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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 7 JULY 2021 9.30 AM
VENUE:	DEBENHAM COMMUNITY CENTRE, DEBENHAM SPORTS AND LEISURE CENTRE, GRACECHURCH STREET, IP14 6BL

Councillors	
<u>Conservative and Independent Group</u> James Caston Peter Gould Kathie Guthrie (Chair) Barry Humphreys (Vice-Chair)	<u>Green and Liberal Democrat Group</u> Andrew Mellen Mike Norris Andrew Stringer Rowland Warboys

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.

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **SA/21/4 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 9 JUNE 2021**

To Follow.

- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**
- 7 **SA/21/5 SCHEDULE OF PLANNING APPLICATIONS** 7 - 14
- Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*
- a **DC/20/05917 LAND TO THE SOUTH OF NEW STREET, STRADBROKE** 15 - 102
- b **DC/20/04785 LAND NORTH OF THE BROADWAY, THE BROADWAY, BADWELL ASH, BURY ST EDMUNDS** 103 - 230
- c **DC/21/00584 LAND BETWEEN RED HOUSE AND HONEYSUCKLE COTTAGE, THE STREET, RICKINGHALL INFERIOR, SUFFOLK, IP22 1EG** 231 - 280
- 8 **SITE INSPECTION**

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

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

Notes:

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

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

Those persons wishing to speak on a particular application should advise the Committee Officer at least 1 working day prior to the Committee. 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.

1. 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, 4 August 2021 at 9.30 am.

Webcasting/ Live Streaming

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

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael - committees@babberghmidsuffolk.gov.uk - 01449 724930

Introduction to Public Meetings

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

Domestic Arrangements:

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

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

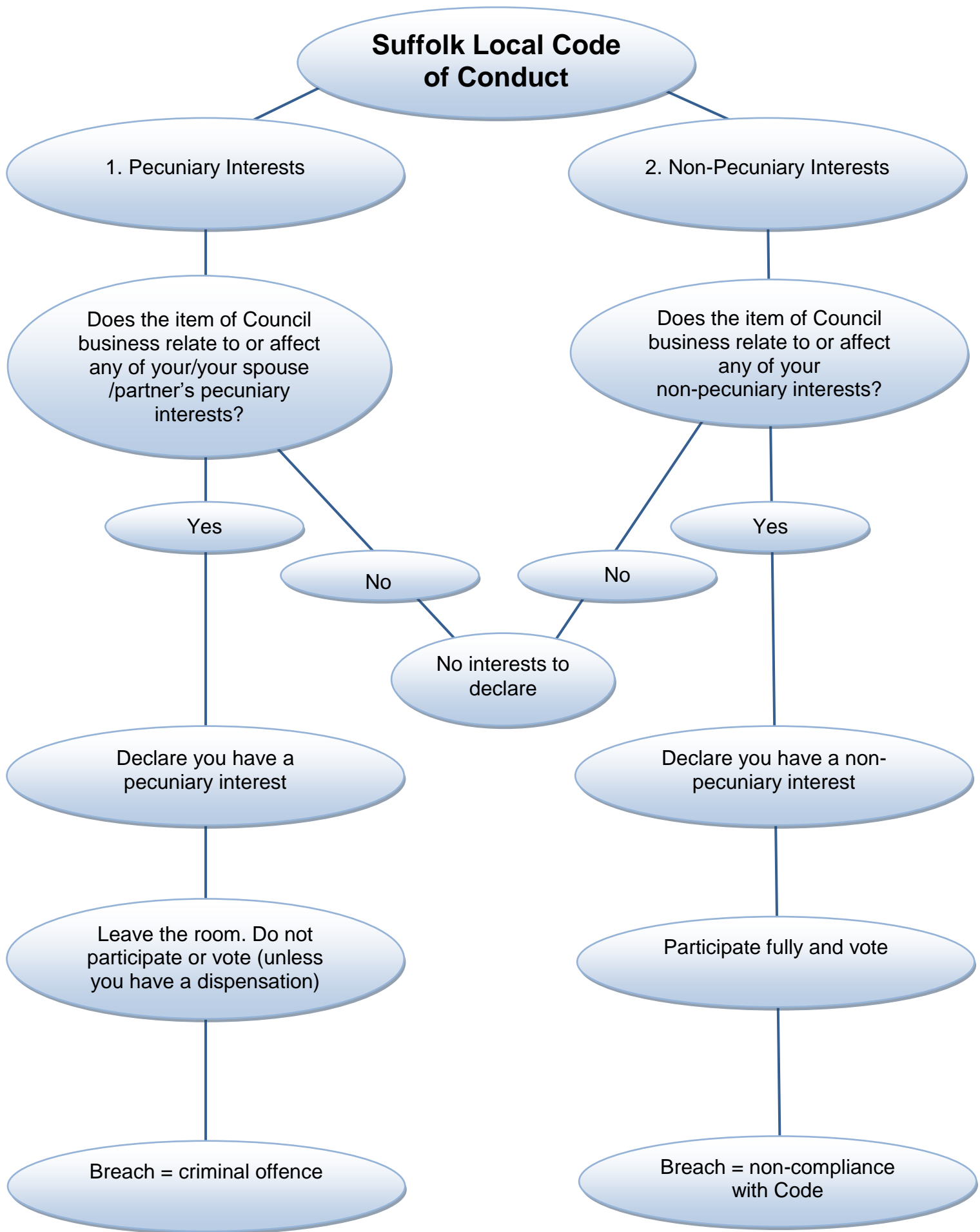
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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

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

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

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



Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B

7 July 2021 -09:30

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/20/05917	Land to the South of New Street, Stradbroke	Cllr Julie Flatman / Stradbroke and Laxfield	Mahsa Kavyani	
7B	DC/20/04785	Land North of the Broadway, The Broadway, Badwell Ash, Bury St Edmunds	Cllr Richard Meyer / Walsham- Le - Willows	Sian Bunbury	
7C	DC/21/00584	Land Between Red House and Honeysuckle Cottage, The Street, Rickinghall Inferior, Suffolk, IP22 1EG	Cllr Jessica Fleming / Rickinghall	Sian Bunbury	

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

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

Plans and Documents

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

Policies and Planning Consideration

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

Note on National Planning Policy Framework 2019 (NPPF)

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

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

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

Note on Community Infrastructure Levy Regulations (CIL)

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

Note on Obligations and Conditions

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

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

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

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

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

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

- Council Tax
- New Home Bonus
- Business Rates

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

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

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

Note on Photos/Video Footage and other media

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

BMSDC COVID-19 – Debenham Leisure 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 your desk/ seat you can take off your mask.
- 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 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, 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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Agenda Item 7a

Committee Report

Item 7A

Reference: DC/20/05917

Case Officer: Mahsa Kavyani

Ward: Stradbroke & Laxfield

Ward Member/s: Cllr Julie Flatman

RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, scale, layout and landscaping to be considered for the erection of up to 60 dwellings and construction of access to New Street.

Location

Land to the south of New Street, Stradbroke, Suffolk

Expiry Date: 30/04/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Lovell Partnerships

Agent: Mr Ben Richardson

Parish: Stradbroke

Site Area: 4.1ha

Density of Development:

Gross Density (Total Site): 15dph

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The application is major application for Reserved Matters following grant of outline planning permission for 15 units or more.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Mid Suffolk Core Strategy (2008)
Policy CS1 Settlement Hierarchy
Policy CS2 Development in Countryside and Countryside Villages
Policy CS3 Reduce contributions to climate change
Policy CS4 Adapting to climate change
Policy CS5 Mid Suffolk's environment
Policy CS6 Services and infrastructure

Mid Suffolk Core Focused Review (2012)
Policy FC1 Presumption in favour of sustainable development
Policy FC1.1 Mid Suffolk approach to delivering Sustainable Development
Policy FC2 Provision and Distribution of housing

Mid Suffolk Local Plan (1998)
Policy GP1 – Design and layout of development
Policy T10 Highway considerations in development
Policy CL2 – Restricting housing development
Altered Policy H4 – Affordable Housing

National Planning Policy Framework

Stradbroke Neighbourhood Plan 2016 – 2036:
STRAD2: Design Principles
STRAD3: Housing Mix
STRAD8: Highway Access and Pedestrian Movement
STRAD9: Parking Provision
STRAD17: Land south of New Street

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)

Stradbroke Parish Council

The Parish Council raise the following matter:

Local Allocation Policy for the affordable homes – the Parish Council asks whether an arrangement could be included between Stradbroke Community Land Trust, Lovell Homes and Mid Suffolk to write in a local allocation policy that focuses initially on local needs within Stradbroke.

The carpark associated with the land being given to the Parish Council noted in Policy STRAD17 has not been included in the application submitted.

The Parish Council also noted the following matters:

1. SCC Highways department have raised concerns regarding the number of parking spaces provided and the road layout in respect of size and type.
2. The developer noted they would commit to a construction management plan to keep disruption during construction to local residents to a minimum.
3. Concerns were raised about the proposed use of glyphosate in the landscape maintenance plan. The developer noted this point and would raise it with the landscape company.
4. It was a key element of the Neighbourhood Plan that plant, maintenance and roadways were adopted. The developer noted that their priority is to get as much adopted as possible and that will include the highways and pumping station and wherever possible the attenuation basins. The service charge will be kept to a minimum where possible, the developer has policies in place that allow for a management company to be established and then handed over to residents.
5. The developer confirmed that the land being given to the Parish Council would be transferred un-remediated ie no drainage etc. Parish Councillors would welcome a discussion on how this could be taken forward given that the developer will be on site establishing drainage for the development site. This would enable the “community” land to be used in the future. Developer noted that they could discuss this matter with the Parish Council.
6. Concerns were raised about the landscape mounds and leap proposed on the site plan. As this land is suggested to be an extension to the playing field, mounds would not be viable on a playing field and the Parish Council would request these are not included in the plan and the Parish Council may prefer an alternative suggestion to the LEAP as there are already areas within the village for these, access to them would be a more suitable alternative.
7. The developer confirmed that full fibre broadband connectivity would be provided to all properties.

The only additional comment that Councillors wish to submit regarding this application is that they would like to see provision for young birds or breeding swifts, such as universal bricks/tiles or swift boxes included.

Hoxne Parish Council

No comment.

National Consultee (Appendix 4)

NHS

The CCG commented in 2019 and this information is still pertinent to the current position but it continues to work with BMSDC Infrastructure Team to plan ahead.

Environment Agency

No objection.

Natural England

No comments.

Sport England

At outline stage we raised the issue of ball strike with regard to the land to the west of the recreation ground, as the boundary is only 60m from the cricket square. This land is to be used for informal recreation,

therefore there is a risk of injury from cricket balls when cricket is being played at the adjoining recreation ground.

We previously objected to this application by letter dated 6 January 2021.

We consulted the ECB on this application, and they commented as follows: "The area of this application (the western boundary of the cricket ground) that is in relatively close proximity to the cricket ground (60-65m) has been left open for informal recreation. The ECB advises that a risk assessment is undertaken by Labosport UK Ltd, which can provide a ball trajectory risk assessment to determine if any mitigation is required to protect the boundary with the proposed development. This report will be able to determine the level of netting/fencing that will provide an appropriate mitigation along the cricket ground's western boundary".

There is a reference to Labosport having been appointed to carry out a survey, but there does not appear to be a ball strike assessment within the submitted documents?

Sport England therefore objects to this application, unless a ball strike assessment is carried out prior to determination, and any mitigation recommended is implemented prior to the completion and use of the informal open space.

(Note: This matter has been resolved and a ball strike assessment has been received and assessed, see assessment).

County Council Responses (Appendix 5)

Highways

No objection subject to conditions.

Travel Plan Officer

No comments.

Development Contributions

No objection.

Flood and Water

Approve.

Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is a large and previously un-investigated area at the edge of the known Medieval village of Stradbroke, (SBK 037) and near the areas of scatters of medieval pottery (SBK 014, SBK Misc). Thus, 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 to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

(Note: Conditions on Archaeological Matters are already imposed via the Outline Permission granted)

Fire and Rescue

The Suffolk Fire & Rescue Service made comment on the original planning application, which we note was published, and Condition 23 was placed in the Decision Notice. Please ensure Condition 23 is brought forward to planning application DC/20/05917. We will require Fire Hydrants to be installed on this site.

Internal Consultee Responses (Appendix 6)

Ecology Place Services

We have reassessed the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with details contained within the ecological assessment. This provides the LPA with certainty of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

We have also reviewed the further submitted documents for this application, which includes an updated landscape masterplan (ref 2468-lla-zz-00-dr-l-0001-p01), Detailed hard and soft landscape plans (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01), Landscape Specification and Details (ref 2468-LLA-ZZ-00-DR-L-0301) and a Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L0901-P01).

The documents Detailed hard and soft landscape plans and Landscape Specification and Details outline appropriate planting specifications and implementation of these features. This will provide biodiversity enhancements via the provision and maintenance of native hedgerows / trees and wildflower planting within the basins, swales and the proposed flowering meadows. In addition, the Landscape Management Plan sets out appropriate aftercare measures for these features, which can be clearly followed by the appointed Management Company.

In terms of bespoke biodiversity enhancement measures, we note the developer's preference to deliver these measures prior to occupation in line with condition 14 (Biodiversity Enhancement Strategy) of outline consent. Therefore, it is highlighted that we support the delivery of bespoke biodiversity enhancement measures prior to occupation in principle, but the developer should be aware that some measures may be required prior to completion of the buildings (i.e. integrated bird or bat bricks / boxes) and fences (hedgehog highways). Therefore, we look forward to receiving the finalised Biodiversity Enhancement Strategy, which should demonstrate that enhancement measures have been implemented in suitable locations (including heights and orientations) via appropriate maps and plans and should be informed by a suitably qualified ecologist. In addition, the persons responsible for the implementation should be outlined, as well as details of any management measures required for the features.

Note: A suitable condition can address the additional requirement, (i.e., integrated bird or bat bricks / boxes) and fences (hedgehog highways).

Landscape Place Services

1) An updated landscape masterplan has been submitted (ref 2468-lla-zz-00-dr-l-0001-p01) which addresses our previous comments regarding planting around the boundaries of the public open space and the inclusion of a flowering lawn to the south of the development.

2) Detailed hard and soft landscape plans have been submitted for the entire site area (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01). These plans are appropriate and provide an adequate level of detail expected.

3) A supporting landscape specification and details plan has been submitted (ref 2468-lla-zz-00-dr-l0301-p01) which addresses our previous request for this detailed information. The specification is appropriate for a development of this scale.

4) A Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L-0901-P01) has now been submitted to provide the maintenance schedule for the establishment of the proposed planting. The management plan includes a 5year schedule as requested.

5) An updated boundary treatment plans as been submitted which now includes 1.8m brick walls to the public open space boundaries of plots 51 and 52.

6) A preliminary surface water drainage strategy with swales (ref 201154_c-004_p1) has been submitted; from a landscape perspective, we support this approach.

In summary, we are satisfied that the submitted and amended plans address the recommendations of our initial response dated 19/01/2021 and as a result (from a landscape perspective) are happy to approve the plans.

Strategic Housing

The Stradbroke Neighbourhood Plan document sets out the housing mix requirements for housing development schemes in Stradbroke. This scheme should have regards to Policy STRAD3 and STRAD17 and Objective PE5 in terms of the housing mix.

There are 25 units proposed as 1 and 2 bedrooms so this appears to accord with Policy STRAD3.

The affordable mix proposed in the accommodation schedule revision a is acceptable and meets nationally described space standards.

The open market is acceptable although we would prefer to see some bungalows amongst the housing mix. This provides a broader range of housing to accommodate a wider range of housing need and will help to meet the housing mix requirements in STRAD17 and Objective PE5 within the Neighbourhood Plan.

This site is a S106 planning obligation site which means the affordable housing will be allocated on a district wide basis.

There does not appear to be a layout plan that shows where the affordable units are located on the site. We would like clarification on this point. The affordable housing should be tenure blind and located across the site so that they are integrated and not in one cluster.

Environmental Health – Noise, odour, light, smoke

No objection subject to conditions.

Environmental Health – Sustainability

No objection subject to condition.

Environmental Health – Air Quality

I have no comments to make with respect to Local Air Quality Management as these issues were dealt with at the outline application stage.

Environmental Health – Land Contamination

I have no comments to make with respect to the above submission as all land contamination issues were dealt with at the point of the outline planning permission.

Public Realm

Whilst Public Realm are satisfied that the level of public open space within this development is generous, the proposed landscape treatment of this open space is poor. It appears to be edge to edge flowering lawn mix. Whilst this is being developed to be an extension of the adjacent playing fields (used for sport) then I would question whether this is the most appropriate mix if future management is to be regular mowing for sport. The parish council would need to comment on this and as they have asked for no landscaping mounds or LEAP on site it would suggest that a more formal sports use is anticipated. The southern boundary appears to be open to an agricultural field. The elevated position in the landscape should at least require some hedge planting along the western boundary to provide shelter and a biodiversity corridor alongside the adjacent ditch.

The Public Realm team only raise these comments as observations. There are no objections to the development on the grounds of open space provision

Heritage

No comments.

Other

Suffolk Wildlife Trust

We have read the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with the findings of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

Anglian Water

Foul Water

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

B: Representations

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

The objection is based on in-principle grounds that are beyond the scope of this reserved matters application, noting the principle of development has already been established by the grant of outline consent.

The neutral comment is from the Stradbroke Community Land Trust seeking the formation of L and Trust with the developer in respect to affordable rental property provision.

PLANNING HISTORY

REF: DC/18/02878	Outline Planning Application (Access to be considered). Erection of residential development and new access.	DECISION: WFI 19.09.2018
REF: DC/19/00022	Outline Planning Application (Access to be considered) Erection of up to 60no dwellings and construction of access to New Street.	DECISION: GTD 16.08.2019
REF: DC/20/01198	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 7 (Archaeological Evaluation), 8 (Archaeological Written Investigation) and 9 (Archaeological Works) on outline planning permission DC/19/00022	DECISION: PDE
REF: DC/21/00701	Application under S73 for removal or variation to a condition following grant of Outline Planning Permission DC/19/00022 dated 16/08/2019 - Erection of up to 60no dwellings and construction of access to New Street. Town and Country Planning Act 1990 - Removal of (Condition Number 25 Phasing) - Implementation of this condition does not allow the developer to build the site in the most efficient way.	DECISION: PCO
REF: DC/21/00725	Discharge of Conditions Application for DC/19/00022 - Condition 7 (Archaeological Evaluation), Condition 8 (Archaeological Written Investigation and Condition 9 (Archaeological Works)	DECISION: GTD 31.03.2021

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site is located at Stradbroke, a Key Service Centre as designated in policy CS1 of the Development Plan.
- 1.2. The site is located at the western edge of the village, on existing grade 3 agricultural land, south of New Street, and extends to approximately 4.1 hectares.
- 1.3. The site is relatively level throughout with no significant site level changes.
- 1.4. The site is bordered by: New Street to the north; existing dwellings at New Street Close to the north-east; existing dwellings at Woodfields, and Community Playing Fields to the east (Stradbroke Cricket Club); and open agricultural fields to the south and west.

- 1.5. The site affects the setting of listed buildings on the opposite side of New Street and lies approximately 50 metres outside of the village conservation area, located approximately 50 metres to the north-east.
- 1.6. The site lies outside of the existing village settlement boundary, as designated in the current development plan. The site is, however, allocated in the adopted Stradbroke Neighbourhood Plan (Policy STRAD17).

2. The Proposal

- 2.1. The application seeks approval of reserved matters comprising layout, appearance, scale and landscaping associated with outline permission DC/19/00022 issued by the Planning Committee in August 2019. At the time of outline permission being granted access was approved. This scheme element is therefore not considered further in this report.
- 2.2. The development proposal comprises the construction of 60no new dwellings, comprising of a mixture of 1, 2, 3 and 4 bedroom dwellings including flats, bungalows and houses. There will be a mixture of tenures with 39 market sale, 5 shared ownership and 16 affordable rent properties.
- 2.3. 84 on-site spaces are proposed to serve the dwellings with an additional 15 on-site spaces dedicated to visitors. Secure cycle parking/storage is also proposed.
- 2.4. Scheme layout details are well detailed in the supporting Planning Statement, summarised below:
 - The site has been developed with two plots providing a development frontage on to New Street. The proposed and approved access to the site enters centrally from the new junction with New Street, all vehicular access enters the site at this central point. From this adopted access road with pathways to either side a number of shared surface roads and private drives provide access to each of the dwellings.
 - The main entrance road runs north to south from the point of access on New Street to the South of the site where this terminates.
 - Properties are positioned along the roads to provide active frontages. Plots 1-6, 8-10 and 56-60 along the main adopted access road.
 - Properties 1-12 are positioned along the western edge of the development. With properties 1-6 and 8-10 positioned along the access road. Properties 7, 11 have been rotated and specifically designed to look out across the fields to the west.
 - Two drainage ponds are situated on the site one in the top right corner the other in the bottom left. These drainage ponds have an easement zone around each of them for access and maintenance. The two ponds have helped inform the layout of the development.
 - Properties back onto the northern and eastern boundaries of the site beyond which are the existing residential developments of New Street Close and Woodfields.
 - A 'T' shaped shared surface road runs east – west through the site provides access to the dwellings located on the eastern boundary. At either end of this 'T' shaped shared surface are two private drives that provide access to properties 32 -38 and 52-55.

- Four apartments with the associated parking provision are located in the south eastern corner of the site, these are all dual aspect which enables them to look over the fields to the south.
- Parking for properties has been positioned to the sides of houses. Front of plot parking has been provided to a number of houses adjoining the adopted access road.
- Wall finishes will be either buff / red brick or render, with limited use of black horizontal cladding. Two colours of render are indicated.
- The roofs will be a mixture of red and grey pantiles. Bungalows will have grey plain tile roofs.
- Windows will be white uPVC. Entrance doors will be composite, with mixture of black, navy blue and white frames.
- Porches are to be constructed from timber with painted white finish. Rainwater goods will be black plastic. Fascias and soffits to be white uPVC.
- Public realm landscaping includes a flowering lawn to the New Street frontage, wetland meadow mix to basins and swales, and a flower lawn to the entire rear community green space. A handful of street trees are proposed, as is an avenue of seven trees located between the housing and community green space areas.

2.5. It is to be noted that the application has been subject to a suite of amended plans, principally relating to revised landscaping details provided in response to landscape related consultee comments, received on 19 March 2021.

3. The Principle of Development

3.1. The principle of a 60 dwelling development, including access, has been established by grant of outline planning permission DC/19/00022. Further on we also have the allocation policy of STRAD17 to consider, but only in terms of the reserved matters presented only for consideration.

POLICY STRAD17: LAND SOUTH OF NEW STREET

Land to the south of New Street (approximately 4.4 hectares as identified on the Proposals Map) is allocated for residential development and community open space. Proposals will be supported subject to the following criteria:

- it provides approximately between 43 and 60 dwellings; and
- the southern half of the site is provided as community land for an extension of the existing playing fields with associated car parking; and
- it provides a mix of dwellings in accordance with Policy STRAD3; and
- the design of dwellings is in accordance with the requirements of Policy STRAD2; and
- green open space is provided to serve the new dwellings; and
- vehicular access is provided via New Street; and
- a direct footway link is provided on the south side of New Street from the boundary of the site to link up with the existing footway on New Street; and
- there is no development of land at risk of surface water flooding which should instead be used to provide an appropriate drainage solution to serve the needs of the development in accordance with Policies STRAD4 and STRAD5 (and be accompanied by an appropriate management strategy); and
- it maintains or preferably improves the water quality in the Chickering Bec and its tributary; and
- it is served by a sustainable long term solution in respect of electricity provision in accordance with Policy STRAD4; and
- in order to protect the amenity of neighbouring properties and to provide an appropriate buffer with the open countryside and community land, landscape buffers are provided on all boundaries of the site and, where relevant, meet the requirements of Policy STRAD2.
- As the site is on the edge of the medieval settlement and has not been systematically assessed for archaeological remains, any planning application should be supported by the results of an archaeological evaluation which enables impacts on archaeological remains to be considered and to allow for preservation if appropriate, or proposals for other mitigation.

In this case we can consider layout, scale, appearance and landscaping and if appropriate to the character and amenity of the area.

4. Scale and Layout

- 4.1 SNP Policy STRAD17 requires a development of between 43 and 60 dwellings. The proposed quantum of dwellings, 60, is policy compliant and as approved under the outline permission.
- 4.2. The proposed internal street layout/scale and orientation of dwellings is generally consistent with that detailed on the indicative concept plan (figure 4) in Policy STRAD17. Although green space is not shown in the location as indicated on the indicative concept plan, given the amount of community green space proposed to the rear of the site this variation is not considered fatal to the application.
- 4.3. Condition 26 of the outline permission requires all dwellings to comprise either single or double storey, with no habitable space to be provided in the roof spaces of the double storey dwellings. The development comprises predominantly two storey dwellings. A handful of bungalows are proposed, but dwelling mix would have been a consideration at outline. There is no living accommodation in the roof spaces of the double storey dwellings. The development therefore complies with condition 26. The mix of single and double storey building heights is consistent the neighbouring built form. There are double storeys on the northern side of New Street opposite the site. The dwellings to the east in New Street Close and Woodfields are single storey. The scheme is consistent with the varied development scale nearby.

