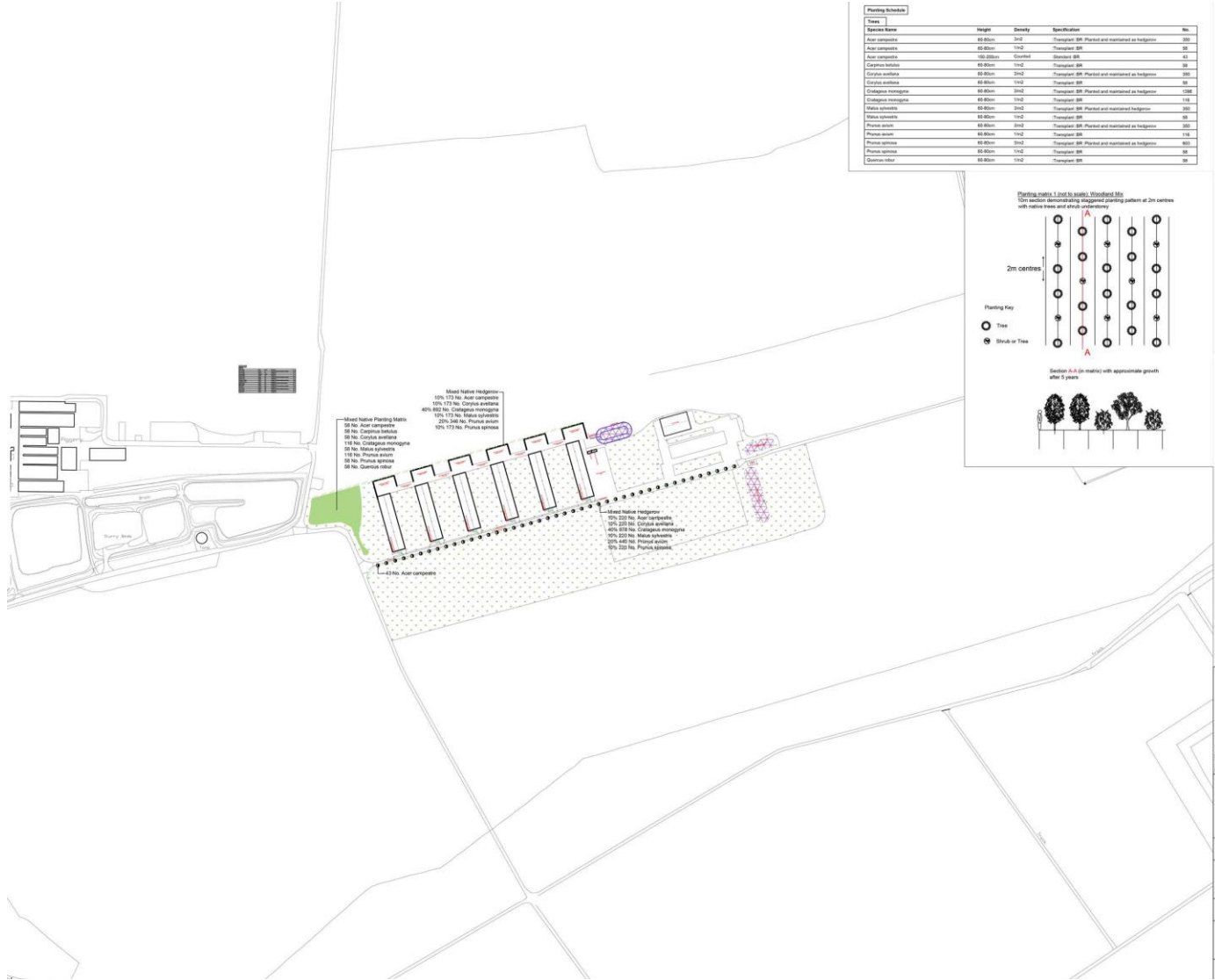
DWG. NUMBER

IP/JB/06

| | |
|--------|-----|
| DATE | REV |
| Feb 21 | - |

Landscaping Plan

Page 393



- Legend**
- Proposed native species hedges planted to enhance green infrastructure. All whips to be staked and tied with expandable rubber tree ties and covered with 60cm tall spiral tree guards.
 - Proposed native whip planting to be planted as detailed in planting matrix. All whips to be staked and tied with expandable rubber tree ties and covered with 60cm tall spiral tree guards.
 - Existing grassland area to be oversewn with a mixable mixture and sown at 4 grams per m².
 - Proposed grassland area to be sowed with a mixable mix and sown at 1.0 grams per m².
 - Proposed tree planting within hedgerow

NOTES

Detail and scale from drawing. Not for construction. For planning purposes only.

SPECIFICATION

All plants and materials to comply with the British Standard BS5839:2016.

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| Rev | Date | Details | By | Checked |
|-----|----------|--------------------------------------|-----|---------|
| 1 | 19.08.21 | Amendments in line with LPA comments | JPF | |
| 2 | 19.08.21 | Amendments in line with LPA comments | JPF | |
| 3 | 08.09.21 | Details | JPF | |



Scheme: Jacksons Farm, Rectory Road, Bacton

Client: Ian Pick Associates

Drawing: Landscape Proposals

Drawing No: IPA178-11

Date: March 2021

Scale: 1:1000@A1

Drawn: SC

Checked: JPF

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