- 4.3. Visual bulk, daylight and sunlight levels of neighbouring residential properties are safeguarded owing to the respectful siting of the proposed dwellings. Similarly, overlooking of neighbouring properties is restricted to an appropriate level. Condition 24 of the outline permission controls construction working hours.
- 4.4. The level of provision and layout of the on-site vehicle and cycle parking, for dwellings and visitors, is compliant with the Suffolk Parking Standards 2019 and therefore responds positively to Policy STRAD9. Condition 27 of the outline permission states that the majority of the dwellings shall be provided with covered garage, cartlodge or carport parking and storage spaces. The site layout plan demonstrates compliance with this requirement.
- 4.5. While access is not part of this application, it is noted that Policy STRAD17 requires vehicular access via New Street and a direct footway link provided on the south side of New Street to link with the existing footway on New Street. The vehicle access is unchanged from that approved at the outline stage, compliant with Policy STRAD17. The proposed layout plan details a connecting footway on the southern side of New Street, linking with the existing footway, also compliant with Policy STRAD17.

5. Appearance

- 5.1. The internal streetscapes are conventional in appearance. Different roof forms, mix of building typologies and variation in exterior colour finishes (render/brick/horizontal cladding) provide an appropriate level of townscape diversity and visual interest. Dwelling forms are representative of the immediate area and wider district. Brickwork and render exteriors, pantile-clad pitched roofs and uPVC openings are common design elements found in most villages and towns. Dwellings address the proposed rear community open green space and in so doing offer good passive surveillance over what will become a key public open space for future occupants of the development.
- 5.2. The mix of roofing colours offers variety in the appearance of the roofscape, critical with a development of the scale proposed. Good visual interest in this respect has been achieved. Design elements such as front porches and projecting window bays provide articulated facades and appropriate streetscape responses. The pumping station and electricity substation have been incorporated into the design in a manner that does not detract from the townscape aesthetic. And the design is in keeping with the theme of the proposed development.
- 5.3. The design response has been developed in a manner that ensures vehicle accommodation does not compromise townscape quality. Garaging is either set well back behind principal front building lines or on the side of dwellings, allowing principal facades to express themselves fully to the internal streets. Some plot frontages are dominated by vehicle hardstands which is always unfortunate, however these are relatively infrequent across the development.
- 5.4. When considered in its totality, the development will establish an appropriate sense of place for future residents. The appearance of the development is deemed acceptable, consistent with the aspirations of the Core Strategy and national design policies.

6. Landscaping

- 6.1. The Landscape Consultant has reviewed the suite of amended hard/soft landscaping plans as well as the Landscape Management Plan, and is satisfied with the overall landscape character response and proposed management methodology for the implementation and long term maintenance of the planting.

- 6.2. The principal feature of the landscape layout is the proposed rear community green space. This accords with Policy STRAD17. It is proposed to be treated with flowering lawn, as recommended by the landscape consultant, because it provides visual interest, improves biodiversity value, establishes quickly and is easy to maintain in the long term.
- 6.3. Policy STRAD17 requires landscape buffers to all boundaries to protect neighbour amenity and provide an appropriate buffer to the open countryside and community land. Landscape buffers are relatively limited, largely focused on the western boundary where it performs as an appropriate buffer to open countryside. There is a limited buffer to the eastern boundary however given the depth of the rear gardens, in the development site and a neighbouring properties, the role of a buffer at these locations in a residential amenity sense is significantly diminished. It must also be noted that a ditch, to be retained, runs along all of the eastern boundary where it adjoins neighbouring housing development. The extent of boundary landscaping is considered acceptable, with an appropriate balance struck having regard to the site-specific circumstances.
- 6.4. The Landscape Consultant has requested details regarding the proposed play space. The Parish Council confirms it does not want a play space on this site as there are already other areas within the village for these, and noting no such requirement is included at Policy STRAD17.
- 6.5. As noted by the applicant, a range of contrasting block paving is used as surfacing to the road and private parking areas to prevent the development from getting over dominated by black tarmac, with parking areas also clearly defined from access roads/courts. This hard landscaping response is welcomed.
- 6.6. The Ecology Consultant has reviewed the landscaping details and considers that they will provide biodiversity enhancements via the provision and maintenance of native hedgerows/trees and wildflower planting within the basins, swales and the proposed flowering meadows. The Ecology Consultant is also satisfied with the aftercare measures for these features as set out in the Landscape Management Plan, which can be clearly followed by the appointed Management Company.
- 6.7. The proposed flowering lawn to the New Street frontage, which is of a generous depth, is an appropriate landscape response, softening the development interface at this key village gateway approach. The absence of a frontage hedgerow to New Street is not consistent with the indicative concept plan (figure 4) of Policy STRAD17. However this is deemed acceptable given the absence of hedgerow generally along this southern section of New Street, and noting also that the figure 4 concept plan is merely 'indicative'.
- 6.8. There are a relatively limited number of proposed street trees in the development. This however is generally consistent with the pattern of neighbouring development in the village, with few street trees evident in neighbouring road reserves such as Woodfields and Meadow Way.
- 6.9. Lastly there is mention of a Local Equipped Area of Play (LEAP). This is secured under the outline planning permission and 106 Agreement to be provided. This will need to be dealt with separately and provided on site, but if all parties agree not to secure the provision, then a modification to the agreement would need to be made and judged on its merits accordingly.

7. Other Matters

Housing Mix

- 7.1. Noting the housing officer position and SNP Policy STRAD17 requirements on housing mix, these are not matters that can be addressed now as these were not condition, secured via 106 or in any other way secured for reserved matters. A Policy STRAD3 states that for housing proposals of five or more units at least 40% shall comprise one or two bed units. It also requires that where this policy results in a need to deliver at least 5 one- and two-bed properties, a minimum of 30% should be one-bed properties. The former requirement is met. The latter requirement is not met, with 16% of the 25 one and two bed units comprising one beds, but . This policy conflict must be weighed in the planning balance.

Affordable Housing

- 7.2. The quantum of affordable housing provision is policy compliant and supported by the Strategic Housing Officer (SHO), noting the internal unit layouts meet nationally described space standards. A s106 agreement associated with the outline permission secures the necessary details regarding the delivery and implementation of the affordable housing units.
- 7.3. The SHO requires the affordable housing to be tenure blind and not clustered within the development. The dwellings have all been designed as a single scheme with common finishing materials and features and therefore the affordable housing element is tenure blind and considered as the appearance reserved matter as acceptable. The affordable housing elements is clustered owing to the preference expressed by the affordable housing provider. Any harm associated with this scheme element must be weighed in the planning balance.

Cricket Ground Interface

- 7.4. The application is supported by a ball trajectory risk assessment, given the proximity of the site to the neighbouring eastern cricket ground, operated by the Stradbroke Cricket Club. The assessment has been prepared by Labosport UK Ltd, as requested by the ECB. The report analyses the potential risk of cricket balls surpassing the boundaries of the cricket ground and considers the need for any mitigation, including the height and location of that mitigation, to provide a suitable level of protection. The detailed assessment, which included a physical site inspection, concludes that for 'recreational cricket', the distance to the site boundary provides sufficient mitigation and no additional ball stop fencing/netting is recommended. The likelihood of the Stradbroke Cricket Club hosting a level of cricket beyond recreational cricket is suggested to be low, and on this basis the development is unlikely to threaten the operational needs of the Stradbroke Cricket Club.

Planning Conditions

- 7.5. Detailed roading design (estate roads and footpaths etc), drainage (including Surface Water Management Strategy and Surface Water Drainage Scheme), archaeology, ecology, construction operating hours, fire hydrants and the need for a Sustainability and Energy Strategy are all addressed by planning conditions on the outline consent. Conditioning these matters again would be an inefficient approach, one that is not necessary or appropriate. Time limits for development implementation are also secured by the outline consent and therefore do not require inclusion in this recommended reserved matters approval.

PART FOUR – CONCLUSION

8. Planning Balance and Conclusion

- 8.1. Outline consent has been granted for 60 dwellings, establishing the in-principle acceptability of advancing a significant housing scheme at the site. The site also benefits from a housing allocation (up to 60 dwellings) in the adopted SNP. Access was approved as part of the outline permission and therefore is not material to the subject assessment. The level of affordable housing was secured by planning obligation at the outline stage and the proposed plans are consistent with that requirement.
- 8.2. SNP Policy STRAD17 is the principal assessment test given it focuses solely on the delivery of a housing scheme for this site. The application responds positively to this policy, demonstrating high level of compliance in respect to all specified criteria. Where there is policy conflict, such as the quantum of one bedroom units being provided, this is deemed to be at a low level and outweighed by the high level of compliance found elsewhere within the development plan.
- 8.3. The form and design detailing of the dwellings are conventional, consistent with those found across the district. The mix of single and double storey dwellings follows the neighbouring development typology and is therefore not out of place in character terms. The development will create an acceptable townscape quality. There is no heritage character harm.
- 8.4. Proposed side and rear setbacks are sufficient as to ensure appropriate amenity interfaces are provided for the residents of Woodfields and New St Close. The development will offer appropriate internal amenity for its future occupants.
- 8.5. The landscape planting regime is supported by the landscape consultant. The landscaping scheme gives effect to the ecology assessments that supported the outline consent, ensuring the development will deliver positive biodiversity outcomes in addition to ensuring a positive landscape character response is provided.
- 8.6. On-site car parking and cycle provision is standard compliant. Most detailed matters have been conditioned on the outline consent and therefore need not repeating. Recommended conditions relate only to those matters not previously addressed at outline stage.
- 8.7. The details submitted in support of the reserved matters application conform with the requirements of Policy STRAD17 and give positive effect to the objectives of the SNP. The development will add positively to the Stradbroke community, will not threaten the viability of the Stradbroke Cricket Club, and the reserved matters are accordingly recommended for approval.

RECOMMENDATION

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

- Approved Plans (Plans submitted that form this application)
- Landscape Management Plan submitted to be implemented in full
- Notwithstanding details submitted for landscaping, south and south eastern boundaries landscaping plan to be agreed, including advance planting for these boundaries
- Notwithstanding approved landscaping details, further details to be agreed to include integrated bird or bat bricks / boxes, also fences that feature hedgehog highways.

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

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



Application No: DC/20/05917

Location: Land To The South Of, New Street,
Stradbroke, Suffolk

Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>Outline Approval Decision DC/19/00022</i>	
Appendix 3: Town/Parish Council/s	<i>Stradbroke Hoxne Parish</i>	
Appendix 4: National Consultee Responses	<i>NHS The Environment Agency Natural England Sport England</i>	
Appendix 5: County Council Responses	<i>SCC Highways SCC Travel Plan SCC Development Contributions SCC Flood & Water Management SCC Archaeology SCC Fire and Rescue</i>	
Appendix 6: Internal Consultee Responses	<i>Ecology Landscape Strategic Housing Environmental Health – other Environmental Health – Sustainability Environmental Health – Air Quality Environmental Health – Land Contamination Public Realm Heritage</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	<i>Suffolk Wildlife Trust Anglian Water</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
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.

Mahsa Kavyani



Babergh and Mid Suffolk District Councils

From: Stradbroke Parish Council <StradbrokePC@outlook.com>
Sent: 20 January 2021 15:29
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917 Land South of New Street, Stradbroke

Reference: DC/20/05917 Land South of New Street, Stradbroke

The Parish Council reviewed the application and received a presentation from Lovell Homes.

Councillors voted to **SUPPORT** this application.

The Parish Council **raise** the following matter:

Local Allocation Policy for the affordable homes – the Parish Council asks whether an arrangement could be included between Stradbroke Community Land Trust, Lovell Homes and Mid Suffolk to write in a local allocation policy that focuses initially on local needs within Stradbroke.

The carpark associated with the land being given to the Parish Council noted in Policy STRAD17 has not been included in the application submitted.

The Parish Council also **noted** the following matters:

1. SCC Highways department have raised concerns regarding the number of parking spaces provided and the road layout in respect of size and type.
2. The developer noted they would commit to a construction management plan to keep disruption during construction to local residents to a minimum.
3. Concerns were raised about the proposed use of glyphosate in the landscape maintenance plan. The developer noted this point and would raise it with the landscape company.
4. It was a key element of the Neighbourhood Plan that plant, maintenance and roadways were adopted. The developer noted that their priority is to get as much adopted as possible and that will include the highways and pumping station and wherever possible the attenuation basins. The service charge will be kept to a minimum where possible, the developer has policies in place that allow for a management company to be established and then handed over to residents.
5. The developer confirmed that the land being given to the Parish Council would be transferred un-remediated ie no drainage etc. Parish Councillors would welcome a discussion on how this could be taken forward given that the developer will be on site establishing drainage for the development site. This would enable the “community” land to be used in the future. Developer noted that they could discuss this matter with the Parish Council.
6. Concerns were raised about the landscape mounds and leap proposed on the site plan. As this land is suggested to be an extension to the playing field, mounds would not be viable on a playing field and the Parish Council would request these are not included in the plan and the Parish Council may prefer an alternative suggestion to the LEAP as there are already areas within the village for these, access to them would be a more suitable alternative.

7. The developer confirmed that full fibre broadband connectivity would be provided to all properties.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council
Mobile: 07555 066147
website: <https://www.stradbrokepc.org/>

From: Stradbroke Parish Council <StradbrokePC@outlook.com>

Sent: 06 April 2021 09:50

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

Subject: DC/20/05917

i **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**

Re: DC/20/05917 resconsultation on Land to the South of New Street - following submission of additional documents.

Stradbroke Parish Council met on 30th March and reviewed the resconsultation above.

The only additional comment that Councillors wish to submit regarding this application is that they would like to see provision for young birds or breeding swifts, such as universal bricks/tiles or swift boxes included.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council
Mobile: 07555 066147
website: <https://www.stradbrokepc.org/>

Consultee Comments for Planning Application DC/20/05917

Application Summary

Application Number: DC/20/05917

Address: Land To The South Of New Street Stradbroke Suffolk

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission

DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Sarah Foote Clerk, Hoxne Parish Council

Address: Church Hill, Hoxne, Eye, Suffolk IP21 5AT

Email: Not Available

On Behalf Of: Hoxne Parish Clerk

Comments

Hoxne Parish Council acknowledges receipt of this consultation but does not wish to submit any comments.

From: planning.apps
Sent: 09 April 2021 16:45
Subject: DC/20/05917

Please be aware that currently the CCG does not have any further comments to make regarding this planning application. The CCG commented in 2019 and this information is still pertinent to the current position but it continues to work with BMSDC Infrastructure Team to plan ahead.

Regards

CCG Estates Planning Support
Ipswich & East Suffolk CCG & West Suffolk CCG

Mahsa Kavyani
Babergh District Council
Development Control
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2021/125774/01-L01
Your ref: DC/20/05917
Date: 05 January 2021

Dear Ms Kavyani

SUBMISSION OF DETAILS (RESERVED MATTERS) FOR OUTLINE PLANNING PERMISSION DC/19/00022. APPEARANCE, SCALE, LAYOUT AND LANDSCAPING TO BE CONSIDERED FOR THE ERECTION OF UP TO 60NO DWELLINGS AND CONSTRUCTION OF ACCESS TO NEW STREET.

LAND TO THE SOUTH OF NEW STREET, STRADBROKE, SUFFOLK

Thank you for your consultation dated 30 December 2020. We have reviewed the application as submitted and have no objections. We have no further comments than those raised in our response to the outline application in our letter referenced AE/2019/123690/01-L01 and dated 18 January 2019.

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

From: SM-NE-Consultations
Sent: 06 January 2021 12:12
Subject: DC/20/05917 Natural England Response

Dear Sir or Madam,

Application ref: DC/20/05917
Our ref: 338634

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,

Sarah Blanchard

Sarah Blanchard
Natural England

From: Philip Raiswell <Philip.Raiswell@sportengland.org>
Sent: 26 March 2021 17:40
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Duncan Jenkinson <Duncan.Jenkinson@ecb.co.uk>
Subject: DC/20/05917 - Land to the south of New Street, Stradbroke

Sport England Ref: PA/21/E/BB/57320

FAO Mahsa Kavyani

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Thank you for consulting Sport England on the revisions to the reserved matters application. We raise no objection to the proposed housing element as the nearest house is 110m from the cricket square, and therefore there is no risk from ball strike.

At outline stage we raised the issue of ball strike with regard to the land to the west of the recreation ground, as the boundary is only 60m from the cricket square. This land is to be used for informal recreation, therefore there is a risk of injury from cricket balls when cricket is being played at the adjoining recreation ground.

We previously objected to this application by letter dated 6 January 2021.

We consulted the ECB on this application, and they commented as follows: "The area of this application (the western boundary of the cricket ground) that is in relatively close proximity to the cricket ground (60-65m) has been left open for informal recreation. The ECB advises that a risk assessment is undertaken by Labosport UK Ltd, which can provide a ball trajectory risk assessment to determine if any mitigation is required to protect the boundary with the proposed development. This report will be able to determine the level of netting/fencing that will provide an appropriate mitigation along the cricket ground's western boundary".

There is a reference to Labosport having been appointed to carry out a survey, but there does not appear to be a ball strike assessment within the submitted documents?

Sport England therefore objects to this application, unless a ball strike assessment is carried out prior to determination, and any mitigation recommended is implemented prior to the completion and use of the informal open space.

Please contact me if you wish to discuss further. If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely,

Philip Raiswell
Planning Manager

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/20/05917

PROPOSAL: Amended drawings submitted 19/03/21, ref:

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

LOCATION: Land To The South Of, New Street, Stradbroke, 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:

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No. DR-A -502E 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.

Bin Condition: The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. DR-A -508A 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.

NOTES

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

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 agreement to work on the highway under Section 278 of the Highways Act 1980 can be found at the following webpage:

www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: Chris Ward

Sent: 04 January 2021 10:14

Subject: RE: MSDC Planning Consultation Request - DC/20/05917

Dear Mahsa,

Thank you for notifying me about the reserved matters application for the residential development at Land to the South of New Street in Stradbroke. On reviewing the application documents submitted, I have no comment to make.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Your ref: DC/20/05917
Our ref: 57672
Date: 7th April 2021
Enquiries: Marcus Shingler
Tel: 01473 263074
Email: Marcus.Shingler@suffolk.gov.uk

By email only:

planningyellow@baberghmidsuffolk.gov.uk
Mahsa.Kavyani@baberghmidsuffolk.gov.uk

Dear Mahsa Kavyani,

Stradbroke: land to the south of New Street – reserved matters.

I refer to the proposal: submission of details (reserved matters) for outline planning permission DC/19/00022/OUT. Appearance, scale, layout, and landscaping to be considered for the erection of up to 60no. dwellings and construction of access to New Street.

Outline planning permission was granted under reference DC/19/00022/OUT. In respect of infrastructure the county council will make a future bid for CIL funds if the development is built out.

At its Full Council meeting on 18 March 2019, Mid Suffolk District Council resolved to 'make' (adopt) the Stradbroke Neighbourhood Development Plan following a majority 'yes' vote in favour of doing so by local residents. The Plan, which covers the period up to 2036, now forms part of the development plan framework for the District and will be used in the determination of planning applications submitted in Stradbroke unless material considerations indicate otherwise. Policy STRAD17: Land south of New Street sets out the planning policies to apply to this site allocation.

I have copied to colleagues who deal with highways, floods planning, and archaeological matters as they will have comments to make on this application.

Yours sincerely,

M. Shingler

Marcus Shingler MRTPI AMICE
Development Contributions Consultant
Growth, Highways & Infrastructure Directorate

cc Sam Harvey, SCC (Highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 26 March 2021 11:30
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Subject: 2021-03-26 JS reply Land To The South Of, New Street, Stradbroke Ref DC/20/05917

Dear Mahsa Kavyani,

Subject: Land To The South Of, New Street, Stradbroke Ref DC/20/05917 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05917.

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

- Existing Site Location ref 1830 -XX -XX-DR-A -500 Rev A
- Proposed Site Plan ref 1830 -XX -XX-DR-A -502 Rev E
- Prop Hard & Soft Landscaping Plan Ref 1830 -XX -XX-DR-A -506 Rev C
- Landscape Specification & Maintenance Plan Rev 00
- Surface Water Drainage Strategy with Swales Ref 201154 RLC-00-XX-DR C-003 P3
- New Street, Stradbroke SUDs Viability Statement 15th February 2021
- Flood Risk Assessment / Surface Water Drainage Strategy Addendum Ref PC/SJB/201154 Rev 01
- Landscape Management Plan Ref 2468-LLA-XX-XX-RE-L-0901-P01
- Landscape Masterplan Ref 2468-LLA-XX-XX-RE-L-0001-P01

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

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

Note I am remote working for the time being



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

Application: DC/20/05917
Location: Land To The South Of New Street Stradbroke Suffolk
Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Dear Mahsa,

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

Summary

We have reassessed the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with details contained within the ecological assessment. This provides the LPA with certainty of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

We have also reviewed the further submitted documents for this application, which includes an updated landscape masterplan has been submitted (ref 2468-lla-zz-00-dr-l-0001-p01), Detailed hard and soft landscape plans (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01), Landscape Specification and Details (ref 2468-LLA-ZZ-00-DR-L-0301) and a Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L-0901-P01).

The documents Detailed hard and soft landscape plans and Landscape Specification and Details outline appropriate planting specifications and implementation of these features. This will provide biodiversity enhancements via the provision and maintenance of native hedgerows / trees and wildflower planting within the basins, swales and the proposed flowering meadows. In addition, the Landscape Management Plan sets out appropriate aftercare measures for these features, which can be clearly followed by the appointed Management Company.



In terms of bespoke biodiversity enhancement measures, we note the developer's preference to deliver to these measures prior to occupation in line with condition 14 (Biodiversity Enhancement Strategy) of outline consent. Therefore, it is highlighted that we support the delivery of bespoke biodiversity enhancement measures prior to occupation in principle, but the developer should be aware that some measures may be required prior to completion of the buildings (i.e. integrated bird or bat bricks / boxes) and fences (hedgehog highways). Therefore, we look forward to receiving the finalised Biodiversity Enhancement Strategy, which should demonstrate that enhancement measures have been implemented in suitable locations (including heights and orientations) via appropriate maps and plans and should be informed by a suitably qualified ecologist. In addition, the persons responsible for the implementation should be outlined, as well as details of any management measures required for the features.

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.



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

15/04/2020

For the attention of: Mahsa Kavyani

Ref: DC/20/05917; Land To The South Of New Street Stradbroke Suffolk

Thank you for reconsulting us on the planning application of details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, scale, layout and landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

This letter sets out our consultation response to the updated and recently submitted supporting plans associated with this application following our initial response dated 19/01/2021.

- 1) An updated landscape masterplan has been submitted (ref 2468-lla-zz-00-dr-l-0001-p01) which addresses our previous comments regarding planting around the boundaries of the public open space and the inclusion of a flowering lawn to the south of the development.
- 2) Detailed hard and soft landscape plans have been submitted for the entire site area (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01). These plans are appropriate and provide an adequate level of detail expected.
- 3) A supporting landscape specification and details plan has been submitted (ref 2468-lla-zz-00-dr-l-0301-p01) which addresses our previous request for this detailed information. The specification is appropriate for a development of this scale.
- 4) A Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L-0901-P01) has now been submitted to provide the maintenance schedule for the establishment of the proposed planting. The management plan includes a 5year schedule as requested.
- 5) An updated boundary treatment plans as been submitted which now includes 1.8m brick walls to the public open space boundaries of plots 51 and 52.
- 6) A preliminary surface water drainage strategy with swales (ref 201154_c-004_p1) has been submitted; from a landscape perspective, we support this approach.

In summary, we are satisfied that the submitted and amended plans address the recommendations of our initial response dated 19/01/2021 and as a result (from a landscape perspective) are happy to approve the plans.

We still seek clarification of our request for advance landscape planting and the need for information addressing the proposed play strategy/play area details.

If you have any queries regarding any of these matters, please let me know.

Kind regards,

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.



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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Endeavour House
8 Russell Road
Ipswich IP1 2BX.

Enquiries to: Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_00022
Date: 25/01/2019

For the Attention of Alex Scott

Dear Mr Isbell

Planning Application, DC/19/00022, Land to the South of New Street, Stradbroke, Eye, Suffolk: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is a large and previously un-investigated area at the edge of the known Medieval village of Stradbroke, (SBK 037) and near the areas of scatters of medieval pottery (SBK 014, SBK Misc). Thus, 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 to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following 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 Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

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

INFORMATIVE:

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological 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 based on 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,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 20 January 2021 08:01
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: DC/20/05917 - Land To The South of New Street, Stradbroke

Fire Ref.: F180912

Planning Application: DC/20/15917 (Original Planning Application DC/19/00022/OUT
Location: Land to the South of New Street, Stradbroke, IP21 5JN

Good Morning,

Thank you for your letter regarding the above site.

The Suffolk Fire & Rescue Service made comment on the original planning application, which we note was published, and Condition 23 was placed in the Decision Notice.

Please ensure Condition 23 is brought forward to planning application DC/20/05917. We will require Fire Hydrants to be installed on this site.

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

Tel.: 01473 260564
Team Mailbox: water.hydrants@suffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

To: Mahsa Kavyani - Planning Officer

From: Louise Barker – Strategic Housing Team Manager

Date: 27th April 2021

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land to The South of, New Street, Stradbroke, Suffolk

Reason(s) for re-consultation: Amended drawings submitted 19/03/21.

Dear Mahsa

We have no comments to make on drawings received on 19th March 21.

Kind regards

Louise

From: Andy Rutson-Edwards
Sent: 31 December 2020 15:15
Subject: DC/20/05917

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land To The South Of, New Street, Stradbroke, Suffolk

Thank you for consulting us on this application. I note that there is a tech sheet for air source heat pumps. Please add the following condition to any permissions granted:

Air Source Heat Pumps

1. The applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.
2. Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all plant when running at full capacity and site activities, does not exceed the sound levels predicted at facades of noise-sensitive premises. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development.

Reason – To minimise detriment to nearby residential amenity

Construction site activities have the potential to cause disruption to nearby existing residential premises. As such I ask that the following are added as further conditions

1) 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 storage of construction materials on site, including details of their siting and maximum storage height.
- b) Details of how construction and worker traffic and parking shall be managed.
- c) Details of any protection measures for footpaths surrounding the site.
- d) Details of any means of access to the site during construction.
- e) Details of the scheduled timing/phasing of development for the overall construction period.

- f) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- g) Details of the siting of any on site compounds and portaloo's.
- h) Details of the method of the recycling and disposal of said waste from site. (No waste to be burnt on site)

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.

2) ON GOING CONSTRUCTION -HOURS OF WORK

Noise Intrusive work during the construction of the development must only take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs

No work to be undertaken on Sunday, bank or public holidays

Note: The above restrictions shall also apply to site deliveries and collections.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 12 January 2021 17:50
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917

Dear Mahsa,

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land To The South Of, New Street, Stradbroke, Suffolk

Many thank for your request to comment on the Sustainability/Climate Cjchange related aspects of this application.

I have viewed the applicant's documents, in particular the Design and Access/Planning statement. The indication that a fabric first response is important is to be welcomed. as the commitment to:

There is no detail on the provision of electric vehicle charging.

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

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

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

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation to just equal or slightly better the current building regulations' Part L requirements and that gas boilers will be prohibited from installation in new dwellings from 2025, it is likely that they will need to be retrofitted within a few years to meet the National milestones and targets leading up to zero carbon emissions by 2050.

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

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

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

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

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

Guidance can be found at the following locations:

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

Regards,

Peter

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

DC/20/05917. Air Quality:

Dear Mahsa

EP Reference : 285418

DC/20/05917. Air Quality:

Land To The South Of, New Street, Stradbroke, EYE, Suffolk.

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Many thanks of your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to Local Air Quality Management as these issues were dealt with at the outline application stage.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babermidsuffolk.gov.uk

Work: 01449 724715

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

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 05 January 2021 13:30
To: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917. Land Contamination

Dear Mahsa

EP Reference : 285419
DC/20/05917. Land Contamination
Land To The South Of, New Street, Stradbroke, EYE, Suffolk.
Submission of Details (Reserved Matters) for Outline PP DC/19/00022.
Appearance, Scale, Layout and Landscaping to be considered for the erection
of up to 60no dwellings and construction of access to New Street.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the above submission as all land contamination issues were dealt with at the point of the outline planning permission.

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

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

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

Sent: 12 April 2021 11:33

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

Subject: RE: MSDC Planning Re-consultation Request - DC/20/05917

Whilst Public Realm are satisfied that the level of public open space within this development is generous, the proposed landscape treatment of this open space is poor. It appears to be edge to edge flowering lawn mix. Whilst this is being developed to be an extension of the adjacent playing fields (used for sport) then I would question whether this is the most appropriate mix if future management is to be regular mowing for sport. The parish council would need to comment on this and as they have asked for no landscaping mounds or LEAP on site it would suggest that a more formal sports use is anticipated. The southern boundary appears to be open to an agricultural field. The elevated position in the landscape should at least require some hedge planting along the western boundary to provide shelter and a biodiversity corridor alongside the adjacent ditch.

The Public Realm team only raise these comments as observations. There are no objections to the development on the grounds of open space provision.

Regards

Dave Hughes
Public Realm Officer

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>
Sent: 14 January 2021 14:36
To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC 20 05917 Stradbroke RM DC 19 00022

Heritage consultation response

Mahsa

I do not wish offer comment on behalf of Heritage team on these proposals.

Paul

Paul Harrison

Heritage and Design Officer

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/>



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

19th January 2021

Dear Mahsa,

RE: DC/20/05917 - Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street. Land To The South Of New Street, Stradbroke

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

We have read the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with the findings of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development to maintain connectivity for the species.

The open space within the development could provide further ecological enhancements such as containing areas of wildflower planting and the provision of further native hedgerow, scrub or tree species. A Landscape and Ecological Management Plan should be produced, to detail how the recommendations made within the ecological reports, as well as the habitats and open spaces on site are to be appropriately managed for biodiversity. A Biodiversity Enhancement Strategy detailing the location of the enhancement measures should be delivered. We recommend that these are secured as a condition of planning consent, should permission be granted.

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 05 January 2021 15:42
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: Land To The South Of New Street Stradbroke Suffolk - DC/20/05917

Dear Mahsa Kavyani,

Our Reference: PLN-0111242

Please see below our response for the Reserved Matters application - Land To The South Of New Street Stradbroke Suffolk - DC/20/05917

ASSETS

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.

Foul Water

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Surface Water

We have reviewed the applicant's submitted surface water drainage information 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.

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

Philip Isbell – Chief Planning Officer
Sustainable Communities

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:

Ms Helen Wilkinson
2 Bar Lane
York
YO1 6JU

Applicant:

AAH Planning Consultants
2 Bar Lane
York
YO1 6JU

Date Application Received: 03-Jan-19

Application Reference: DC/19/00022

Date Registered: 04-Jan-19

Proposal & Location of Development:

Outline Planning Application (Access to be considered) Erection of up to 60no dwellings and construction of access to New Street.

Land To The South Of, New Street, Stradbroke, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled Location Plan Rev H - Scale 1:2500 received 03/01/2019 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 Location Plan Rev H - Scale 1:2500 - Received 03/01/2019
Site Location Plan Within Village - Received 03/01/2019
Site Plan Indicative proposed site plan Rev H - Received 03/01/2019
Site Plan Indicative existing site plan Rev H - Received 03/01/2019
Highway Access Plan NE1812-10-10 - Received 03/01/2019

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. 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.

2. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION

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

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

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: 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.

4. ACTION REQUIRED CONCURRENTLY WITH RESERVED MATTERS: LANDSCAPING SCHEME

Concurrently with an application for approval of reserved matters there shall be 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).

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

5. 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.

6. ACTION REQUIRED CONCURRENTLY WITH RESERVED MATTERS: LANDSCAPE MANAGEMENT PLAN

Concurrently with an application for approval of reserved matters there shall be submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

Reason - In the interest of securing short and medium term landscape management, in the interest of the landscape character and quality of the area.

7. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL EVALUATION

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,

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

8. PART 2 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WRITTEN INVESTIGATION

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

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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

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

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

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed 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.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT: SURFACE WATER DRAINAGE SCHEME

Prior to 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 FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. 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;
- f. details of the implementation including a timetable, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority

Reason - To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

11. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: DETAILS OF 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.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT: 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.

Reason - To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

13. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (Skilled Ecology Consultancy Ltd, April 2018), 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 UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

14. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling, following the recommendations contained within Preliminary Ecological Appraisal (Skilled Ecology Consultancy Ltd, April 2018).

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).

15. HIGHWAYS - VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - In the interest of highway safety

16. HIGHWAYS - DETAILS OF ESTATE ROADS AND FOOTPATHS

Concurrently with an application for approval of reserved matters 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.

17. HIGHWAYS - CARRIAGEWAYS AND FOOTPATHS TO BINDER COURSE LEVEL

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.

18. HIGHWAYS - CONSTRUCTION OF FOOTWAY ALONG THE SITE FRONTAGE

Before any dwelling is first occupied, the developer shall construct a footway along the site frontage and link to existing footway network in accordance with Drawing Number NE1812-10-10 4 as submitted and in accordance with construction details which shall first have been submitted to and approved by 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 and bus stops.

19. HIGHWAYS - DITCH PIPING

Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason - To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

20. HIGHWAYS - TURNING AND PARKING

Concurrently with an application for approval of reserved matters 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. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason - To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

21. HIGHWAYS - REFUSE/RECYCLING BINS

Concurrently with an application for approval of reserved matters details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

22. SUSTAINABILITY AND ENERGY STRATEGY

No works shall be commenced above slab level until a Sustainability and Energy Strategy have been submitted to and approved in writing by the local planning authority. The Strategy shall detail how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF para 35) 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.

Reason - In the interest of securing low carbon technologies and reducing contributions towards climate change.

23. 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.

24. ACTION REQUIRED DURING SITE CLEARANCE AND CONSTRUCTION - HOURS OF WORKING

During the site clearance and construction phases of development hours of working shall be limited to between: 8am and 6pm Mondays to Fridays; and 8am and 1pm Saturdays. There shall be no working on Sundays or Bank Holidays.

Reason - In the interest of the amenity and character of the area and in the interest of the amenities of nearby residential properties.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Concurrently with the submission of reserved matters 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, of 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.

26. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS

All dwellings hereby approved shall be of a single storey or two storey design only, with no living accommodation within the roof space/s of the two storey dwellings.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities and character of the area and to safeguard local distinctiveness.

27. SPECIFIC REQUIREMENT OF DEVELOPMENT: PROVISION OF GARAGES

The majority of the properties, hereby approved shall be provided with covered garage, cartlodge or carport parking and storage spaces, which shall conform to measurement dimensions as specified in current advisory parking standards adopted by the local planning authority.

Reason - In the interest of ensuring the majority of new dwellings approved have access to covered parking and storage areas, in the Interest of the character and amenity of the area.

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
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
HB08 - Safeguarding the character of conservation areas
HB14 - Ensuring archaeological remains are not destroyed
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
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T04 - Planning Obligations and highway infrastructure
T09 - Parking Standards
T10 - Highway Considerations in Development

T11 - Facilities for pedestrians and cyclists
H04- Proportion of Affordable Housing
RT04 - Amenity open space and play areas within residential development

NOTES:

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

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case negotiation occurred and further information was submitted which enabled the application to be supported and approved.

2. **Highways Note**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager should be contacted on Telephone 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

3. **Land Contamination Note**

The Council's environmental protection team has assessed the site and proposal and can find no reason to suggest that there is a potential risk from land contamination. The applicant is however advised to contact the Council's environmental protection team on 0300 123 4000 should any unexpected ground conditions be encountered during construction of the development hereby approved.

The developer is hereby made aware that the responsibility for the safe development and secure occupancy of the site rests with them.

4. NOTES ON BEHALF OF THE LOCAL LEAD FLOOD AUTHORITY

- o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- o 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
- o 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

5. **Protected Species Note**

The developer is hereby reminded of their obligations under the Wildlife and Countryside Act (1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended) in the carrying out of the development hereby approved.

6. **National Space Standards Note**

The local planning authority expects the developer to provide onsite delivery of affordable homes in accordance with current national space standards, in the interest of the amenity and quality of life of future occupants.

7. **Advance Landscaping Note**

The local planning authority expects the developer to carry out advance landscape planting on the site, where possible, in advance of the commencement of development, in the interest of ensuring the landscape character and quality of the area is not adversely affected.

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/19/00022

Signed: Philip Isbell

Dated: 16th August 2019

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

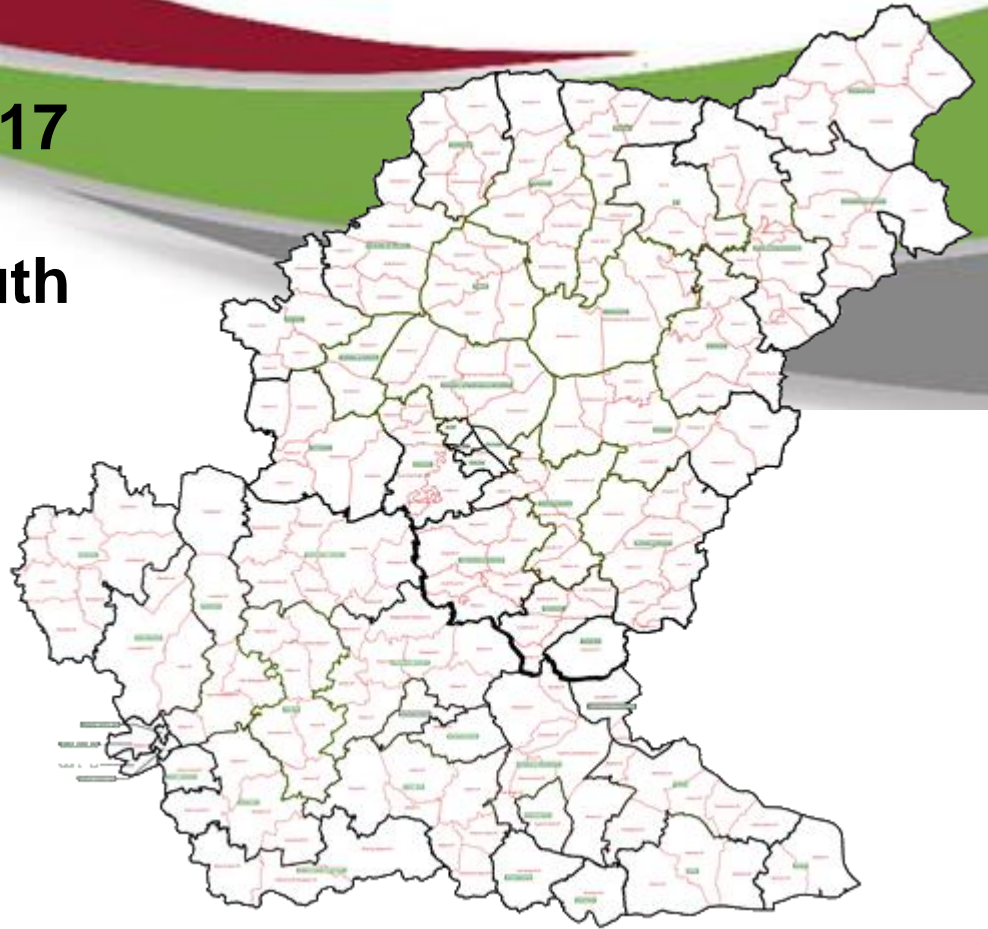
2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Application No: DC/20/05917

**Address: Land To The South
of New Street, Stradbroke**

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Aerial Map

Slide 2



Aerial Map – wider view

Slide 3

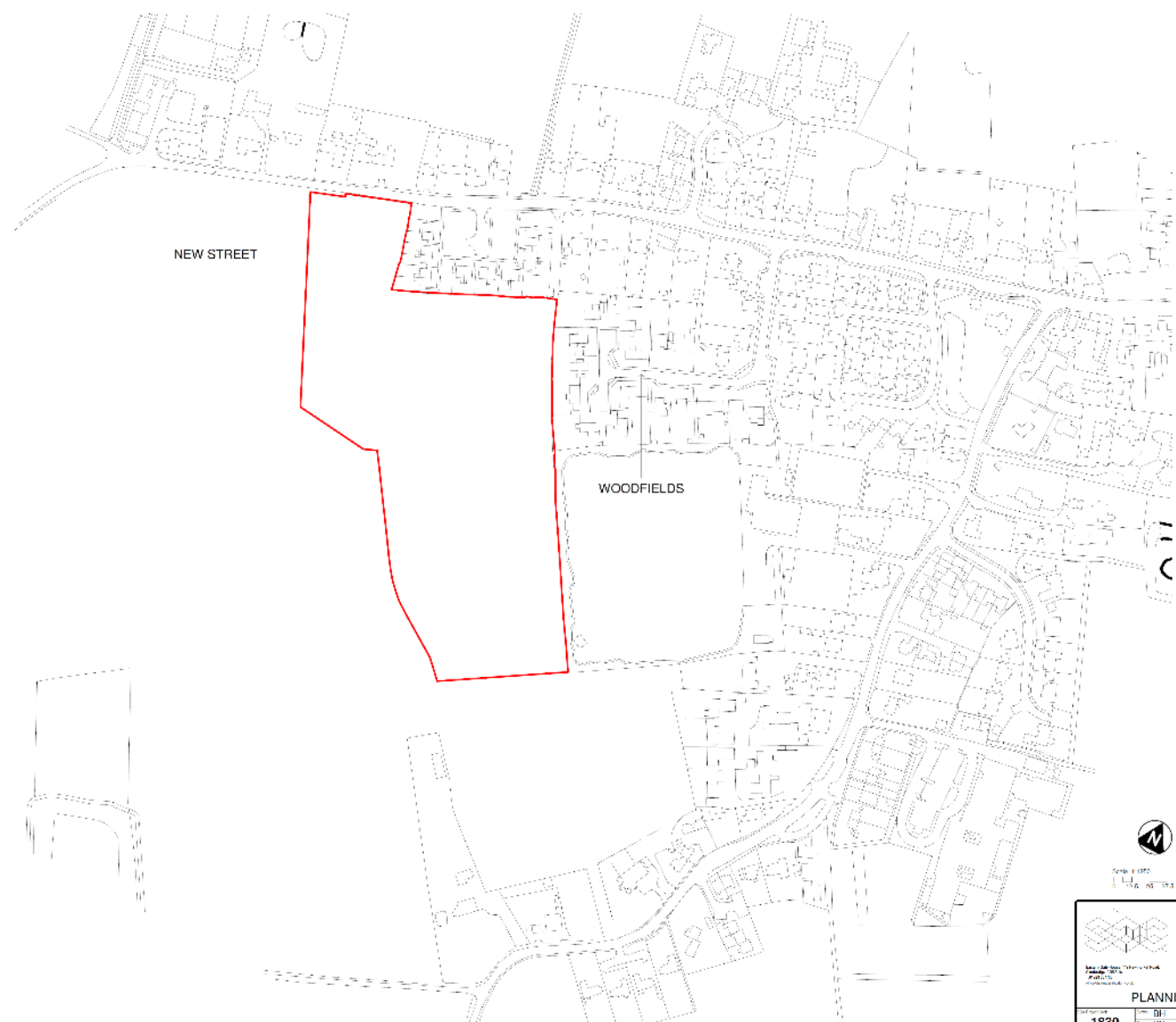


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Site Location Plan




- 1. To be used for the purpose of the site location plan.
- 2. To be used for the purpose of the site location plan.
- 3. To be used for the purpose of the site location plan.
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- 9. To be used for the purpose of the site location plan.
- 10. To be used for the purpose of the site location plan.




Scale 1:1000
1" = 100'




 <p>Saunders Boston Architects</p> <p>1830 1830</p>	<p>10VELL 10 STRADBROKE 1010 Site Location Plan</p> <p>1:1250 (A1)</p> <p style="text-align: right;">A</p>
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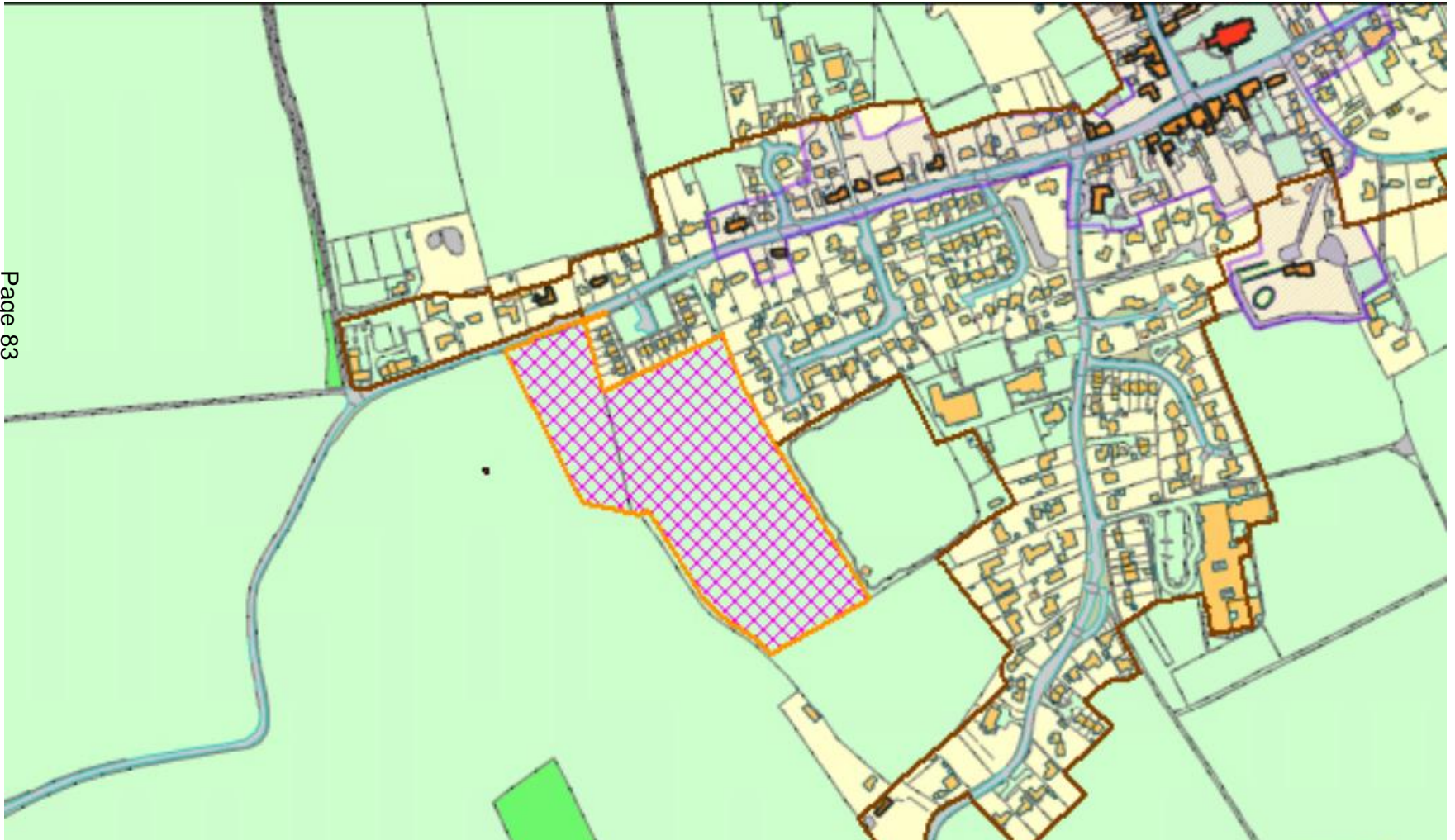
Constraints Map

 Conservation Area

 Built Up Area Boundaries

Listed Buildings

-  Grade I
-  Grade II
-  Grade II*



Site Layout



Drainage Layout



NOTE: THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CLIENT'S OBLIGATION TO VERIFY THE INFORMATION PROVIDED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CLIENT'S OBLIGATION TO VERIFY THE INFORMATION PROVIDED.

PROPOSED WORKS:
 • SURFACE WATER DRAINAGE
 • SUBSOIL DRAINAGE
 • SEWERAGE SYSTEM

LEGEND:
 [Symbol] SEWERAGE SYSTEM
 [Symbol] SURFACE WATER DRAINAGE
 [Symbol] SUBSOIL DRAINAGE

DISCLAIMER:
 THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT APPLICATION	15/11/20	ML
02	ISSUED FOR PRELIMINARY DESIGN	21/11/20	ML
03	ISSUED FOR FINAL DESIGN	21/11/20	ML

Rossi Long Consulting
 100, The Quadrant, Stradbroke, Suffolk, IP11 2AE
 T: 01222 222 720 www.rossi-long.co.uk
 E: info@rossi-long.co.uk
LOVELL PARTNERSHIPS LTD

PROJECT:
 RESIDENTIAL DEVELOPMENT
 LAND SOUTH OF NEW STREET
 STRADBROKE
TITLE:
 SURFACE WATER
 DRAINAGE STRATEGY

NO.	VERSION	DATE	DESCRIPTION
001	1.0	21/11/20	ISSUED
FOR INFORMATION			
PROJECT NO.	CLIENT NO.	DRAWING NO.	REV.
201154	RLC-00-XX-DR	C-003	P3

Landscape Masterplan

Slide 8



Page 86

LEGEND

- 1: Tree canopy cover (10-20%)
- 2: Tree canopy cover (20-40%)
- 3: Tree canopy cover (40-60%)
- 4: Tree canopy cover (60-80%)

PLANT SELECTION

- 1: Tree canopy cover (10-20%)
- 2: Tree canopy cover (20-40%)
- 3: Tree canopy cover (40-60%)
- 4: Tree canopy cover (60-80%)

PLANT SPECIFICATIONS

Plant Name	Species	Size	Planting Date	Planting Method
Tree 1
Tree 2
Tree 3
Tree 4

Scale: 1:1000

North Arrow: N

Prepared by: LIZ LAKE ASSOCIATES



- LANDSCAPE TREATMENT**
- 1. Green roof
 - 2. Green wall
 - 3. Green roof with solar panels
 - 4. Green roof with rainwater harvesting
 - 5. Green roof with solar panels and rainwater harvesting
 - 6. Green roof with solar panels and rainwater harvesting and energy storage
 - 7. Green roof with solar panels and rainwater harvesting and energy storage and battery storage
 - 8. Green roof with solar panels and rainwater harvesting and energy storage and battery storage and EV charging
- BOUNDARY TREATMENT**
- 1. Green roof
 - 2. Green wall
 - 3. Green roof with solar panels
 - 4. Green roof with rainwater harvesting
 - 5. Green roof with solar panels and rainwater harvesting
 - 6. Green roof with solar panels and rainwater harvesting and energy storage
 - 7. Green roof with solar panels and rainwater harvesting and energy storage and battery storage
 - 8. Green roof with solar panels and rainwater harvesting and energy storage and battery storage and EV charging

Proposed Boundary Treatment & Hard Landscaping Plan



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 100 South Street, Suite 200, Boston, MA 02111
 Tel: 617.552.2000
 Fax: 617.552.2001
 Email: info@saundersboston.com
 www.saundersboston.com

Street Elevations 1

Slide 10



STREET ELEVATION 1 - 60
1 : 200

<p>NOTE: THE CLIENT HAS REQUESTED THAT THE ELEVATIONS FOR THE PROPOSED DEVELOPMENT BE SUBMITTED AS A SET OF 3D RENDERINGS. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>NOTES:</p> <p>1. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>2. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>3. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>4. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>5. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p>	<p>1. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>2. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>3. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>4. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p> <p>5. THE CLIENT HAS REQUESTED THAT THE ELEVATIONS BE SUBMITTED AS A SET OF 3D RENDERINGS.</p>
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STREET ELEVATION 8 - 10
1 : 200



STREET ELEVATION 1-6
1 : 200



STREET ELEVATION 7 - 8
1 : 200



STREET ELEVATION 60 - 57
1 : 200



STREET ELEVATION 56 - 23
1 : 200



STREET ELEVATION 56 - 39
1 : 200

Scale 1:100

<p>Saunders Boston Architects</p> <p>1830</p>	<p>LCVELL</p> <p>STRADDOPOKE</p> <p>Prop: Street Elevations 1</p>
<p>PLANNING</p> <p>1830</p>	<p>1:200 @A1</p> <p>A</p> <p>1830 -SBA-XX-XX-DH-A-201</p>

Street Elevations 2



STREET ELEVATION 56 - 52
1 : 200



STREET ELEVATION 13 - 16
1 : 200



STREET ELEVATION 51-41
1 : 200



STREET ELEVATION 12 - 18
1 : 200



STREET ELEVATION 24 - 31
1 : 200



STREET ELEVATION 39 - 44
1 : 200

PLANNING SPECIFICATION	<ul style="list-style-type: none"> 1. The development shall be in accordance with the proposed plans. 2. The development shall be in accordance with the proposed plans.
ENVIRONMENTAL STATEMENTS	<ul style="list-style-type: none"> 1. The development shall be in accordance with the proposed plans. 2. The development shall be in accordance with the proposed plans.
ARCHITECTURAL SPECIFICATION	<ul style="list-style-type: none"> 1. The development shall be in accordance with the proposed plans. 2. The development shall be in accordance with the proposed plans.

Scale 1:200

Saunders Boston Architects

LOVELL

STRADSHIRE

PLANNING

1830

1830 -SEA-XX-XX-DR-A-202

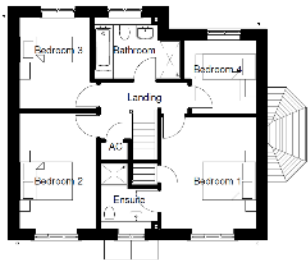


Phasing Plan

Slide 12



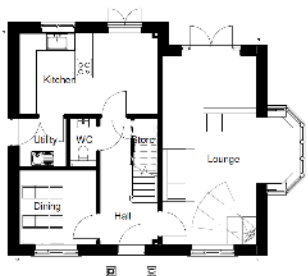
Page 90



Page 91
HT1295 FIRST FLOOR PLAN
1 : 100

HT1295 FRONT ELEVATION
1 : 100

HT1295 REAR ELEVATION
1 : 100



HT1295 GROUND FLOOR
1 : 100

HT1295 SIDE ELEVATION 1
1 : 100

HT1295 SIDE ELEVATION 2
1 : 100

Page 92



H1659 FIRST FLOOR PLAN
1 : 100



H1659 FRONT ELEVATION
1 : 100



H1659 REAR ELEVATION
1 : 100



H1659 GROUND FLOOR
1 : 100



H1659 SIDE ELEVATION 1
1 : 100



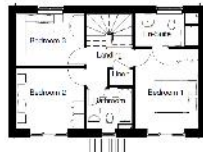
H1659 SIDE ELEVATION 2
1 : 100



HT1015G FIRST FLOOR PLAN
1:100



HT1015G GROUND FLOOR
1:100



HT1015 FIRST FLOOR PLAN
1:100



HT1015 GROUND FLOOR
1:100



HT1015G FRONT ELEVATION
1:100



HT1015G REAR ELEVATION
1:100



HT1015G SIDE ELEVATION 1
1:100



HT1015G SIDE ELEVATION 2
1:100



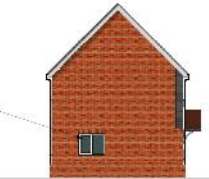
HT1015 WF FRONT ELEVATION
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HT1015 WF REAR ELEVATION
1:100



HT1015 WF SIDE ELEVATION 1
1:100



HT1015 WF SIDE ELEVATION 2
1:100



HT897 FIRST FLOOR
1:100



HT897 FRONT ELEVATION
1:100



HT897 REAR ELEVATION
1:100



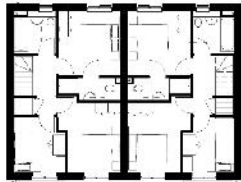
HT897 GROUND FLOOR
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HT897 SIDE ELEVATION 1
1:100



HT897 SIDE ELEVATION 2
1:100



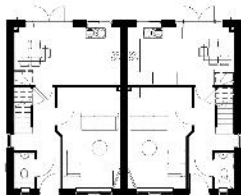
HT897C FIRST FLOOR
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HT897 FRONT ELEVATION 1
1:100



HT897 REAR ELEVATION 1
1:100



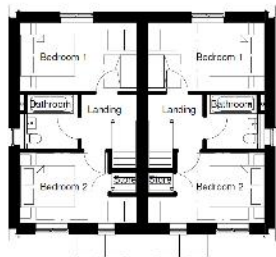
HT897C GROUND FLOOR
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HT897 SIDE ELEVATION 3
1:100



HT897C SIDE ELEVATION 4
1:100



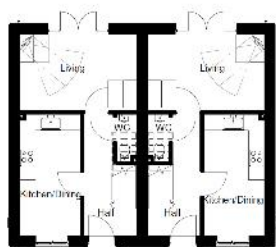
HT663S FIRST FLOOR
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HT663S FRONT ELEVATION
1 : 100



HT663S REAR ELEVATION
1 : 100



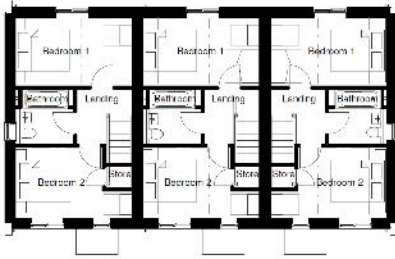
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HT663S SIDE ELEVATION 1
1 : 100



HT663S SIDE ELEVATION 2
1 : 100



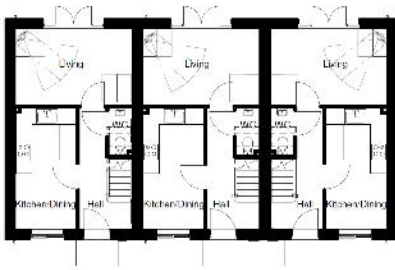
HT663T FIRST FLOOR
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HT663T FRONT ELEVATION
 1: 100



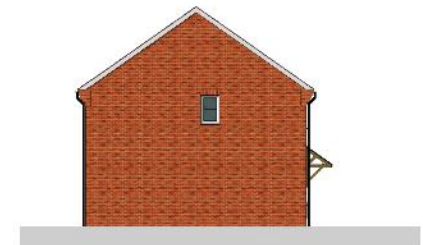
HT663T REAR ELEVATION
 1: 100



HT663T GROUND FLOOR
 1: 100



HT663T SIDE ELEVATION 1
 1: 100



HT663T SIDE ELEVATION 2
 1: 100



HT840 FRONT ELEVATION
1 : 100



HT840 REAR ELEVATION
1 : 100



HT840 SIDE ELEVATION 1
1 : 100



HT840 SIDE ELEVATION 2
1 : 100



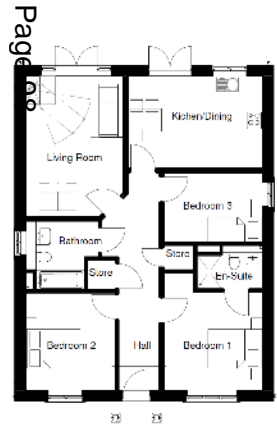
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HT979 FRONT ELEVATION
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HT979 REAR ELEVATION
1 : 100



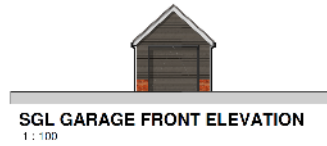
HT979 GROUND FLOOR
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HT979 SIDE ELEVATION 1
1 : 100



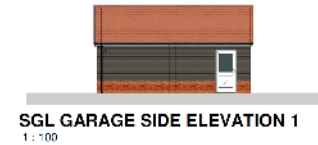
HT979 SIDE ELEVATION 2
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SGL GARAGE FRONT ELEVATION
1 : 100



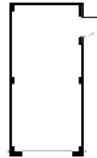
SGL GARAGE REAR ELEVATION
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SGL GARAGE SIDE ELEVATION 1
1 : 100



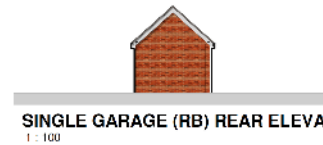
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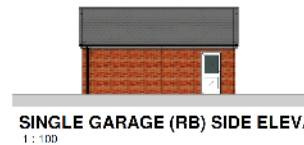
SGL GARAGE GROUND FLOOR
1 : 100



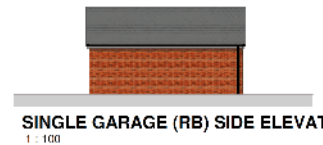
SINGLE GARAGE (RB) FRONT ELEVATION
1 : 100



SINGLE GARAGE (RB) REAR ELEVATION
1 : 100



SINGLE GARAGE (RB) SIDE ELEVATION 1
1 : 100

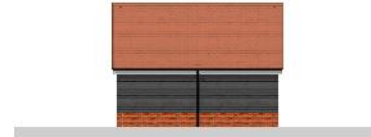


SINGLE GARAGE (RB) SIDE ELEVATION 2
1 : 100

Twin garage plans



TWIN GARAGE FRONT ELEVATION
1 : 100



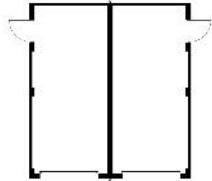
TWIN GARAGE REAR ELEVATION
1 : 100



TWIN GARAGE SIDE ELEVATION 1
1 : 100



TWIN GARAGE SIDE ELEVATION 2
1 : 100



TWN GARAGE GROUND FLOOR
1 : 100



TWIN GARAGE (RB) FRONT ELEVATION
1 : 100



TWIN GARAGE (RB) REAR ELEVATION
1 : 100



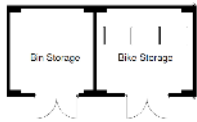
TWIN GARAGE (RB) SIDE ELEVATION 1
1 : 100



TWIN GARAGE (RB) SIDE ELEVATION 2
1 : 100



Page 101



CYCLE & BIN STORE GROUND FLOOR
1 : 100



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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/20/04785

Case Officer: Sian Bunbury

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Location

Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

Expiry Date: 09/07/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Hopkins & Moore (Developments) Limited

Parish: Badwell Ash

Site Area: 2.2ha

Density of Development: 25 dwellings per hectare

Details of Previous Committee / Resolutions and any member site visit: Site was previously before Development Control Committee under reference DC/18/02577 where outline planning permission for up to 33 dwellings was approved.

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/19/03265.

The proposal were broadly accepted although detailed comments were made with respect to achieving a less urbanising form, securing a high standard of landscaping and traditional building styles and materials. Discrepancies in the size of the affordable units required attention.

NB. The layout has been amended since that advice was sought and the affordable units now reflect the required size.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The quantum of development proposed requires that determination of this application be undertaken by Development Control Committee.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

SB2 Development appropriate to its setting

GP01 - Design and layout of development

H04- Proportion of Affordable Housing

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

CL8 Protecting wildlife habitats

RT04 - Amenity open space and play areas within residential development

T09 - Parking Standards

T10 - Highway Considerations in Development

T11 Facilities for pedestrians and cyclists

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

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

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

Parish Council (Appendix 3)

Badwell Ash Parish Clerk

Withhold approval until matters regarding the drainage issues raised by the EA and the installation of fire hydrants have been addressed.

National Consultee (Appendix 4)

Natural England

No comments. Refer to Standing Advice.

Anglian Water

The proposed method of surface water does not relate to an Anglian Water 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

The Environment Agency

You will note in the outline application we stated that we would object if the proposal did not connect to mains drainage (without justification) as at the time the outline application stated that the means of foul drainage was unknown. I cannot find any reference to foul drainage in this application. Please can you confirm, and I will provide our comments accordingly. Apologies if I have missed this.

Additional Environment Agency comments

We have reviewed the drainage strategy sheet referenced '1906-366-001b' and dated August 2019. The plans appear to identify "adoptable foul water" plans. In addition, there is no private treatment plant included in the plans. On this basis, we assume that the development will connect to the mains sewerage system and therefore have no objections.

County Council Responses (Appendix 5)

SCC – Highways

The layout as submitted is generally acceptable in highway terms although I would make a few comments in relation to the detail, listed below: Drawing Number BAD1/003 - External Works Layout 1. With the housing layout proposed the two shared surface roads at the north of the site may be reduced in width to 4.8 metres. 2. It is recommended that the two shared surface roads have service verges of 2.0 metres on one side and 1.0 metre on the other in order to provide sufficient space to accommodate services and street lighting. 3. Plots that have no garaging should have adequate storage sheds provided to accommodate secure cycle parking. Although the drawing key indicates provision of sheds none appear to be shown within the layout so this may simply be an oversight.

Additional SCC – Highways comments

Drawing Number BAD1/003/B - External Works Layout Although the applicant has revised the drawings following my initial comments of the 18th November 2020, the provision of garden sheds do not appear on the revised external works or planning layout. However, the required

storage sheds are included on accompanying drawings, numbered 1906-366-003/B and 004/B so I am happy to now approve the layout proposals.

SCC - Fire & Rescue

Require Fire Hydrants to be installed.

SCC - Archaeological Service

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record and is also situated in a topographically favourable location for activity from all periods, overlooking a tributary of the River Blackbourne. To the south of the proposed development area, a Roman structure, ovens and associated pits and ditches have been recorded during recent archaeological investigations, along with finds of prehistoric date (BAD 035 and 038). Scatters of Roman building material identified during these works suggest that a building is located somewhere within the vicinity. An early Anglo-Saxon cemetery was also identified in the quarry to the east (BAA 008), along with a Bronze Age settlement site which is recorded to the south-east (BAA 005). Archaeological evaluation of the proposed development area defined a number of pits containing Iron Pottery and associated finds, as well as an area of colluvium containing later prehistoric pottery and struck flint. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area.

There are no grounds to consider refusal of permission, however in accordance with the NPPF any permission granted should be subject of a planning condition to record and advance understanding of the significance of any heritage asset.

SCC - Flood & Water Management comments

The following submitted documents have been reviewed and we recommend approval of the reserved matters application and discharge of condition 9

- Location Plan Ref BAD 1 001
- Drainage Strategy Sheet 1 Ref 21906-366-001b
- Drainage Strategy Sheet 2 Ref 21906-366-002b
- Planning Layout ref BAD1 002
- Flood Risk Assessment & Surface Water Drainage/SuDS Strategy Ref 1940/RE/10-17/01 Rev B
- Landscape Proposals 20401-TLP-PA01 Rev G
- Engineering Layout Sheets 1 & 2 Ref 1906-366-003 & 004
 - Attenuation Pond Layout Ref 1906-366-015
- Landscape Management Plan dated 16th April 2021
- Landscaping Planting Proposals Sheets 1- 4 Ref 20401-tlp-400, 4001, 4002, & 4003
- SuDS Design and Management

Advice of informative notes.

SCC - Development Contributions Manager

No comments.

SCC - Minerals And Waste

No objection.

Internal Consultee Responses (Appendix 6)

Heritage Team

No comments.

Environmental Health - Land Contamination

No comments.

Strategic Housing

33 dwellings equate to 11.55 dwellings for this submission to be policy compliant. Therefore, we require 12 affordable housing dwellings to be provided on site.

Proposed mix for 12 affordable housing homes. 8 at affordable rent, 3 shared ownership. The proposed mix and layout at reserved matters stage is acceptable as seen by strategic housing.

Environmental Health - Sustainability Issues

I have viewed the applicant relevant documents in this regard, namely the Design and Access statement where there is a brief mention of energy efficiency/green issues but no detail.

I have looked at my predecessor's comments on the original application and I concur with them, however in light of the Council's declaration of a Climate Emergency in 2019, I would update to the following:

It is acknowledged that the application is for outline permission but considering the size of the development some consideration of this topic area is expected.

Babergh 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.

On that basis my recommendation is refusal. If the planning department decided to set conditions on the application, I would recommend the following.

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

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

The Sustainability and Energy Strategy requires the applicant to indicate the retrofit measures and to include an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage.

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/planninganddevelopmentadvice/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/environmentalmanagement/planningrequirements/>

Public Realm

Public Realm Officers believe that the public open space on the edge of this development serves more as a landscaping strip than usable public open space. The central 'green' is of value only to those living on site - not being visible to the wider community or forming part of a route used by other villagers. The Council would therefore anticipate a local management solution for the future maintenance of the open spaces within this development. The District Council should not look to adopt these areas.

Landscape - Place Services

Before approval, we recommend that Plot 5, 6 and 10 boundaries that meet the public realm should be proposed as brick walls instead of close board fencing. Furthermore, we welcome the Landscape Proposals (Drawing ref: 20401-TLP-PA01). However, before discharge of Condition 9: Landscaping Scheme. We would recommend a more detailed plan is provided that outlines the location of the planting proposed within the planting schedule.

Final comments Landscape - Place Services

The Revised Landscape Proposal indicates amendments to the boundary treatment for plots 5, 6 & 10, adjacent to the public realm, however no specification was supplied on these documents. However, External Works Layout Bad-003-b (submitted 28/04/2021) it is described as "1200 or 1800mm high, 215mm thick feature brick wall with 440mm sq pier with pier cap Ref: PC 2B".

We recommend the height of these three boundary walls needs to be clarified and clearly noted on the plans and specifications. A detailed planting plan and schedule was submitted. We have no objection to the proposed scheme however no information was supplied on protection measures for the native mixed hedge, native shrub mix or trees.

We would suggest the following be added to the planting specification and landscape management plan.

1) Free standing hedges should be accompanied by a 3-strand galvanised wire and tanalised softwood timber post fence, to BS1722- 2: 2006. The fence should be erected through the centre of the staggered row of hedge. This is to prevent access through the site by pedestrians until the hedges are fully established.

2) Dead, damaged, or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection ie shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion. Ideally these should be monitored and removed once established or at the end of the 5-year management period.

Final Ecology - Place Services comments

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reassessed the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd, May 2018) accompanying the outline application DC/18/02577, as well as the (Eco-Check Consultancy Ltd, January 2020) submitted at reserved matters, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

In addition, we have reviewed the Revised landscape management (May 2021), the Revised landscape proposal: 120401-tlp-pa01h (May 2021) and the Revised Planting proposal: 1-4 20401-tlp-400a to 403a plan (May 2021), as well as the Calculation of Biodiversity Net Gain using Defra Metric 2.0 (April 2021) submitted by The Landscape Partnership.

We are still satisfied that sufficient ecological information is available for determination of this application.

It is indicated that we support the proposed soft landscaping scheme, including the planting scheme and schedule. This outlines appropriate planting specifications and implementation of these features.

Furthermore, the Landscape Management Plan sets out appropriate aftercare measures for these features, which can be clearly followed by the appointed Management Company. As a result, we are satisfied that the requirements of conditions 17 of the outline stage. However, no details have been submitted to demonstrate compliance with "BS 5837:2012 Trees in relation to design, demolition and construction" and fully meet the requirements of condition 15 of the outline stage.

Furthermore, we are pleased to see the provision of a Biodiversity Net Gain Assessment, using the Defra Biodiversity Metrics (2.0) calculator. We support the conclusions of the assessment, which demonstrate that there will be a biodiversity net gain within the development of 13.381% in habitat units and a net gain of 132.53% in Hedgerow Units. As a result, the development can demonstrate that there will be a measurable biodiversity net gain, as outline within paragraph 170d of the NPPF. In addition, the calculations also demonstrate that the development will be in line with the emerging Environmental Bill, which will require relevant developments to deliver a 10% measurable biodiversity net gain.

However, we still recommend that a Biodiversity Enhancement Strategy should be secured as a condition of any consent. This should finalise the proposed bespoke ecological enhancement measures contained within the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd, May 2018). The report must also include the details and locations of hedgehog highways (13x13cm holes at the base of fencing), as well as the provision of integral Swift boxes within two storey dwellings (as indicated within the further ecological statement).

In addition, it is still highlighted that a Construction Ecological Management Plan (CEMP: Biodiversity) has been recommended to be secured by the applicant's ecologist to ensure detailed ecological mitigation measures during the construction phase. Therefore, we still recommend that this should be secured as a pre-commencement condition. Alternatively, the Construction Ecological Management Plan could be provided to accompany this application.

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. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY
2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

Additional Consultees (Appendix 7)

Suffolk Wildlife Trust

We make a holding objection for the following reasons:

We have read the Preliminary Ecological Appraisal (Eco-Check Consultancy, May 2018) accompanying the outline application DC/18/02577 and note that prior to the bisection of the hedgerow and ditch along the southern boundary, further surveys for breeding birds, roosting bats and reptiles are recommended. Such surveys should be undertaken by a suitably qualified ecologist.

We note that the landscape buffer was recommended to be a minimum 5m around the site boundaries adjoining the field margins within the ecological report however, within the landscape proposals this is shown to be 4m. Furthermore, in the outline application post and wire fencing was proposed to be erected either side of the buffer. This is not shown within this application, with no barrier between the gardens and the landscape buffer proposed. We are also unclear as to what planting will be used within this buffer, as the hedgerow with trees only covers a proportion of the width of this area, with nothing shown in the remaining width, even though it is described as planted. These concerns need to be addressed within the landscape proposals.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

To maintain connectivity for hedgehogs, we recommend hedgehog permeable boundaries (with gaps of 13x13cm at ground level) are used within fencing as part of this development to maintain connectivity for the species.

The locations of the bat and bird boxes recommended within the ecological report, alongside the other biodiversity enhancement measures used, should be incorporated into a biodiversity enhancement strategy. 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 on site.

Additional Suffolk Wildlife Trust comments

Withdraw holding objection. Satisfied with the findings in the updated ecological report and recommend full implementation.

Comments regarding hedgehog permeable boundaries and swift nesting boxes remain relevant and should be included in a Biodiversity Enhancement Strategy. This should also include the bat and bird boxes recommended within the Preliminary Ecological Appraisal accompanying the outline application, as well as any other ecological enhancements proposed.

Mid Suffolk Disability Forum

Would like to see a commitment to ensuring that all dwellings meet Part M4 of Building Regulations. Every effort should be made to ensure that all footpaths are wide enough for wheelchair users, and any dropped kerbs are level with the highway. No surfaces should be of loose stones. At least one of the dwellings should be built to wheelchair standard Part M4(3).

B: Representations

At the time of writing this report at least 5 letters/emails/online comments have been received. It is the officer opinion that this represents 5 general comments. A verbal update shall be provided as necessary.

Views are summarised below:-

- Support the comments made by the Suffolk Wildlife Trust.
- Preserve wildlife and local ecology
- No Landscape Ecological Management Plan
- Enhancement measures for House Martins are desired

(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/18/02577	Outline planning permission (Access included and all other matters reserved) - Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping	DECISION: GTD 07.08.2019
REF: DC/19/03797	Planning Application. Change of use of land from agricultural to cemetery, sui generis use.	DECISION: REF 14.11.2019
REF: DC/20/00902	Full Planning Application - Change of use of land from agricultural to cemetery including creation of car park and vehicular access	DECISION: GTD 01.05.2020

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The application site extends to approximately 2.2ha and comprises agricultural land located on the northern fringe of Badwell Ash, which is designated as a Primary Village in the Core Strategy.

1.2. The site forms part of and is open to a larger parcel of land with hedging and trees to the western and southern boundaries and a vehicular access to The Broadway. The site rises to the east.

1.3. The site lies to the north of The Broadway and is beyond the Settlement Boundary identified in the Mid Suffolk Local Plan. Land to the south of The Broadway has residential development under construction further to applications DC/17/04849, DC/17/03035 and DC/18/02577 and a S73 application DC/21/00790.

1.4. The site is not within a Conservation Area and nor are there any listed buildings in the immediate vicinity. The Special Landscape Area lies to the west of The Street.

1.5. The site lies within Flood Zone 1 and is not considered to be at significant risk of flooding.

2. The Proposal

2.1. The proposed scheme seeks the approval of reserved matters (appearance, landscaping, layout and scale) of the previously approved outline permission granted under ref: DC/18/02577 for up to 33 dwellings. The site area is 2.2ha.

2.2. The application brings forward 33 dwellings comprising a mix of affordable and open market units. The housing mix ranges from one bed to four bed units and includes the delivery of five bungalows (three market housing and two affordable units).

2.3. Twelve affordable dwellings (equating to 35% of the total dwellings provided) are to be provided in line with the requirements of the Section 106 Agreement. For the avoidance of doubt the following plots are proposed as affordable rent dwellings:

- Plots 15,16 – 1 bed semi-detached bungalow
- Plot 2 – 2 bed terraced house
- Plots 7,8 and 9 – 2 bed semi-detached/terraced house
- Plot 6 – 2 bed semi-detached house
- Plots 1, 14 – 3 bed semi-detached house

The following plots are proposed as shared ownership dwellings:

- Plot 13 – 2 bed semi-detached house
- Plot 3 – 2 bed semi-detached house
- Plot 12 – 3 bed terraced house

2.3. A minimum of two parking spaces are provided to all properties while three spaces are provided for most of the four bedroomed properties. Additional space and visitor spaces are available. One parking court is proposed to serve plots 7, 8 and 9. Most parking is provided in-curtilage. Single or double garages have been provided for 19 of the dwellings, however these do not form part of the parking provision, although all meet the requirements set by the Suffolk Parking Guidance in order to be used as such. 8 visitor parking spaces are noted within the site.

2.4. The dwellings are generally of two storey construction, with some elements of one and a half storeys. On plots 4,5,27 and 28 this is presented as a carport leading through to a garage. Single storey properties are positioned backing onto the north boundary, leading onto a landscape buffer and open countryside.

2.5. Gardens serve every plot within the site and 3,000m² of open space is to be provided centrally to the site. A made footway runs along the western site frontage serving the dwellings in the south west corner and an informal pedestrian link serves the south eastern corner of the development. A pedestrian crossing point then links through the development on the opposite side of the Broadway towards the centre of the village.

2.6. The layout has very few instances of direct back to back development due to the careful positioning and angling of dwellings. The distance between the backs of plots 5 and 6 is approximately 25m.

2.7. The materials are a mix of brickwork (with some decorative diaper work or quoins) and render under black or red pantiles, or fibre cement slates. Horizontal weatherboarding in black, white or cream has been introduced to some of the garages and the first floors above car ports.

3. The Principle Of Development

3.1. The principle of development in this instance is tied to the outline planning permission previously granted. There is, therefore, no need to assess the application on this basis here.

4. Nearby Services and Connections Assessment Of Proposal

4.1. Badwell Ash is defined as Primary village in policy CS1 of the Core Strategy and as a hamlet village in the Draft Joint Local Plan. The new settlement boundary for the village set out within the emerging Joint Local Plan includes this site for housing development delivering 33 dwellings. In granting outline planning permission, the Council established the site as a sustainable one for housing growth, a view now reflected within the emerging Joint Local Plan.

4.2. The village has a number of facilities including a village shop and Post Office, a Public House, a Church and a chip shop. The proposal includes provision for a footpath link to the village centre through the development south of The Broadway. Pedestrian paths through the site provide a circular, linked route.

5. Site Access, Parking And Highway Safety Considerations

5.1. Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.

5.2. Paragraph 109 of the NPPF 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.

5.3. The development is served by a single access point to The Broadway with a private drive off to the east and west road frontages, behind proposed planting. Block paved surfaces are taken off the access road turning head creating the spine road through the development.

5.4. No objection to the layout is noted by the Highway Authority and parking provision conforms to the adopted parking standards, apart from a very small number of plots. Triple parking has been removed from plots 17, 29, 30, 32 and 33. However, it should be remembered that garaging provided within the scheme does not form an express part of the parking allocation in order to meet standards and that the two spaces in front of the garage are sufficient to meet this requirement. Use of garaging more often becomes an ancillary storage space for cycle parking and for garden paraphernalia.

6. Design And Layout

6.1. Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings. Policy H15 requires new housing to be consistent with the character of its setting.

6.2. The proposed layout includes active street scenes to the two road frontages and good surveillance of the centrally placed Open Space and the attenuation basin area. Landscaped site boundaries assist in the assimilation of the scheme to its wider context. Pedestrian links to the dwellings under construction to the south add to the integration of the development into the village.

6.3. A palette of traditional materials and designs is proposed with the majority of the development being in two-storey form, although there are elements of one and a half and single storey buildings. Roof pitches, gable widths and features such as pentice boards reflect the Suffolk vernacular.

6.4. The layout incorporates a range of house sizes from one to four bedrooms and includes five bungalows.

6.5. Officer note - that the issues of energy efficiency raised above do not form a Reserved Matter for consideration at this stage, beyond the Design and Access statement where there is a brief mention of energy efficiency/green issues.

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

7.1. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not consistent with the Framework and is afforded limited weight.

7.2. Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

7.3. The main aspects of the landscape design show a mixed native hedge as a replacement where removal is required to provide visibility splays to The Broadway along the southern site frontage. This would then be a mix of retained and proposed mixed native hedging, retained oak trees and proposed native trees. Meadow grass and bulbs are proposed alongside a footpath.

7.4. Mixed native hedgerow and trees are also proposed to the west boundary to The Street. The attenuation basin in this area is designed to have naturalistic bank profiles

planted with a wetland grass mix, pond marginals and native shrubs. This also provides a public open space with amenity grassland, meadow/wildflower planting and a mix of native and ornamental trees.

7.5. The central open space has a pedestrian path running through the amenity grass area and low ground cover, shrubs and seats are proposed.

7.5. A 4m wide landscape buffer of mixed native hedging and trees is proposed to the north and east boundaries.

7.6. Ecology and landscape proposals have been submitted and have enabled the impact of the development to be assessed. Appropriate planting and management has been proposed as well as the submission of a Biodiversity Net Gain Assessment. The conclusions demonstrate that there will be a biodiversity net gain within the development of 13.381% in habitat units and a net gain of 132.53% in Hedgerow Units. As a result, the development can demonstrate that there will be a measurable biodiversity net gain, as outlined within paragraph 170d of the NPPF. In addition, the calculations also demonstrate that the development will be in line with the emerging Environmental Bill, which will require relevant developments to deliver a 10% measurable biodiversity net gain.

7.7. Place Services have further advised that a Biodiversity Enhancement Strategy and Construction Ecological Management Plan should be conditioned to finalise and secure ecological enhancement and mitigation measures.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1. Land contamination was considered on submission of the outline application and no issues were highlighted by the submitted report or by the Council's Environmental Health Officers. Discovery of unexpected sources of contamination during development would require remedy and is dealt with under separate legislation.

8.2. The SCC Flood and Water Engineer has been closely involved in negotiations to secure satisfactory surface water drainage and a SuDS strategy. This has been achieved.

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

9.1. The site does not lie within a Conservation Area and there are no heritage issues to take into account.

10. Impact On Residential Amenity

10.1. Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.

10.2. There are no immediately adjacent neighbours to the site and so this is not a material impact. Within the development residential amenity has been well considered. Direct back to back properties have generally been avoided, and where this is evident between plots 5 and 6 the distance is approximately 25m.

11. Planning Obligations

11.1. The outline planning permission secured a Section 106 Agreement to secure the delivery of twelve affordable dwellings split between shared ownership and affordable rent.

12. Parish Council Comments

12.1. The comments raised by the Parish Council have related to the consultation response of the Environment Agency, which is recorded above. The installation of fire hydrants has been raised and can be conditioned now based on the layout considered as a reserved matter before us.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. For the purposes of this application the adopted development plan includes the Mid Suffolk Core Strategy Focussed Review (2012), Mid Suffolk Core Strategy (2008) and Mid Suffolk Local Plan (1998).

13.2. Consideration of the principle of development and whether the site is a sustainable one for housing delivery has already been undertaken through the outline planning permission (DC/18/02577). Following this determination, the Council's emergent Joint Local Plan has allocated this site for housing development.

13.3. This application seeks agreement of the reserved matters from the original permission being the appearance, landscaping, layout and scale of the site, as well as the details of Surface Water drainage and Landscaping for conditions 9 and 15.

13.4. These aspects have been assessed above and are acceptable. The scheme provides for an attractive layout with landscaping appropriate to the edge of village location as well as ecological enhancements.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to grant approval of the reserved matters application.

Any approval that may be given would be subject to the following conditions and those that may be deemed necessary:

- Approval of reserved matters
- Development to accord with approved plans and documents
- Construction Ecological Management Plan
- Biodiversity Enhancement Strategy
- Provision of fire hydrants

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

- Confirmation that conditions of the outline permission remain in force
- Pro active working statement
- Informatives required by SCC Highways
- Informatives required by Environmental Health

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Application No: **DC/20/04785**

Location: **Land North Of The Broadway, The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR**

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>DC/18/02577</i>	
Appendix 3: Town/Parish Council/s	<i>Badwell Ash Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Natural England Anglian Water The Environment Agency</i>	
Appendix 5: County Council Responses	<i>Highways Fire & Rescue Archaeological Service Flood & Water Management Development Contributions Manager Minerals And Waste</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Team Environmental Health - Land Contamination Strategic Housing Environmental Health - Sustainability Issues Public Realm</i>	



Babergh and Mid Suffolk District Councils



	<i>Landscape - Place Services</i> <i>Ecology - Place Services</i>	
Appendix 7: Any other consultee responses	<i>Suffolk Wildlife Trust</i> <i>Mid Suffolk Disability Forum</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
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.



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

From: Badwell Ash PC

Sent: 12 November 2020 12:57

To: BMSDC Planning Area Team Yellow

Subject: RE: MSDC Planning Consultation Request - DC/20/04785

Badwell Ash Parish Council held a meeting yesterday to discuss the planning application DC/20/04785 Land north of The Broadway, Badwell Ash.

It was resolved that the Parish Council would be withholding approval until matters regarding the drainage issues raised by the Environmental Agency and the confirmation regarding the installation of fire hydrants have been addressed. There was also concern that this development should match Part 4 of the Building Regulations.

Kind regards

Carole Rose

Clerk to the Parish Council, Badwell Ash

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 04 November 2020 13:36
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/04785 NE Response

Dear Ms Bunbury

Application ref: DC/20/04785
Our ref: 332609

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely,
Heather Ivinson

Heather Ivinson
Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 0475

www.gov.uk/natural-england

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 06 November 2020 16:08
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Land North Of The Broadway The Broadway Badwell Ash Bury St Edmunds IP31 3DR - DC/20/04785

Dear Sian Bunbury,

Our Reference: PLN-0107221

Please see below our response for the Reserved Matters application- Land North Of The Broadway The Broadway Badwell Ash Bury St Edmunds IP31 3DR - DC/20/04785

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy 1940/re/10-17/01 revision b) 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.

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

Kind regards,



Planning & Capacity Team

Development Services
Telephone: 03456066087 Option 1

Anglian Water Services Limited

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

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 18 May 2021 11:54:38
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/20/04785
Attachments:

From: Robson, Liam
Sent: 14 May 2021 14:13
To: 'sian.bunberry@babberghmidsffolk.gov.uk' <sian.bunberry@babberghmidsffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/04785

Dear Sian

Following our earlier conversation I can confirm that we have reviewed the drainage strategy sheet referenced '1906-366-001b' and dated August 2019. The plans appear to identify "adoptable foul water" plans. In addition there is no private treatment plant included in the plans. On this basis, we assume that the development will connect to the mains sewerage system and therefore have no objections.

Kind Regards
Liam

Liam Robson
Sustainable Places Planning Advisor – East Anglia Area (East)
Environment Agency | Iceni House, Cobham Road, Ipswich, Suffolk, IP3 9JD
Please be aware that due to COVID-19 – any post will not be picked up. Please direct all correspondence electronically.

liam.robson@environment-agency.gov.uk
External: [02084 748 923](tel:02084748923) | Internal: [48923](tel:48923)

Normal working hours: 7am-3pm Mon-Fri
Upcoming annual leave: 21st until 31st May inclusive

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From: Robson, Liam
Sent: 10 November 2020 13:54
To: 'BMSDC Planning Area Team Yellow' <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/04785

Good Afternoon Sian

I hope you are well. We have received the below consultation from you. You will note in the outline application we stated that we would object if the proposal did not connect to mains drainage (without justification) as at the time the outline application stated that the means of foul drainage was unknown.

I cannot find any reference to foul drainage in this application. Please can you confirm and I will provide our comments accordingly. Apologies if I have missed this.

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

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

Please be aware that due to COVID-19 – any post will not be picked up. Please direct all correspondence electronically.

liam.robson@environment-agency.gov.uk

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

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

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

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

From: planningyellow@babberghmidsuffolk.gov.uk [<mailto:planningyellow@babberghmidsuffolk.gov.uk>]

Sent: 30 October 2020 13:29

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

Subject: MSDC Planning Consultation Request - DC/20/04785

Please find attached planning consultation request letter relating to planning application - DC/20/04785 - Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

Kind Regards

Planning Support Team

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From: Robson, Liam <Liam.Robson@environment-agency.gov.uk>
Sent: 10 November 2020 13:54
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/04785

Good Afternoon Sian

I hope you are well. We have received the below consultation from you. You will note in the outline application we stated that we would object if the proposal did not connect to mains drainage (without justification) as at the time the outline application stated that the means of foul drainage was unknown.

I cannot find any reference to foul drainage in this application. Please can you confirm and I will provide our comments accordingly. Apologies if I have missed this.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

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

Please be aware that due to COVID-19 – any post will not be picked up. Please direct all correspondence electronically.

liam.robson@environment-agency.gov.uk

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

	For the latest guidance: - INTRANET.EA.GOV - NHS.UK/coronavirus - GOV.UK/coronavirus	
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Do your future plans have environmental issues or opportunities? Speak to us early!

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



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

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

Sent: 30 October 2020 13:29

To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/04785

Please find attached planning consultation request letter relating to planning application - DC/20/04785 - Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

Kind Regards

Planning Support Team

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Your Ref:DC/20/04785
Our Ref: SCC/CON/2234/21
Date: 19 May 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: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04785

PROPOSAL: Submission of details (Reserved Matters Application) for Outline Planning Permission

DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping

LOCATION: Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

ROAD CLASS:

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

Drawing Number BAD1/003/B - External Works Layout

Although the applicant has revised the drawings following my initial comments of the 18th November 2020, the provision of garden sheds do not appear on the revised external works or planning layout. However, the required storage sheds are included on accompanying drawings, numbered 1906-366-003/B and 004/B so I am happy to now approve the layout proposals.

Yours sincerely,

Martin Egan
Highways Development Management Engineer
Growth, Highways and Infrastructure

Your Ref:DC/20/04785
Our Ref: SCC/CON/4372/20
Date: 18 November 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

The Planning Department
Babergh District Council
1st Floor
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 1BX

For the attention of: Sian Bunbury - BDC

Dear Sian Bunbury - BDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04785

PROPOSAL: Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

LOCATION: Land North Of The Broadway Badwell Ash Suffolk IP31 3DR

ROAD CLASS:

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

The layout as submitted is generally acceptable in highway terms although I would make a few comments in relation to the detail, listed below:

Drawing Number BAD1/003 - External Works Layout

1. With the housing layout proposed the two shared surface roads at the north of the site may be reduced in width to 4.8 metres.
2. It is recommended that the two shared surface roads have service verges of 2.0 metres on one side and 1.0 metre on the other in order to provide sufficient space to accommodate services and street lighting.
3. Plots that have no garaging should have adequate storage sheds provided to accommodate secure cycle parking. Although the drawing key indicates provision of sheds none appear to be shown within the layout so this may simply be an oversight.

Yours sincerely,

Martin Egan
Highways Development Management Engineer
Growth, Highways and Infrastructure

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

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

Sent: 31 October 2020 05:27

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

Cc: Paul Goodman <Paul.Goodman@suffolk.gov.uk>; Angela Kempen

<Angela.Kempen@suffolk.gov.uk>; Julie Havard <Julie.Havard@baberghmidsuffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/20/04785

Fire Ref.: F310998

Planning Application: DC/20/04785 (Original PA DC/18/02577)

Site: Land North of the Broadway, The Broadway, Badwell Ash, Bury St Edmunds, IP31 3DR

FAO: Sian Bunbury

Good Morning,

Thank you for your email regarding the Application For Reserved Matters. The Suffolk Fire & Rescue Service do not need to comment on Conditions 9 and 15.

However, looking at our original comments, which have been published, requesting Fire Hydrants, I am struggling to find the Condition relating to the installation. Please inform us of the Condition number in the Decision notice, for the installation of Fire Hydrants, or ensure that the Condition is placed in the Reserved Matters. We will require Fire Hydrants to be installed.

If you have any queries, please let us know.

Kind regards,

Andrea 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

Tel.: 01473 260564

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

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

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

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>
Our Ref: 2020_04785
Date: 12th November 2020

For the Attention of Sian Bunbury

Dear Mr Isbell

Planning Application DC/20/04785 – Land north of The Broadway, Badwell Ash: Archaeology

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record and is also situated in a topographically favourable location for activity from all periods, overlooking a tributary of the River Blackbourne. To the south of the proposed development area, a Roman structure, ovens and associated pits and ditches have been recorded during recent archaeological investigations, along with finds of prehistoric date (BAD 035 and 038). Scatters of Roman building material identified during these works suggest that a building is located somewhere within the vicinity. An early Anglo-Saxon cemetery was also identified in the quarry to the east (BAA 008), along with a Bronze Age settlement site which is recorded to the south-east (BAA 005). Archaeological evaluation of the proposed development area defined a number of pits containing Iron Pottery and associated finds, as well as an area of colluvium containing later prehistoric pottery and struck flint. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area.

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, although archaeological evaluation has been completed at this site, the following two conditions placed upon Outline application DC/18/02577 are still outstanding:

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

Should the Local Planning Authority require further investigation and works, no

development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

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

14. No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed 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).

INFORMATIVE:

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological excavation will be required before any groundworks commence.

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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

From: GHI Floods Planning >

Sent: 17 May 2021 11:32

Subject: 2021-05-17 JS reply Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 RMA

Dear Sian Bunbury,

Subject: Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785
Reserved Matters Application

The LLFA has no further comment to make at this time.

Kind Regards

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

From: GHI Floods Planning

Sent: 26 April 2021 12:40

Subject: 2021-04-26 JS reply Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785

Dear Sian,

Suffolk County Council, as Lead Local Flood Authority (LLFA) have reviewed application ref DC/20/04785.

The following submitted documents have been reviewed and we recommend **approval** to discharge of condition 9

- Location Plan Ref BAD 1 001
- Drainage Strategy Sheet 1 Ref 21906-366-001b
- Drainage Strategy Sheet 2 Ref 21906-366-002b
- Planning Layout ref BAD1 002
- Flood Risk Assessment & Surface Water Drainage/SuDS Strategy Ref 1940/RE/10-17/01 Rev B
- Landscape Proposals 20401-TLP-PA01 Rev G
- Engineering Layout Sheets 1 & 2 Ref 1906-366-003 & 004
- Attenuation Pond Layout Ref 1906-366-015
- Landscape Management Plan dated 16th April 2021
- Landscaping Planting Proposals Sheets 1- 4 Ref 20401-tlp-400, 4001, 4002, & 4003
- SuDS Design and Management

Discharge of Conditions 9

9. Concurrent with the first reserved matters application 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;
- f. 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.

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

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

From: GHI Floods Planning

Sent: 21 April 2021 14:22

Subject: 2021-04-21 Land North Of The Broadway , The Broadway, Badwell Ash, IP31 3DR Ref DC/20/04785 RMA

Dear Sian Bunbury,

Subject: Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 Reserved Matters Application & Discharge of Conditions 9

Suffolk County Council, as Lead Local Flood Authority (LLFA) have reviewed application ref DC/20/04785.

The following submitted documents have been reviewed and we recommend **approval** of the reserved matter application and **refusal** of condition 9

- Location Plan Ref BAD 1 001
- Drainage Strategy Sheet 1 Ref 21906-366-001b
- Drainage Strategy Sheet 2 Ref 21906-366-002b
- Planning Layout ref BAD1 002
- Flood Risk Assessment & Surface Water Drainage/SuDS Strategy Ref 1940/RE/10-17/01 Rev B
- Landscape Proposals 20401-TLP-PA01 Rev G
- Engineering Layout Sheets 1 & 2 Ref 1906-366-003 & 004
- Attenuation Pond Layout Ref 1906-366-015
- Landscape Management Plan dated 16th April 2021
- Landscaping Planting Proposals Sheets 1- 4 Ref 20401-tlp-400, 4001, 4002, & 4003
- SuDS Design and Management

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

Discharge of Conditions 9

9. Concurrent with the first reserved matters application 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;
- f. 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 point below detail the action required in order to overcome our current refusal:-

1. Condition 9 – Exceedance Plan needs to depict where water goes in storm events that exceed the design criterial of all SW assets, including the attenuation basins.

Kind Regards

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

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 15 March 2021 14:54
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>; Grace Waspe <Grace.Waspe@babberghmidsuffolk.gov.uk>
Subject: 2021-03-15 JS Reply and North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 RMA & DoC

Dear Sian Bunbury,

Subject: Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 Reserved Matters Application & Discharge of Conditions 9

Suffolk County Council, as Lead Local Flood Authority (LLFA) have reviewed application ref DC/20/04785.

The following submitted documents have been reviewed and we recommend maintaining a **holding objection** at this time and **refusal** of condition 9

- Location Plan Ref BAD 1 001
- Drainage Strategy Sheet 1 Ref 21906-366-001b
- Drainage Strategy Sheet 2 Ref 21906-366-002b
- Planning Layout ref BAD1 002
- Flood Risk Assessment & Surface Water Drainage/SuDS Strategy Ref 1940/RE/10-17/01 Rev B
- Landscape Proposals 20401-TLP-PA01 Rev G
- Engineering Layout Sheets 1 & 2 Ref 1906-366-003 & 004
- Attenuation Pond Layout Ref 1906-366-015

A holding objection is necessary as this is insufficient detailed information regarding the SuDS features, how they are to be planted and established for the first 5 years.

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 specific landscaping details for the attenuation basin and how it will be established for the first 5 years
 - a. a. Please refer to LLFA guidance document <https://www.suffolk.gov.uk/assets/Roadsand-transport/Flooding-and-drainage/Suffolk-Suds-Palette-002.pdf>

Discharge of Conditions 9

9. Concurrent with the first reserved matters application 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;
 - f. 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 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

1. Condition 9 – Applicant needs to submit the missing documents
 - a. Item d) needs to be submitted
 - b. Item e) needs to be submitted
 - c. Item f) needs to be submitted along with a CDM designers risk assessment for all open SuDS features.

Kind Regards

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

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

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

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

Sent: 05 March 2021 15:46

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

Subject: MSDC Planning Re-consultation Request - DC/20/04785

Please find attached planning re-consultation request letter relating to planning application - DC/20/04785 - Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

Kind Regards

Planning Support Team

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From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 05 November 2020 12:00
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>
Subject: 2020-11-05 JS Reply Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 RM & DoC

Dear Sian Bunbury,

Subject: Land North Of The Broadway , The Broadway, Badwell Ash IP31 3DR Ref DC/20/04785 Reserved Matters Application & Discharge of Conditions 9

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/04785.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time and **refusal** of condition 9

- Location Plan Ref BAD 1 001
- Drainage Strategy Sheet 1 Ref 21906-366-001b
- Drainage Strategy Sheet 2 Ref 21906-366-002b
- Planning Layout ref BAD1 002
- Flood Risk Assessment & Surface Water Drainage/SuDS Strategy Ref 1940/RE/10-17/01 Rev B
- Landscape Proposals 20401-TLP-PA01 Rev E

The reason why we are recommending a holding objection is this is insufficient detailed information regarding the SuDS features, how they are to be planted and established,

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

1. Submit detailed cross section of all the SUDS features (permeable paving, detention basin, forebay etc)
2. Submit specific landscaping details for the attenuation basin and how it will be established for the first 5 years
 - a. Please refer to LLFA guidance document <https://www.suffolk.gov.uk/assets/Roads-and-transport/Flooding-and-drainage/Suffolk-Suds-Palette-002.pdf>

Discharge of Conditions 9

9. Concurrent with the first reserved matters application 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 Qbar 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;

f. 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 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

1. Condition 9 – Applicant needs to submit the documents listed in the planning condition

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/20/04785
Our ref: Badwell Ash – land north of the
Broadway, The Broadway 51739
Date: 31 October 2020
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Sian Bunbury,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Sian,

Badwell Ash: land north of the Broadway, The Broadway – reserved matters

I refer to the proposal: submission of details (reserved matters application) for outline planning permission DC/18/02577 – appearance, landscaping, layout, and scale, together with details of surface water drainage and landscaping for conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

I have no comments to make on the reserved matters application but have copied to colleagues.

Yours sincerely,

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

cc Sam Harvey, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

Your Ref: DC/20/04785
Our Ref: SCC/CON/4363/20
Date: 18 November 2020
Enquiries to: Ross.Walker@suffolk.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: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:**

PROPOSAL: Submission of details (Reserved Matters Application) for Outline Planning Permission

DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

LOCATION: Land North Of The Broadway, The Broadway, Badwell Ash, Bury St Edmunds, IP31 3DR

Notice is hereby given that the County Council as Minerals and Waste Authority make the following comments:

As this site is smaller than the safeguarding threshold of 5 Ha set out in policy MP10 of the Suffolk Minerals and Waste Local plan the Minerals and waste Planning Authority will not object to the proposal.

Yours sincerely,

Ross Walker
Planning Officer
Planning Section
Strategic Development - Growth, Highways & Infrastructure

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 03 November 2020 12:23

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

Subject: DC 20 04785 Badwell Ash RM DC 18 02577

Heritage consultation response

Sian

I do not wish to offer comment on these proposals on behalf of Heritage team.

Paul

Paul Harrison

Heritage and Design Officer

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: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 02 November 2020 09:05
To: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04785. Land Contamination

Dear Sian

EP Reference : 283230
DC/20/04785. Land Contamination
Land North of, The Broadway, Badwell Ash, BURY ST EDMUNDS, Suffolk.
Submission of details (Reserved Matters Application) for Outline Planning
Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale,
together with details of Surface Water Drainage

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to 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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sian Banbury - Planning

From: Sacha Tiller – Strategic Housing

Date: 7th November 2020

Proposal: Submission of details (Reserved Matters Application) for Outline Planning Permission. DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Location: Land North Of The Broadway, The Broadway, Badwell Ash, Bury St Edmunds IP31 3DR

Key Points

1. Background Information

A development proposal for 33 dwellings.
--

The policy position would be for 35% affordable housing on any site of 10 or more units or site area in excess of 0.5 hectares.

33 dwellings equates to 11.55 dwellings for this submission to be policy compliant. Therefore we require 12 affordable housing dwellings to be provided on site.
--

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. **Ref1 SHMA 2019, p.122 – Summary section.**

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 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. Preferred Mix for Open Market homes.

3.0 There is strong need for homes more suited to the over 55 age brackets within the district and the supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. Mid Suffolk and the county as a whole faces a large increase in the population of over 65-year olds so we need to ensure there are suitable housing choices for older people to remain in their communities.

3.1 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

3.2 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

3.3 All new properties need to have high levels of energy efficiency.

4. Proposed mix for Affordable Housing = 12 affordable housing homes

Affordable Rented = 8 homes required

2 x 1 bed 2-person bungalow @ 50.35sqm

5 x 2 bed 4-person houses @ 79.8 - 84sqm

2 x 3 bed 5-person houses @ 93.74sqm

Shared Ownership = 3 homes required

2 x 2 bedroom 4-person houses @ 81.6-84sqm

1 x 2 bed 5-person house @ 93.74sqm

The proposed mix and layout at reserved matters stage is acceptable as seen by strategic housing.

5. Other requirements for affordable homes:

- Properties must be built to current Homes England National Housing Standards March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and 100% on subsequent lets.
- Any Shared Ownership properties must have an initial share limit of 70%.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.

- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
- (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider
- On larger sites, the affordable housing should not be placed in groups of more than 8 units
- Adequate parking provision is made for the affordable housing units and cycle storage and bin stores.
- It is preferred that the affordable units are transferred to one of the Council's partner Registered Providers – please see www.baberghmidsuffolk.gov.uk under Housing and Affordable Housing for full details.

END

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 19 November 2020 15:43
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04785

Dear Sian,

APPLICATION FOR RESERVED MATTERS - DC/20/04785

Proposal: Submission of details (Reserved Matters Application) for Outline Planning Permission

DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Location: Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP31
3DR

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

I have viewed the applicant's relevant documents in this regard, namely the Design and Access statement where there is a brief mention of energy efficiency/green issues but no detail.

I have looked at my predecessor's comments on the original application and I concur with them, however in light of the Council's declaration of a Climate Emergency in 2019, I would update to the following:

It is acknowledged that the application is for outline permission but considering the size of the development some consideration of this topic area is expected.

Babergh 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.

On that basis my recommendation is refusal. If the planning department decided to set conditions on the application, I would recommend the following.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction

and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

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

The Sustainability and Energy Strategy requires the applicant to indicate the retrofit measures and to include an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage.

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-anddevelopmentadvice/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/environmentalmanagement/planningrequirements/>

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Email: peter.chisnall@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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

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

Sent: 02 November 2020 16:04

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

Subject: RE: MSDC Planning Consultation Request - DC/20/04785

Public Realm Officers believe that the public open space on the edge of this development serves more as a landscaping strip than usable public open space. The central 'green' is of value only to those living on site - not being visible to the wider community or forming part of a route used by other villagers. The Council would therefore anticipate a local management solution for the future maintenance of the open spaces within this development. The District Council should not look to adopt these areas.

Regards

Dave Hughes
Public Realm Officer



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

28/05/2021

For the attention of: Sian Bunbury

Ref: DC/20/04785; Land North Of The Broadway , The Broadway, Badwell Ash, Bury St Edmunds IP313DR

Thank you for re-consulting us on the documents submitted 14/05/2021 for (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

The document submitted 14/05/2021:

Revised engineering layout	1906-366-003b & 004b
Revised landscape management plan	
Revised landscape proposal	120401-tlp-pa01h
Revised Planting proposal 1-4	20401-tlp-400a to 403a

We welcome the information submitted. We have the following comments and advice the following recommendations are taken into consideration prior to approval:

The Revised Landscape Proposal indicates amendments to the boundary treatment for plots 5, 6 & 10, adjacent to the public realm, however no specification was supplied on these documents. However, External Works Layout Bad-003-b (submitted 28/04/2021) it is described as "1200 or 1800mm high, 215mm thick feature brick wall with 440mm sq pier with pier cap Ref: PC 2B".

We recommend the height of these three boundary walls needs to be clarified and clearly noted on the plans and specifications.

A detailed planting plan and schedule was submitted. We have no objection to the proposed scheme however no information was supplied on protection measures for the native mixed hedge, native shrub mix or trees.

We would suggest the following be added to the planting specification and landscape management plan.

- 1) Free standing hedges should be accompanied by a 3-strand galvanised wire and tanalised softwood timber post fence, to BS1722- 2: 2006. The fence should be erected through the centre of the staggered row of hedge. This is to prevent access through the site by pedestrians until the hedges are fully established.
- 2) Dead, damaged, or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection ie shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof

fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion. Ideally these should be monitored and removed once established or at the end of the 5-year management period.

If you have any queries regarding the above matters please let me know.

Kind regards,

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.

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



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

17/11/2020

For the attention of: Sian Bunbury

Ref: DC/20/04785; Land North of the Broadway, The Broadway, Badwell Ash, Suffolk IP31 3DR

Thank you for consulting us on the Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

This letter sets out our consultation response on the landscape design and how the proposal relates and responds to the landscape setting and context of the site.

Before approval, we recommend that Plot 5, 6 and 10 boundaries that meet the public realm should be proposed as brick walls instead of close board fencing.

Furthermore, we welcome the Landscape Proposals (Drawing ref: 20401-TLP-PA01). However, before discharge of Condition 9: Landscaping Scheme. We would recommend a more detailed plan is provided that outlines the location of the planting proposed within the planting schedule.

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

Yours sincerely,

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

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

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





01 July 2021

Sian Bunbury
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/20/04785
Location: Land North Of The Broadway The Broadway Badwell Ash Bury St Edmunds IP31 3DR
Proposal: Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Dear Sian,

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

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reassessed the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd, May 2018) accompanying the outline application DC/18/02577, as well as the (Eco-Check Consultancy Ltd, January 2020) submitted at reserved matters, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

In addition, we have reviewed the Revised landscape management (May 2021), the Revised landscape proposal: 120401-tlp-pa01h (May 2021) and the Revised Planting proposal: 1-4 20401-tlp-400a to 403a plan (May 2021), as well as the Calculation of Biodiversity Net Gain using Defra Metric 2.0 (April 2021) submitted by The Landscape Partnership.

We are still satisfied that sufficient ecological information is available for determination of this application.

It is indicated that we support the proposed soft landscaping scheme, including the planting scheme and schedule. This outlines appropriate planting specifications and implementation of these features.



Furthermore, the Landscape Management Plan sets out appropriate aftercare measures for these features, which can be clearly followed by the appointed Management Company. As a result, we are satisfied that the requirements of conditions 17 of the outline stage. However, no details have been submitted to demonstrate compliance with "BS 5837:2012 Trees in relation to design, demolition and construction" and fully meet the requirements of condition 15 of the outline stage.

Furthermore, we are pleased to see the provision of a Biodiversity Net Gain Assessment, using the Defra Biodiversity Metrics (2.0) calculator. We support the conclusions of the assessment, which demonstrate that there will be a biodiversity net gain within the development of 13.381% in habitat units and a net gain of 132.53% in Hedgerow Units. As a result, the development can demonstrate that there will be a measurable biodiversity net gain, as outline within paragraph 170d of the NPPF. In addition, the calculations also demonstrate that the development will be in line with the emerging Environmental Bill, which will require relevant developments to deliver a 10% measurable biodiversity net gain.

However, we still recommend that a Biodiversity Enhancement Strategy should be secured as a condition of any consent. This should finalise the proposed bespoke ecological enhancement measures contained within the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd, May 2018). The report must also include the details and locations of hedgehog highways (13x13cm holes at the base of fencing), as well as the provision of integral Swift boxes within two storey dwellings (as indicated within the further ecological statement).

In addition, it is still highlighted that a Construction Ecological Management Plan (CEMP: Biodiversity) has been recommended to be secured by the applicant's ecologist to ensure detailed ecological mitigation measures during the construction phase. Therefore, we still recommend that this should be secured as a pre-commencement condition. Alternatively, the Construction Ecological Management Plan could be provided to accompany this application.

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. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR 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”.*
- 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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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 NPPF 2019 and s40 of the NERC Act 2006 (Priority Habitats & Species).

Please contact us with any further queries.

Yours sincerely,

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



01 February 2021

Sian Bunbury
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/20/04785
Location: Land North Of The Broadway The Broadway Badwell Ash Bury St Edmunds IP31 3DR
Proposal: Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Dear Sian,

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 (Eco-Check Consultancy Ltd, May 2018) accompanying the outline application DC/18/02577, as well as the (Eco-Check Consultancy Ltd, January 2020) submitted at reserved matters, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

In addition, we have reviewed the consultation responses provided by Suffolk Wildlife Trust for this application and outline stage.

We are satisfied that sufficient ecological information is available for determination of this application. However, it is highlighted that the Landscape Proposals (Drawing ref: 20401-TLP-PA01) will need to be revised to allow appropriate discharge of condition 15 (Landscape Scheme) and it is recommended that outlines the location of the planting proposed within the planting schedule and demonstrates how the recommendations will comply with "BS 5837:2012 Trees in relation to design, demolition and construction".



We also note that Construction Ecological Management Plan (CEMP: Biodiversity) and Landscape Environmental Management Plan (LEMP) has been recommended to be secured by the applicant's ecologist to ensure the ecological mitigation and enhancement measures are appropriately implemented for this application.

However, we note that condition 17 of the outline consent requires a Landscape Management Plan to be submitted, which will cover the management and aftercare of soft landscaping on site. As a result, we proposed that a Biodiversity Enhancement Strategy is secured as a separate condition of any consent prior to occupation.

The Biodiversity Enhancement Strategy should aim to demonstrate measurable biodiversity net gains for this application, as outline under paragraph 170[d] & 175[d] of the NPPF. This should finalise the proposed bespoke ecological enhancement measures contained within the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd, May 2018). The report must also include the details and locations of hedgehog highways (13x13cm holes at the base of fencing), as well as the provision of integral Swift boxes within two storey dwellings (as indicated within the further ecological statement).

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. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR 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".*
- 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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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 NPPF 2019 and s40 of the NERC Act 2006 (Priority Habitats & Species).

Please contact us with any further queries.

Yours sincerely,

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

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

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



Suffolk Wildlife Trust

Brooke House
Ashbocking
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IP6 9JY

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info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

22nd January 2021

Dear Sian

RE: DC/20/04785 - Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping. Land North Of The Broadway, The Broadway, Badwell Ash, Bury St Edmunds, IP31 3DR

Thank you for sending us details of this application, we wish to withdraw our holding objection (November 2020) and wish to update our comments:

We have read the ecological response (Eco-Check Ltd, December 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made are implemented in full, via a condition of planning consent, should permission be granted. As stated within the response, the landscape plans should be updated to detail the species planted within the buffer strip.

Our comments regarding hedgehog permeable boundaries are still relevant, and the details and locations of these and the swift boxes should be included within a Biodiversity Enhancement Strategy. This should also include the bat and bird boxes recommended within the Preliminary Ecological Appraisal (Eco-Check Consultancy, May 2018) accompanying the outline application DC/18/02577, as well as any other ecological enhancements proposed.

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser



Suffolk Wildlife Trust

Brooke House
Ashbocking
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IP6 9JY

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suffolkwildlifetrust.org



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

18th November 2020

Dear Sian,

RE: DC/20/04785 - Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping. Land North Of The Broadway, The Broadway, Badwell Ash, Bury St Edmunds, IP31 3DR

Thank you for sending us details of this application, we make a **holding objection** for the following reasons:

We have read the Preliminary Ecological Appraisal (Eco-Check Consultancy, May 2018) accompanying the outline application DC/18/02577 and note that prior to the bisection of the hedgerow and ditch along the southern boundary, further surveys for breeding birds, roosting bats and reptiles are recommended. Such surveys should be undertaken by a suitably qualified ecologist.

We note that the landscape buffer was recommended to be a minimum 5m around the site boundaries adjoining the field margins within the ecological report however, within the landscape proposals this is shown to be 4m. Furthermore, in the outline application post and wire fencing was proposed to be erected either side of the buffer. This is not shown within this application, with no barrier between the gardens and the landscape buffer proposed. We are also unclear as to what planting will be used within this buffer, as the hedgerow with trees only covers a proportion of the width of this area, with nothing shown in the remaining width, even though it is described as planted. These concerns need to be addressed within the landscape proposals.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

To maintain connectivity for hedgehogs, we recommend hedgehog permeable boundaries (with gaps of 13x13cm at ground level) are used within fencing as part of this development to maintain connectivity for the species.

The locations of the bat and bird boxes recommended within the ecological report, alongside the other biodiversity enhancement measures used, should be incorporated into a biodiversity enhancement strategy. 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 on site.

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

Comments for Planning Application DC/20/04785

Application Summary

Application Number: DC/20/04785

Address: Land North Of The Broadway The Broadway Badwell Ash Bury St Edmunds IP31 3DR

Proposal: Submission of details (Reserved Matters Application) for Outline Planning Permission DC/18/02577 - Appearance, Landscaping, Layout and Scale, together with details of Surface Water Drainage and Landscaping for Conditions 9 and 15. Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping.

Case Officer: Sian Bunbury

Customer Details

Name: Mrs Linda Hoggarth

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

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in this planning application.

Additionally, all dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2). It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

We note the provision of bungalows within the development to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

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

No surfaces of footpaths, driveways or roads, should be of loose gravel, cobbles or uneven setts. Surfaces should be firm, durable, and level.

Philip Isbell – Chief Planning Officer
Sustainable Communities

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 James Platt
Locus Planning Ltd
4 Magdalen Street
Eye IP23 7AJ

Applicant:

Mr And Mrs Pratt
C/O Agent

Date Application Received: 06-Jun-18

Application Reference: DC/18/02577

Date Registered: 19-Jun-18

Proposal & Location of Development:

Outline planning permission (Access included and all other matters reserved) - Development of up to 33 dwellings with associated works including vehicular and pedestrian access, public open space, infrastructure and landscaping

Land North Of The Broadway , The Broadway, Badwell Ash, Suffolk IP31 3DR

Section A – Plans & Documents:

This decision refers to drawing no./entitled TL-3975-18-2 received 06/06/2018 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:

Defined Red Line Plan TL-3975-18-2 - Received 06/06/2018
Ecological Survey/Report May 2018 - Received 06/06/2018
Flood Risk Assessment REF: 1940/RE/10-17/01 REVISION B May 2018 - Received 06/06/2018
Geoenvironmental desk study. 0525/1 March 2018 - Received 06/06/2018
Transport Statement Mar 2018 updated May 18 - Received 06/06/2018
Arboricultural Assessment May 2018 - Received 06/06/2018
Highway Access Plan TL- 3975- 18-3 - Received 19/06/2018
Agents e-mail amending description. - Received 20/12/2018
Proposed Illustrative Layout TL- 3975- 18-1 A - Received 20/12/2018
Landscape Masterplan JBA 18/ 086- SK01 - Received 20/12/2018

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 buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

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

3. APPROVED PLANS & DOCUMENTS

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

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

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

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

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

5. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least basecourse level or better in accordance with the approved details.

Reason - To ensure that satisfactory access is provided for the safety of residents and the public.

6. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on approved drawings under Section A and thereafter retained and maintained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

7. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Prior to the commencement of any works to the access, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained and maintained thereafter in its approved form.

Reason - To prevent hazards caused by flowing water or ice on the highway.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: PROVISION OF PARKING AND TURNING.

Prior to the commencement of development details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage and electric vehicle charging points shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into first occupied and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

Reason - To ensure that sufficient space for the on site parking of vehicles is provided and maintained where on-street parking and manoeuvring would be detrimental to highway safety. This condition is required to be implemented prior to the commencement of any other part of the approved development to ensure highway safety is secured early for the development. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety should proper layout not be achieved.

9. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE

Concurrent with the first reserved matters application 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;
- f. 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 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.

10. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMTEABLE - SUDS WATER DRAINAGE DETAILS

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.

11. ACTION REQUIRED IN ACCORANCE WITH SPCIFIC TIMETABLE - CONSTRUCTION WATER MANAGEMENT

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 or groundwater

12. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT
- ARCHAEOLOGICAL EVALUATION

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,

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

13. PART 2 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT
- ARCHAEOLOGICAL WRITTEN INVESTIGATION

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

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

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

- c. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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

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

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

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed 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.

15. 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 details of advance planting, 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 lost and damage to important trees and hedgerow that would result in harm to amenity.

16. 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.

17. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out entirety as approved in accordance with the details and timescales in the plan and thereafter retained.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

18. SPECIFIC RESTRICTION ON DEVELOPMENT - WILDLIFE MITIGATION

No development shall be undertaken except in accordance with the recommendations of The Preliminary Ecological Appraisal dated May 2018 and the recommendations of Avoidance, Mitigation and Compensation and Enhancement included therein.

Reason - In order to safeguard protected wildlife species and their habitats. This condition is required as any construction process, including site preparation, has the potential to disturb protected species and their habitat.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

- NPPF - National Planning Policy Framework
- GP01 - Design and layout of development
- H04- Proportion of Affordable Housing
- 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

RT04 - Amenity open space and play areas within residential development
T09 - Parking Standards
T10 - Highway Considerations in 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
CS09 - Density and Mix
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

3. **Highways Note**

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

4. **Highways Note**

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 contract, bonding arrangements, indemnity of the County Council regarding noise insulation and

land compensation claims, commuted sums regarding the provision of new electrical equipment and energy, and changes to the existing street lighting and signing.

5. Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
6. Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
7. 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
8. 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

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/18/02577

Signed: Philip Isbell

Dated: 7th August 2019

**Chief Planning Officer
Sustainable Communities**

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.

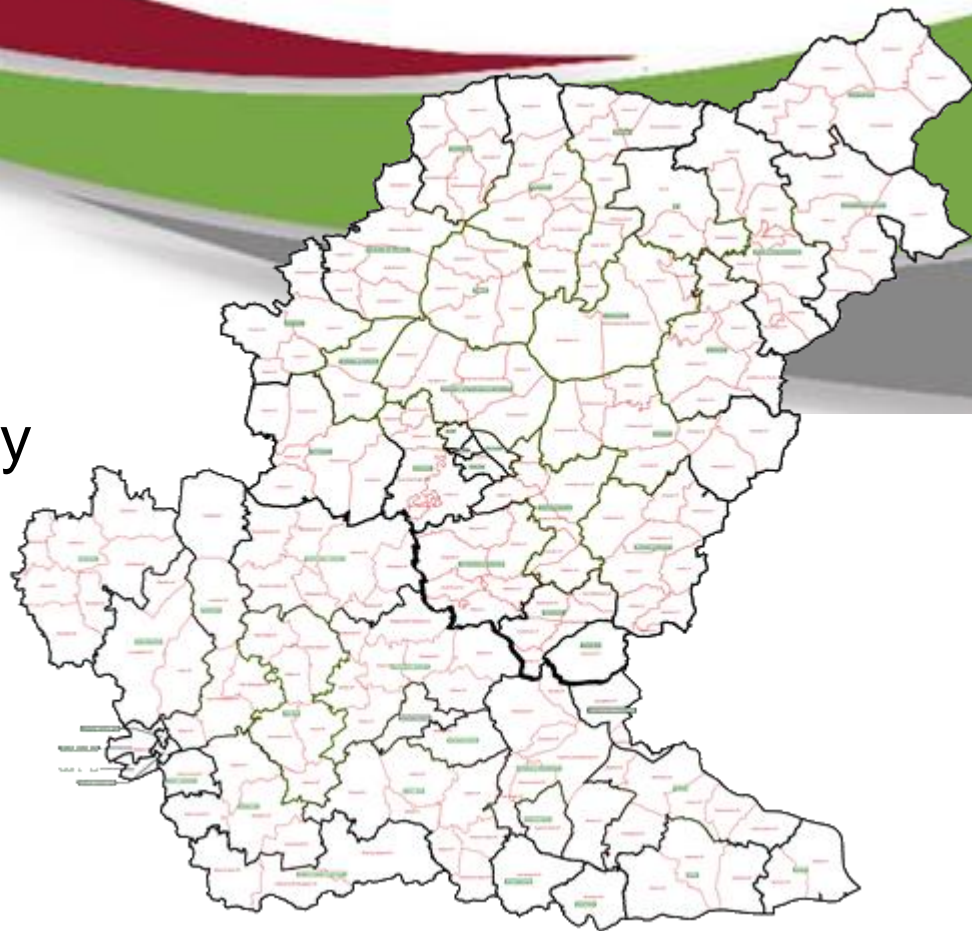
2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any 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/20/04785

Address:
Land North Of The Broadway
The Broadway
Badwell Ash





Page 180

Aerial Map – wider view

Slide 3

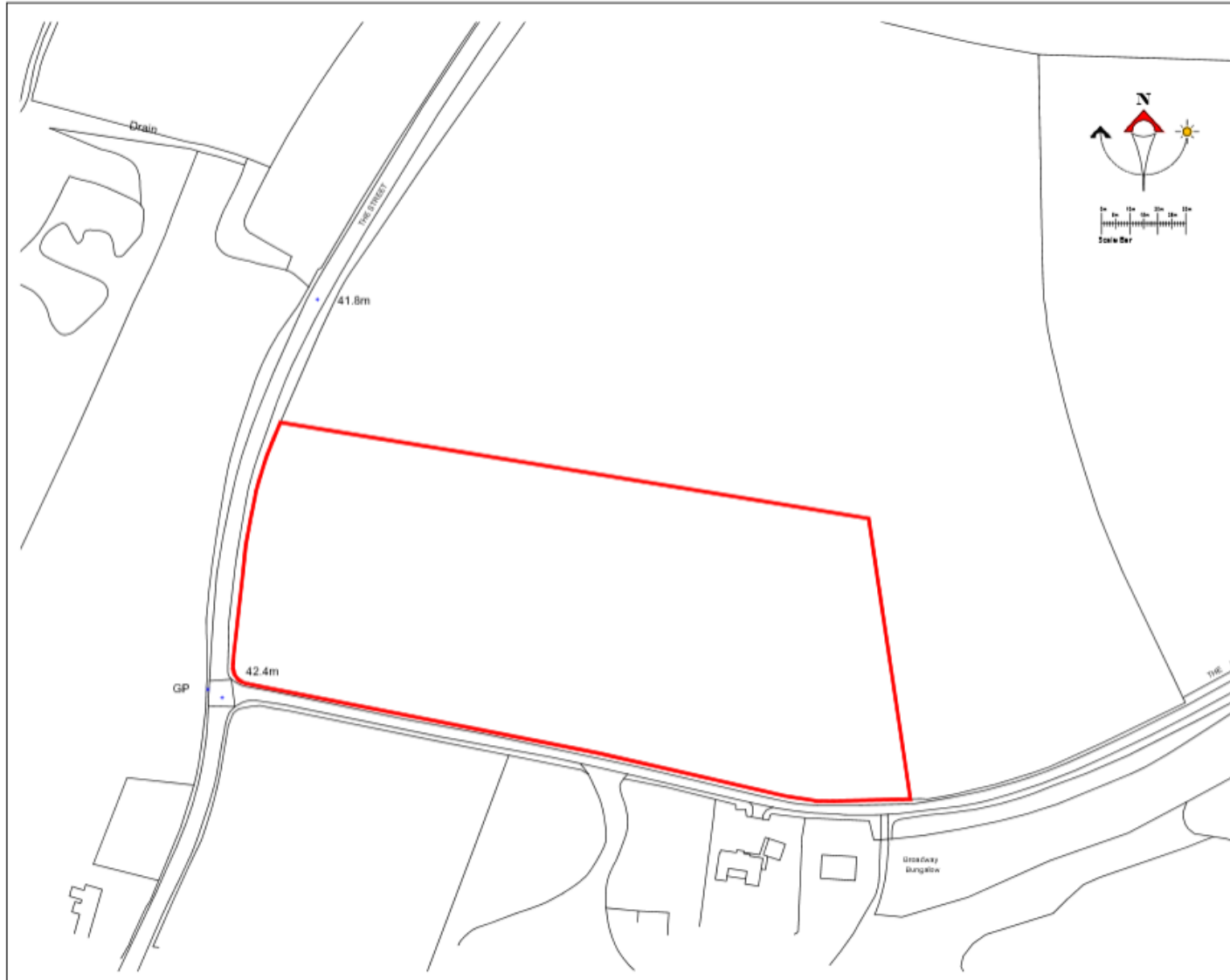


Page 181

Site Location Plan

Slide 4

Page 182

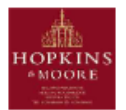


Notes
 Do not scale from this drawing, use the dimensions.
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Draw: [] Date: []

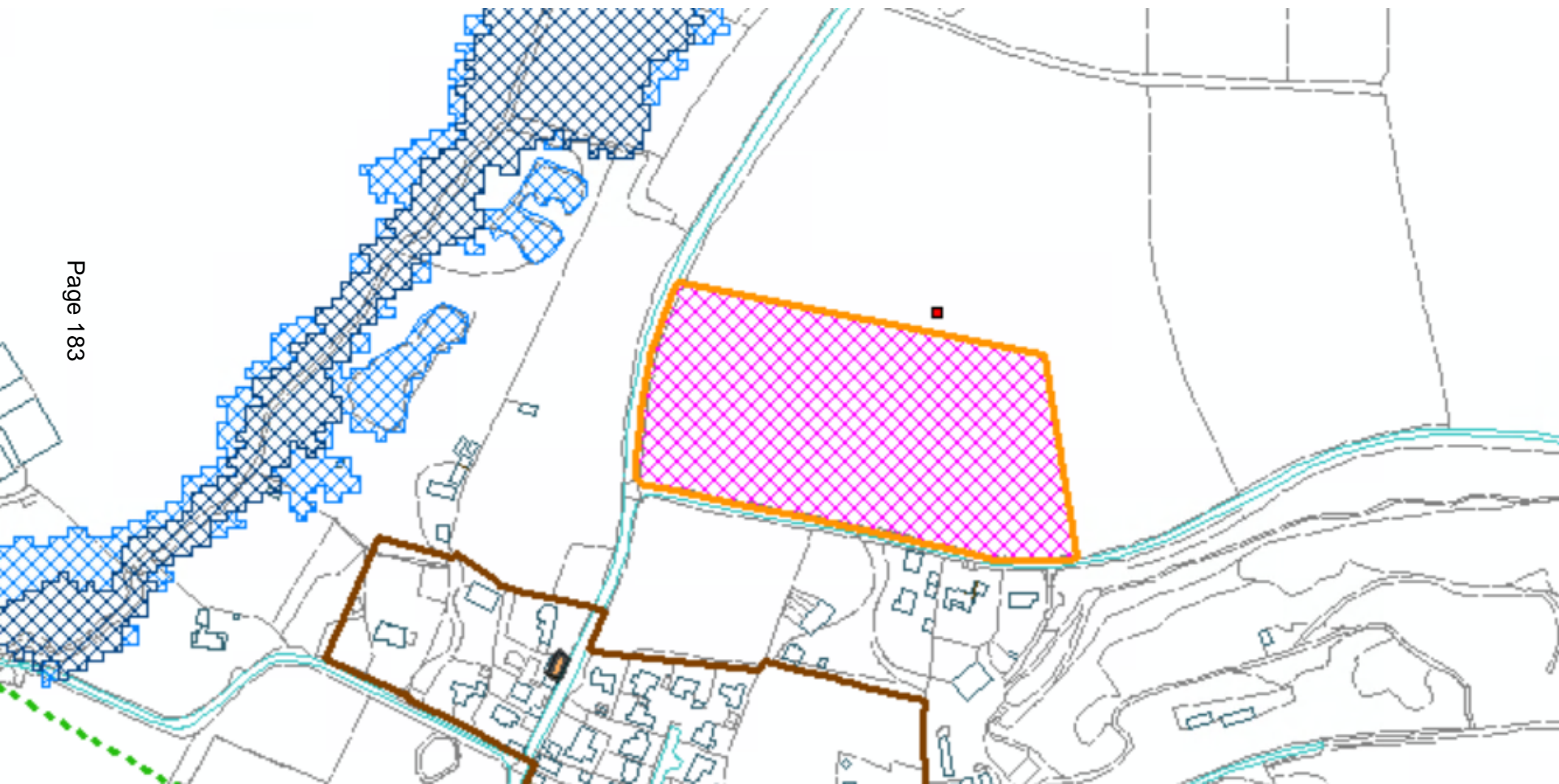
PLANNING

Project The Breachery, Bawdsey Ash, Suffolk	Phase No. BAD 1	Draw No. 001	Rev -
Drawing Location Plan	Scale 1:1250 @ A3	Drawn By []	Date 2007/03
Prepared By []	Drawn By []	Date []	Checked By []



Constraints Map

-  Grade II
-  Flood Zone 2
-  Built Up Area Boundaries
-  Footpath
-  Flood Zone 3



Page 184



Planning Layout
1:500

External Works Layout



Notes:
 1. See separate drawings for external works.
 2. See separate drawings for external works.
 3. See separate drawings for external works.

No.	Code	Notes
1	W 11.1	11.1m x 11.1m square area to be paved, drainage to be provided. See separate drawings for external works.
2	W 11.2	11.2m x 11.2m square area to be paved, drainage to be provided. See separate drawings for external works.
3	W 11.3	11.3m x 11.3m square area to be paved, drainage to be provided. See separate drawings for external works.

PLANNING	
Project:	The Brinkley, Babergh Ave, Suffolk
Drawn:	1:500 @ A2
Checked:	
Approved:	
Date:	20/08/2024



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External Works Layout
1:500

For External Works Details (fences, walls, piers etc) Refer to Drawing Number BAD1-400

For Landscape Proposals Refer to Landscape Scheme





Street Location 1



Street Location 2

Notes	
Do not scale from this drawing for accurate dimensions.	
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Rev	Date
A	28/08/21

PLANNING	
Project	The Broadway, Sudwell Ash, Suffolk
Project No	BAD1
Draw No	006
Issue	A
Drawing	Scale: 1:250 @ A1
Street Scenes	Drawn
Plot Numbers	Drawn By: GMS
	28/08/21
	Checked By: GMS



Proposed levels subject to final engineering designs



Revision	Number	By	Date

Project	122401
The Broadway, Badwell Ash	
Drawing	122401
Planting Proposals - Key Plan	
Sheet 1 of 4	
Status	PLANNING CONDITIONS

Author	122401
Check	122401
Drawn	122401
Scale	1:200
Date	01-04-2021

On the subject of Planning Applications, it is the responsibility of the applicant to provide all the necessary information to the Council. The Council is not responsible for the accuracy of the information provided. Copyright © LINDSAY & PARTNERS LLP

Planting Proposals 2

Slide 12

T

Page 190



- Key**
- GG2 Arnhem grass
GG21 Plant-Low Green Mixture by Broadleaves, to District Open
Banks and areas managed by Mid Suffolk Council as planting
 - GG22 Arnhem grass
GG22a Strong-Low Green Mixture with lower to Broadleaves to Broadleaves
Banks and areas managed by Mid Suffolk Council as planting
 - R24 Tree
 - R25 No tall grasses or grasses in central PG
 - G21 Willowow Green sgr. S24M for Clay Soil by Ecoterra

Pub. 12/16, 2022 London

Project: The Broadway, Badwell Ash

Drawing: Planting Proposals, Sheet 2 of 4

Status: PLANNING CONDITIONS

Do not work off drawing. It illustrates a code which is intended to be used as a guide only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

Author	12/16/2022
Revised	12/16/2022
Drawn	12/16/2022
Checked	12/16/2022
Scale	1:2500
Drawn	12/16/2022
Checked	12/16/2022
Date	12/16/2022



Key

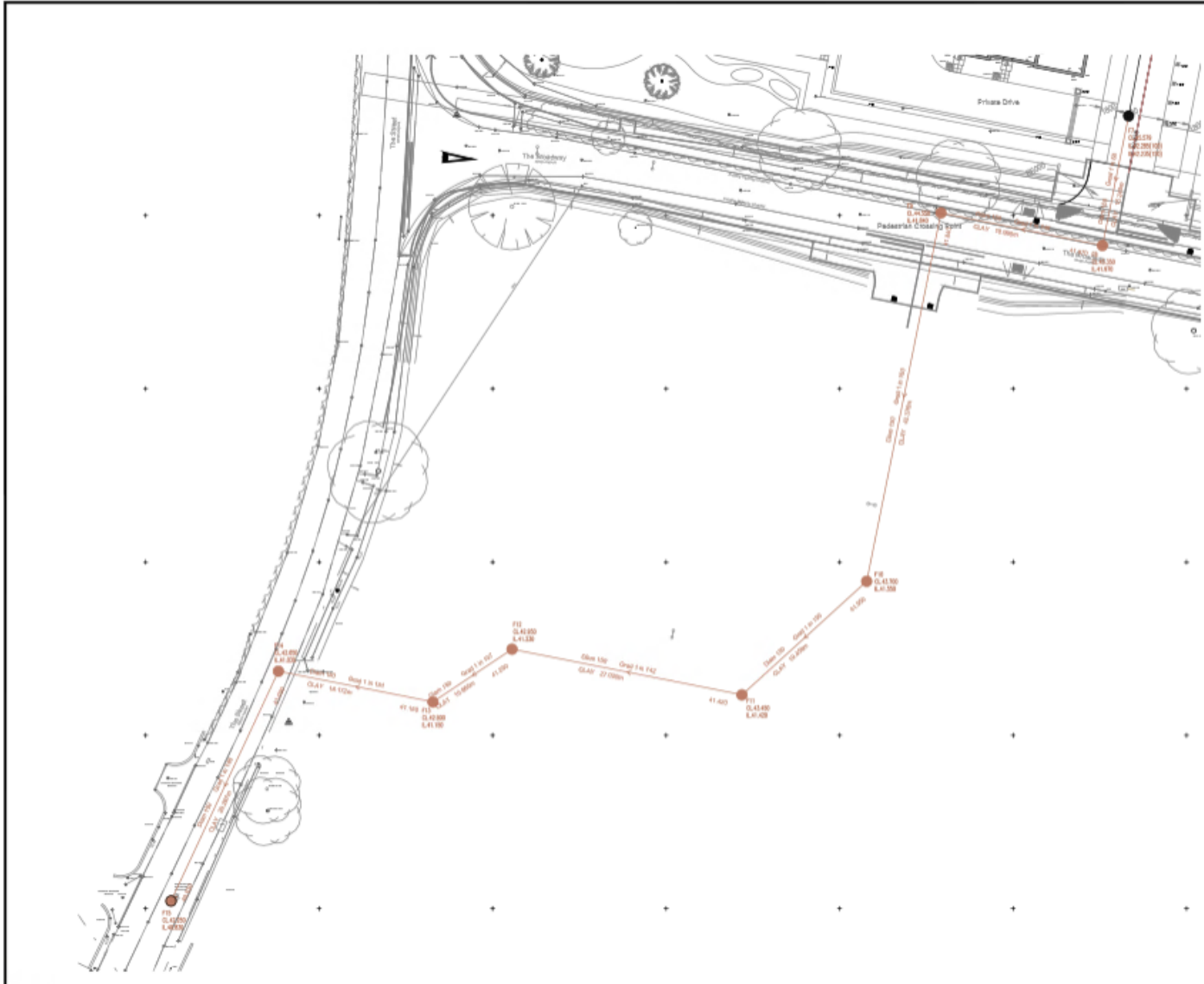
-  G02: Arable grass
B201 Water Level Drain (B201) by Rivergate, to Central Open Space and access managed by East Coast Council as a utility
-  G02a: Arable grass
B201a Slurry Lines (B201a) with (B201a) by Rivergate, to Riverbank. B201a lines and other B201a areas not specified as a utility
-  R01: Turf
R01a (B201a) to be planted in garden
-  A01: No ball games signage in central FOS
-  G02a: Willow Green sign (G02a) for City Solar by Rivergate

T

Plan No. 191	Scale	1:1000
Project	The Broadway, Backwell Ash	
Drawing	Planting Proposals Sheet 3 of 4	
Status	PLANNING CONDITIONS	
Client	191	
Drawn	12/04/11	
Checked	12/04/11	
Approved	12/04/11	
Drawn	12/04/11	
Checked	12/04/11	
Approved	12/04/11	
Client	191	
Drawn	12/04/11	
Checked	12/04/11	
Approved	12/04/11	
Client	191	
Drawn	12/04/11	
Checked	12/04/11	
Approved	12/04/11	

Off Site Foul Plan

Page 192



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF THE ENGINEER AND LOCAL AUTHORITY RECORDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF ALL OTHER RECORDS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY RECORDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY RECORDS.
5. ALL EXISTING UTILITIES ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY RECORDS AND SPECIFICATION.
6. ALL NEW UTILITIES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORK.
7. ALL EXISTING UTILITIES WHICH ARE COVERED BY THE ENGINEER AND LOCAL AUTHORITY RECORDS ARE TO BE PROTECTED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH ARE TO BE PROTECTED AND REPORTED TO THE ENGINEER IMMEDIATELY.
8. ALL EXISTING UTILITIES ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY RECORDS AND SPECIFICATION.
9. PRIOR TO THE OCCUPATION OF THE PLOT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH ARE TO BE PROTECTED AND REPORTED TO THE ENGINEER IMMEDIATELY.
10. DURING CONSTRUCTION WORK ON SITE ALL PIPES AND FITTINGS ARE TO BE KEPT AND NOT COVERED BY OBSTRUCTIONS THAT IS TO BE KEPT CLEAR AND REPORTED TO THE ENGINEER IMMEDIATELY TO BE KEPT CLEAR AND REPORTED TO THE ENGINEER IMMEDIATELY.
11. PROTECT SHALL BE MADE FOR THE PROTECTION OF ALL UTILITIES INCLUDING RECORDS FROM THE LAYOUT OF THE ROAD BOUNDARY.
12. ALL NEW UTILITIES AND WORK ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY RECORDS AND SPECIFICATION.
13. ALL NEW UTILITIES ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY RECORDS AND SPECIFICATION.
14. ALL NEW UTILITIES TO BE KEPT CLEAR AND REPORTED TO THE ENGINEER IMMEDIATELY.

Unit 10 Bury Way, Bury St Edmunds, Suffolk IP12 2JL Tel: 01708 88222 www.ingent.co.uk	
PRELIMINARY	
Title: THE BROADWAY, BOWELL ASH BURY ST EDMUNDS, SUFFOLK	
Drawing Title: OFF-SITE FOUL PLAN	
Client: HORNES & MOORE	Date: FEB 21
Drawn by: CG	Checked by: RGW
Date: 1/21	Approved by: RGW
Drawing No: 1008-005-010	

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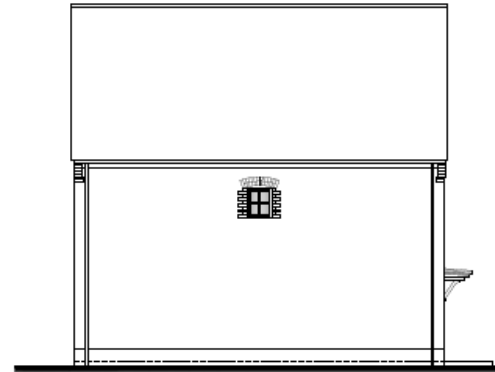
Refer to door canopy detail HH-DET. 12.36
Front Elevation



Refer to door canopy detail HH-DET. 12.36
Front Elevation



Rear Elevation



Side Elevation

Note:
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Rev.	Date	Details
A	04.11.20	Height dimension added

Note:
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 >Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project	Project No
THE BROADWAY	BAD21
BADWELL ASH, SUFFOLK	201
Scale	Scale
HOUSE TYPES 855, 904, 1009	1:100 @ A3
ELEVATIONS	A
Location	Sheet No
ST	1-3
Date	Date
26.08.20	



Front Elevation



Rear Elevation

Notes:
 - Drawings are for information only.
 - Copyright for all designs and drawings shall remain with Babergh District Council or as otherwise indicated for Copyright.

Rev.	Date	Details

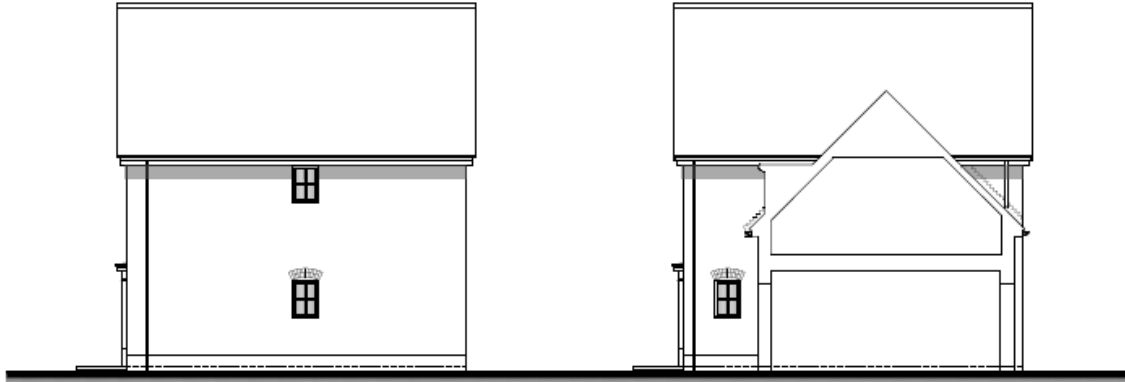
Notes:
 - Proposed levels subject to final Engineers design.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project Name	THE BROADWAY BAOWELL ASH, SUFFOLK
Project Ref	0421/103
Scale	1:100 @ A3
Drawn by	ST
Date	28.08.20

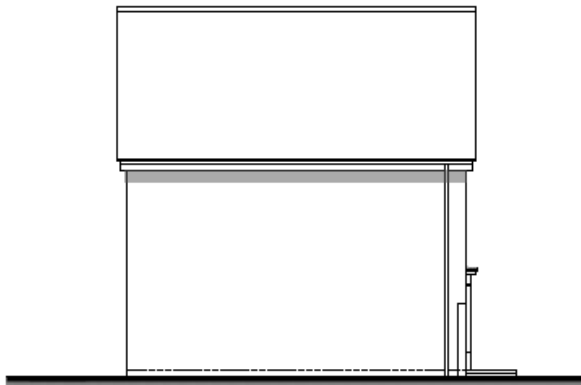
Side Elevations Plots 4-5

Page 197



Side Elevation - Plot 5

Sectional Side Elevation



Side Elevation - Plot 4

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Rev.	Date	Details

Note:
> Proposed levels subject to final
Engineers designs.
> Materials finishes shown indicative
only. Refer to Materials Plan for
finishes.



PLANNING	
Project THE BROADWAY BANDWELL, ASH, SUFFOLK	Project No. BAD1 104
Scale HOUSE TYPE 1021 'The Sutor' ELEVATIONS 2	Scale 1:100 @ A3
File numbers 4, 5	Date 28.04.20

Side Elevations Plots 6-7

Page 198

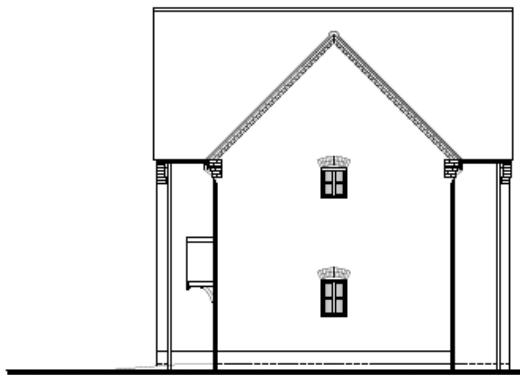


Refer to door canopy detail HH:DET. 12:36

Front Elevation

Refer to door canopy detail HH:DET. 12:45

Front Elevation



Side Elevation



Rear Elevation

Note:
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Rev	Date	Details
A	04.11.20	Height dimension added & side elevation updated

Note:
>Proposed levels subject to final Engineers design.
>Material's finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

Project Name	THE BROADWAY	Plot No	BAD1
Address	BADWELL ASH, SUFFOLK	Plot No	203
Scale	HOUSE TYPES 878, 904 ELEVATIONS	Scale	1:100 @ A3
Drawn by	A	Checked by	ST
Issue No	6, 7	Date	28.06.20



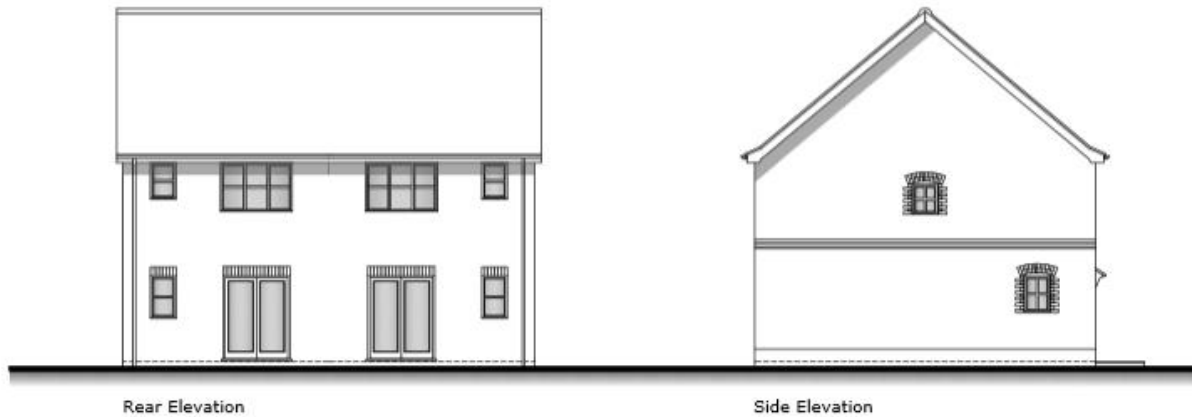
Note:
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Morris Ltd. in accordance with the Copyright Act.

Rev.	Date	Details

Note:
*Proposed levels subject to final
Engineers design.
*Materials finishes shown indicative only.
Refer to Materials Plan for finishes.



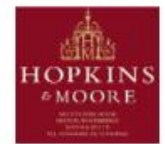
PLANNING	
Project: THE BROADWAY BADWELL ASH, SUFFOLK	Project No: BADA1 205
Scale: HOUSE TYPE 678 ELEVATIONS	Scale: 1:100 @ A3
Plot/Location: 8, 9	Date: 28.08.20



Notes:
 - Detail noted on the drawing to provide dimensions.
 - Copyright for all drawings and designs shall remain with the Planning Department in accordance with the Copyright Act.

Rev.	Desc.	Details

Note:
 - Proposed levels subject to final Engineers design.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



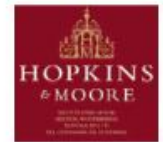
PLANNING	
FILE NO.	BA01
PROJECT	THE BROADWAY BADWELL ASH, SUFFOLK
DATE	10/11
SCALE	1:100 @ A3
HOUSE TYPE	TS4 'The View'
DESCRIPTION	ELEVATIONS
NO. SHEETS	10, 11
DATE	28.08.20



Notes:
 - Check walls on the drawing to necessary dimensions.
 - Check list of design and drainage and connect to the relevant drawings in the same scale as the layout plan.

Rev.	Date	Details

Note:
 - Proposed levels subject to final Engineers design.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.

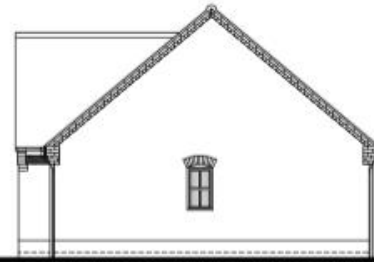


PLANNING

PROJECT	THE BROADWAY BADWELL ASH, SUFFOLK	PLANNING NO.	BAD1 2017
PROPOSAL	HOUSE TYPES 878, 1009 ELEVATIONS	SCALE	1:100 @ A3
DATE	12-14	PROJECT NO.	ST
		DATE	26.08.20



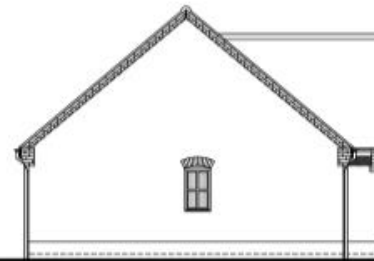
Front Elevation



Side Elevation



Rear Elevation

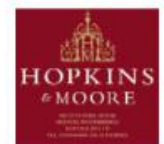


Side Elevation

Notes:
 - Please note if any other drawing is available to be reviewed.
 - Copyright for all design and drawings shall remain with Hopkins & Moore.
 - Drawings are to be used in accordance with the Copyright Act.

Rev.	Date	Details

Notes:
 - Proposed levels subject to final Engineer's designs.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
PROJECT	15/16
THE BROADWAY BADWELL ASH, SUFFOLK	BAD1 209
HOUSE TYPE 542 ELEVATIONS	1:100 @ A3
DATE	25.08.20

Haddonstone gable vent
Ref: Q680

9917

Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Notes:

- > Proposed levels subject to final Engineers designs.
- > Materials finishes shown indicative only. Refer to Materials Plan for finishes.

HOPKINS & MOORE

ARCHITECTS

100 THE BROADWAY, BADWELL ASH, SUFFOLK, IP19 9JG

PLANNING	
Project:	BAGD1
THE BROADWAY BADWELL ASH, SUFFOLK	100
Scale:	1:100 @ A3
HOUSE TYPE 100B 'The Square' ELEVATIONS	-
Revision:	01
17, 18, 19	28.08.20



Front Elevation

Refer to door surround detail HH.Det. 12-10

Side Elevation



Side Elevation

Rear Elevation

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Rev.	Date	Details

Notes:
->Proposed levels subject to final Engineers designs.
->Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

Project	THE BROADWAY BADWELL ASH, SUFFOLK	Project No	BAD1 118
Scale	HOUSE TYPE 1744 "The Collector" FLOOR PLANS	Scale	1:100 @ A3
No. Sheets	21	Sheet No	ST
		Date	21.08.20

Elevations Plots 20-23

Page 205



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

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Rev.	Date	Details
------	------	---------

Notes:
 > Proposed levels subject to final Engineers designs.
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PLANNING	
Project	THE BROADWAY BADWELL ASH, SUFFOLK
Project no.	BAD1
Scale	1:20
Drawn by	HOUSE TYPE 2189 The Suffolk ELEVATIONS
Scale	1:100 @ A3
Drawn by	ST
Date	20, 23
Issue	28.08.20

Elevations Plots 22-31

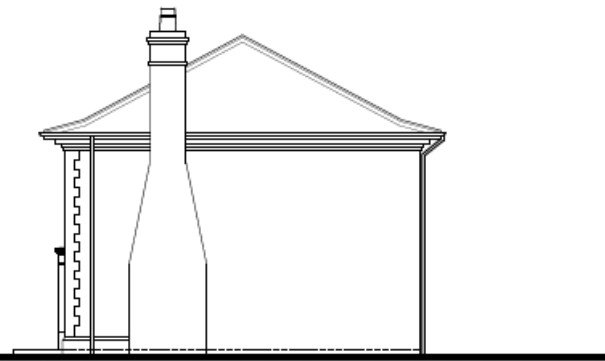
Slide 28

Page 206



Front Elevation

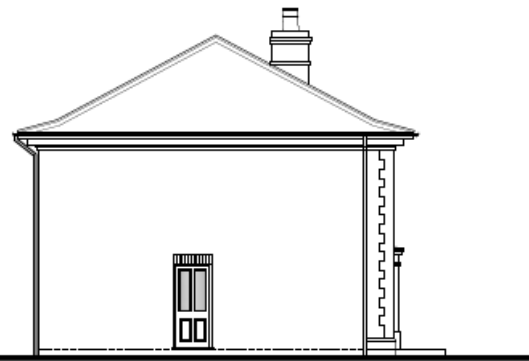
Refer to door surround detail HH.Det. 12-10



Side Elevation



Rear Elevation



Side Elevation

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Rev.	Date	Details
------	------	---------

Notes:
->Proposed levels subject to final Engineers designs.
->Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project: THE BROADWAY BADWELL ASH, SUFFOLK	Project no: BND1
Drawn: HOUSE TYPE 1550 The Headcraft ELEVATIONS	Drawn by: AS
Plot/Location: 22, 31	Date: 28.08.20



Front Elevation

Refer to door surround detail HH-Det. 12:10

Side Elevation



Side Elevation

Rear Elevation

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Rev.	Date	Details
------	------	---------

Note:
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->Materials finishes shown indicative only. Refer to Materials Plan for Finishes.



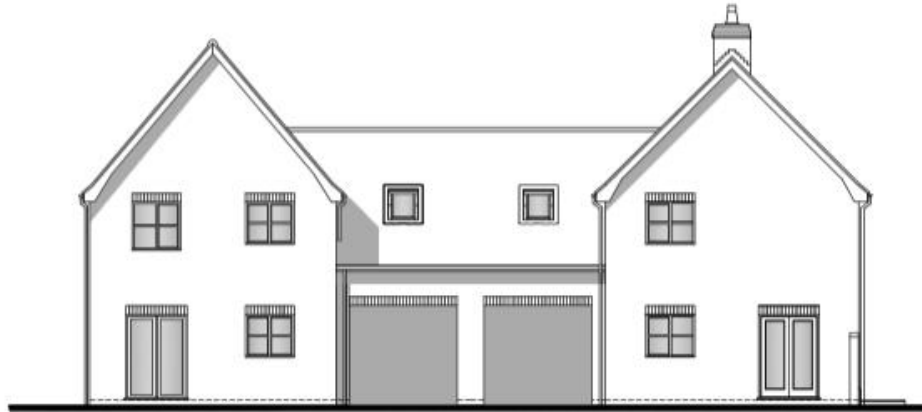
PLANNING

Project Name	THE BROADWAY BADWELL ASH, SUFFOLK	Project Ref	BAD1 117
Scale	HOUSE TYPE 1744 The Colveston FLOOR PLANS	Scale	1:100 @ A3
Plot No	25, 26	Date	26.08.20



Front Elevation

Refer to door surround detail HH Det. 12:10



Rear Elevation

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Rev.	Date	Details

Notes:
 >Proposed levels subject to final Engineers design.
 >Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

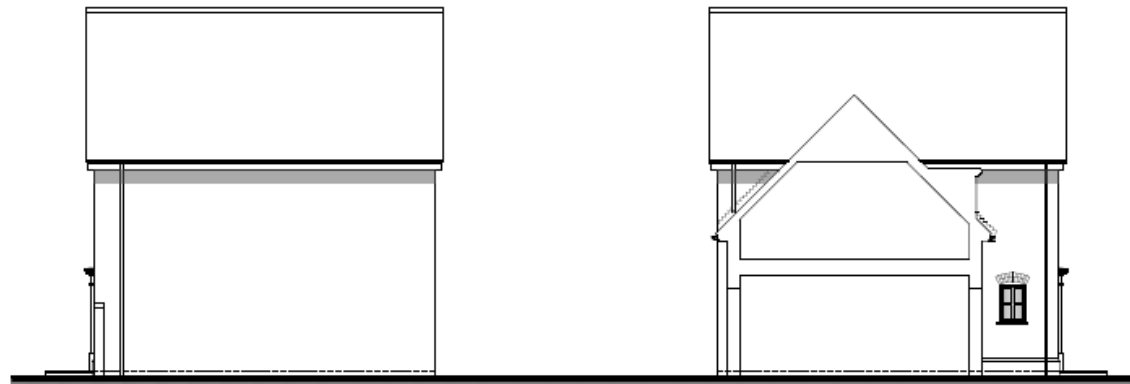
PROJECT THE BROADWAY BADWELL ASH, SUFFOLK	CLIENT BADWELL 105
DESIGN HOUSE TYPES 1 & 11 'The Juncos' 1174 'The Siskin' ELEVATIONS 1	SCALE 0:100 @ A3
DATE 27, 28	DATE 28.08.20



For door canopy refer to HH.Det. 12.33

Front Elevation

Sectional Side Elevation



Side Elevation

Sectional Side Elevation

Notes
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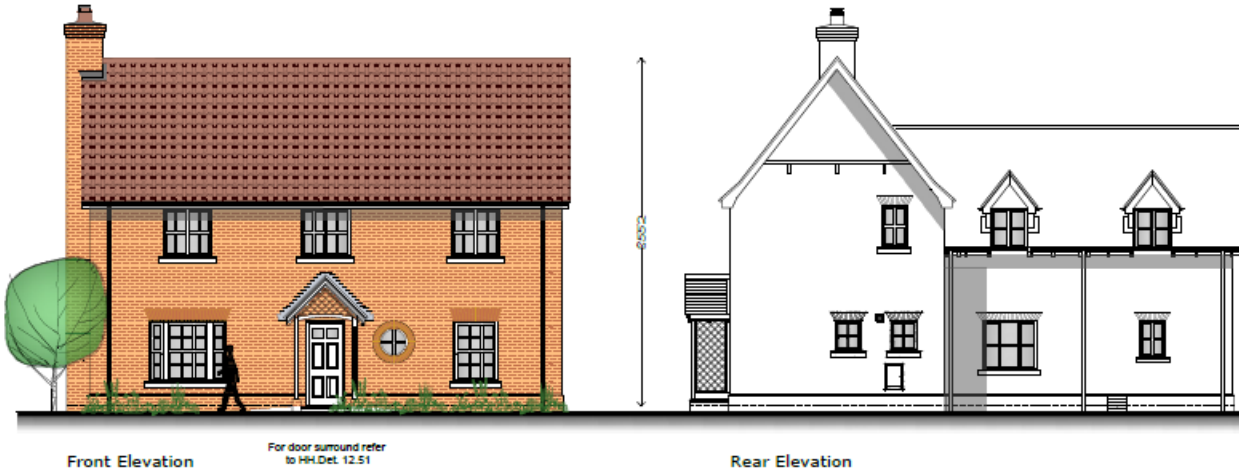
Rev.	Date	Details

Notes:
-> Proposed levels subject to final Engineers designs.
-> Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

Address	Plot
THE BROADWAY	BAD1
BADWELL ASH, SUFFOLK	107
Scale	
HOUSE TYPES 1021 'The Sutor'	1:100 @ A3
1179 'The Sutor'	
ELEVATIONS 2	
Prepared by	BT
27, 28	
Date	28.08.20

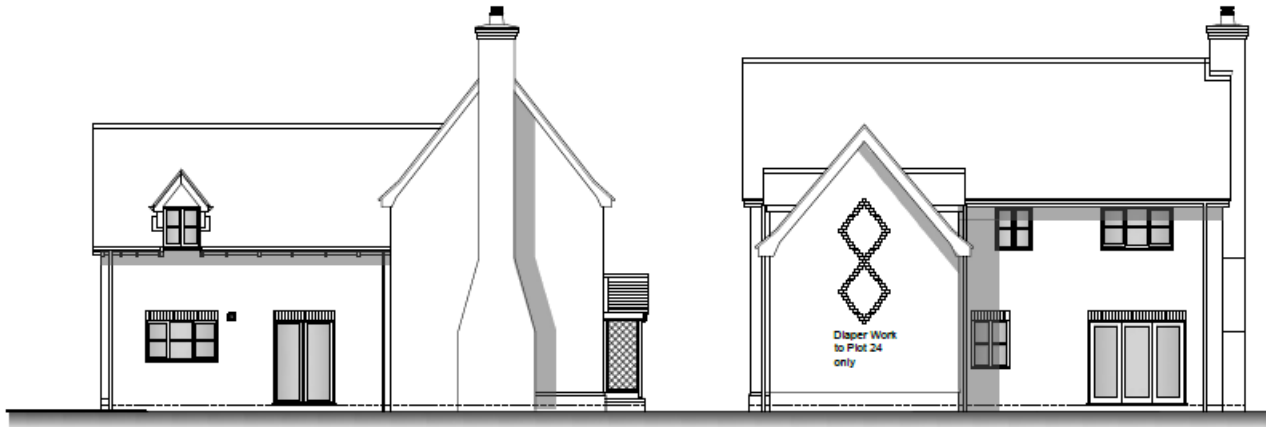


Front Elevation

For door surround refer to H&Det. 12.51

Rear Elevation

Plot 24
Handed



Side Elevation

Side Elevation

Diaper Work to Plot 24 only

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Rev.	Date	Details

Note:
>Proposed levels subject to final Engineers designs.
>Materials finishes shown Indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project no:	BAD1
Client:	THE BROADWAY BADWELL ASH, SUFFOLK
Scale:	1:100 @ A3
Drawn by:	BT
Check by:	BT
Date:	28.08.20



For porch canopy refer to HH.Det. 12.39

Front Elevation

Side Elevation

Rear Elevation

Side Elevation

Notes
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Rev.	Date	Details

Note:
 -> Proposed levels subject to final Engineers designs.
 -> Materials finishes shown indicative only. Refer to Materials Plan for finishes.

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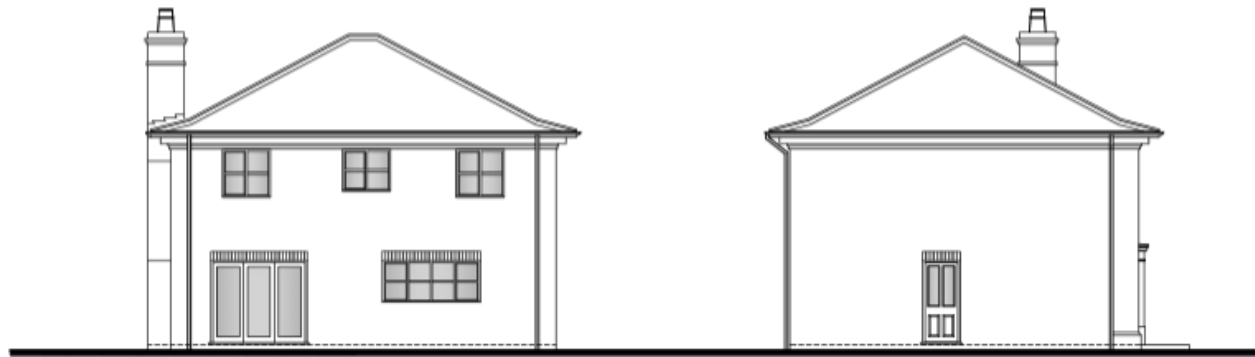
PLANNING	
Project: THE BROADWAY BADWELL ASH, SUFFOLK	Proposal: BAD1
Drawing: HOUSE TYPE 1317 'The Kewick' ELEVATIONS	Reg No: 122
Scale: 1:100 @ A3	Rev: -
Drawn by: JS	Check by: JS
Date: 28.08.20	



Refer to door surround detail H4, Det. 12:10

Front Elevation

Side Elevation



Rear Elevation

Side Elevation

Notes:
 - Do not build on the drawing to accurate dimensions.
 - Copyright for all design and drawings shall remain with the Provider.
 - Not valid in accordance with the Copyright Act.

Rev.	Date	Details

Notes:
 - Proposed bricks subject to final Engineer's design.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



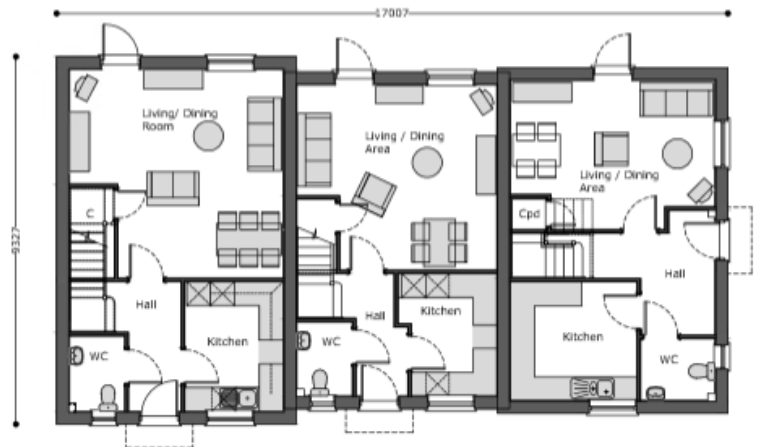
PLANNING

Project Name	THE BROADWAY BADWELL ASH, SUFFOLK	Project No	0421 113
House Type	HOUSE TYPE 1020 'The Reaction' ELEVATIONS	Scale	1:100 @ A3
Drawn by	ST	Issue	28.08.20
Plot No	33		

Floor Plans 1-3



First Floor Plan



Ground Floor Plan

Note:
 Dimensions are to the center line of external dimensions.
 Copyright for all designs and drawings shall remain with Planners
 International in accordance with the Copyright Act.

Rev.	Desc.	Details

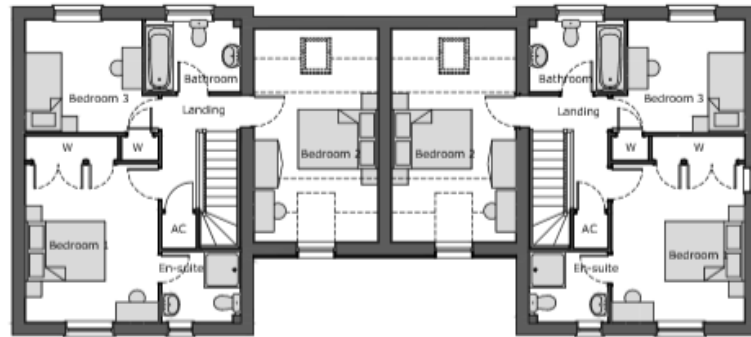
Note:
 > Proposed levels subject to final
 Engineers designs.
 > Materials finishes shown indicative only.
 Refer to Materials Plan for finishes.



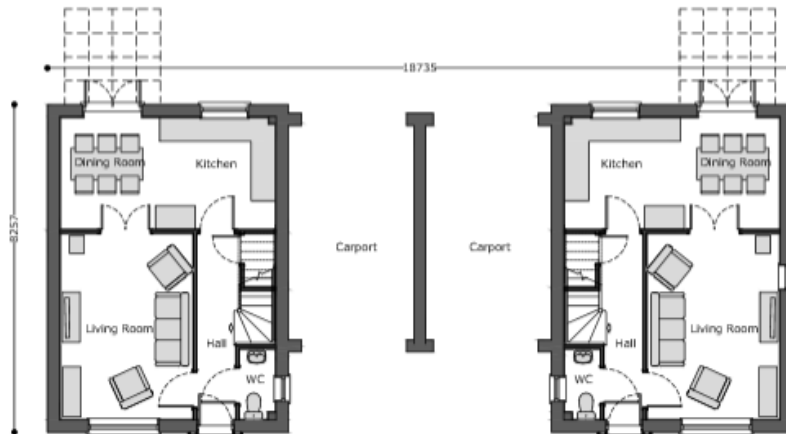
PLANNING

Project:	THE BROADWAY BAGWELL ASH, SUFFOLK	Project No: BADI 200/16 300
Scale:	HOUSE TYPES 856, 904, 1009	Scale: 1:100 @ A3
Drawings:	FLOOR PLANS	Drawn by: ST
Sheet No:	1-3	Date: 25.08.20

Floor Plans Plot 4-5



First Floor Plan



Ground Floor Plan

Notes:
 - Overall levels are for drawing to accurate dimensions.
 - Copyright for all designs and drawings that remain with Plot 4-5.
 - For further information visit the Council's website.

Rev.	Desc.	Details

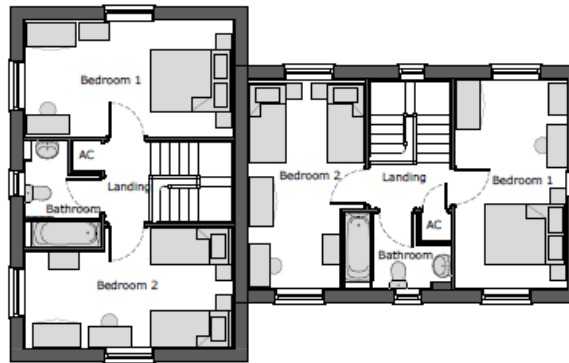
Notes:
 - Proposed levels subject to final Engineers' design.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



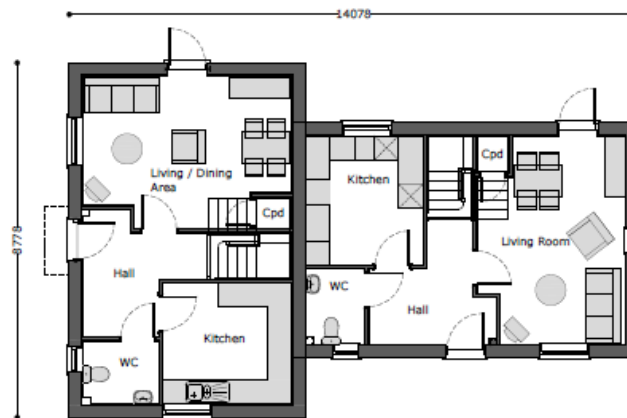
PLANNING	
Project: THE BROADWAY BADWELL ASH, SUFFOLK	Project No: BAD1 102
Scale: HOUSE TYPE 1021 'The Sunco' FLOOR PLANS	Scale: 1:100 @ A3
Reference: 4, 5	Date: 28.08.20

Floor Plans Plot 6-7

Page 215



First Floor Plan



Ground Floor Plan

Note:
Do not scale from the drawing to ascertain dimensions.
Copyright of design and drawings shall remain with the author.
Not to be used without the Copyright.

Rev	Date	Details

Note:
>Proposed levels subject to final Engineers designs.
>Materials finishes shown indicative only. Refer to Materials Plan for finishes.



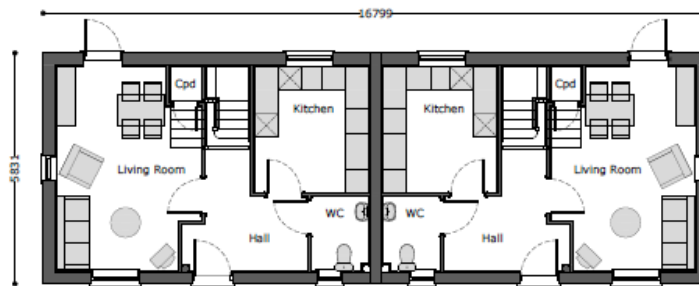
PLANNING

Project	THE BROADWAY BADWELL ASH, SUFFOLK	Project No	BAD1 202
Scale	HOUSE TYPES 878, 904 FLOOR PLANS	Scale	1:100 @ A3
Drawn by	GT	Check by	GT
Date	28.08.20	Date	28.08.20

Floor Plans Plot 8-9



First Floor Plan



Ground Floor Plan

Notes
 Do not scale from this drawing to ascertain dimensions.
 Copyright for all designs and drawings shall remain with Hopkins & Moore Ltd. in accordance with the Copyright Act.

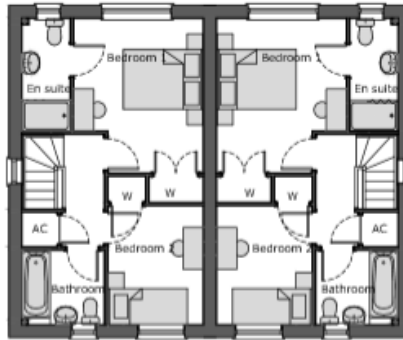
Rev.	Date	Details

Note:
 >Proposed levels subject to final Engineers design.
 >Materials finishes shown indicative only. Refer to Materials Plan for finishes.

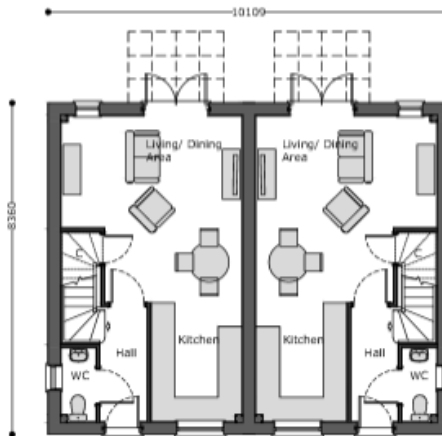


PLANNING	
Project Name	THE BROADWAY BADWELL ASH, SUFFOLK
Project No.	BAD1 104
Scale	1:100 @ A3
Drawn by	-
Checked by	ST
Date	28.08.20

Floor Plans Plots 10-11



First Floor Plan



Ground Floor Plan

Notes:

Dimensions are to be taken to external dimensions.

Copyright for all design and drawings shall remain with the architect. No reproduction without the architect's consent.

Rev.	Date	Details

Note:

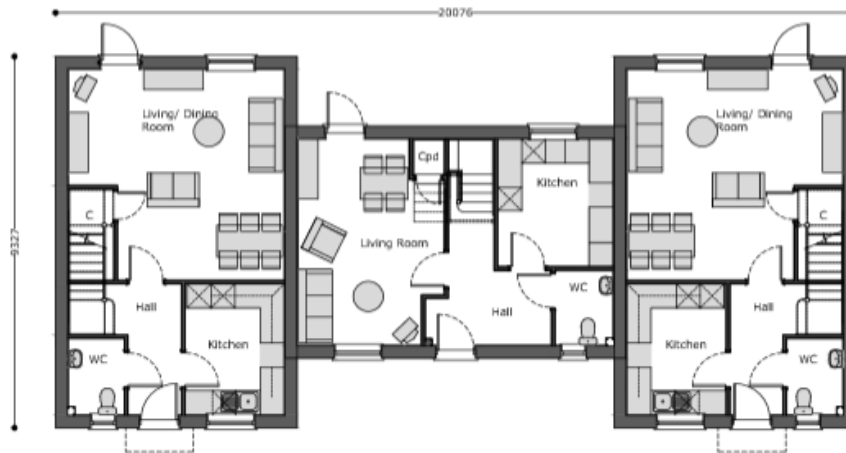
- > Proposed levels subject to final Engineers design.
- > Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project Name	THE BROADWAY BADWELL ASH, SUFFOLK
Project Ref	BAD1 100
Scale	1:100 @ A3
Project Description	HOUSE TYPE 754 'The View' FLOOR PLANS
Revision	01
Date	10, 11 28.08.20



First Floor Plan



Ground Floor Plan

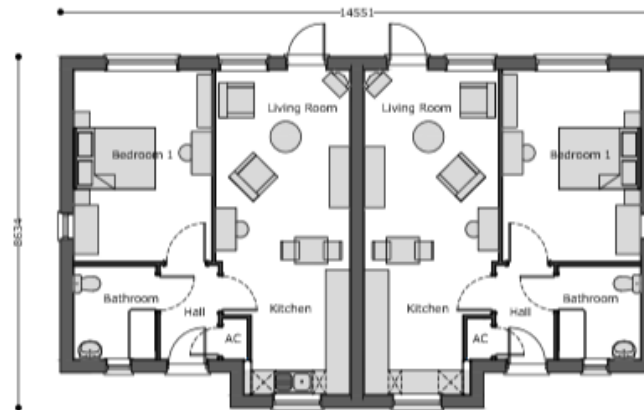
Notes:
 - Dimensions are to the outside of the building.
 - Copyright for all design and drawings shall remain with Hopkins & Moore Ltd. in accordance with the Copyright Act.

Rev.	Date	Details

Note:
 - Proposed levels subject to final Engineers designs.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
PROJECT	THE BROADWAY, BADWELL ASH, SUFFOLK
REFERENCE	BAD1
DATE	2016
SCALE	1:100 @ A3
DESCRIPTION	HOUSE TYPES 878, 1009 FLOOR PLANS
DATE	28.08.20



Ground Floor Plan

Notes:
 Do not scale from this drawing to ascertain dimensions.
 Copyright for all designs and drawings shall remain with Hopkins.
 For full details, in accordance with the Copyright Act.

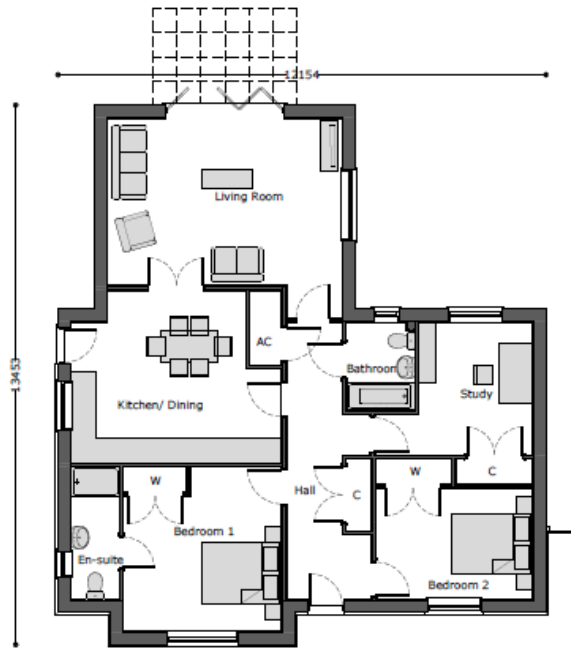
Rev.	Date	Details

Note:
 >Proposed levels subject to final Engineers designs.
 >Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

Project	THE BROADWAY BADWELL ASH, SUFFOLK	Project no	BAD1 15/208
Scale	HOUSE TYPE 542 FLOOR PLANS	Scale	1:100 @ A3
Reference	15, 16	Date	28.08.20



Floor Plan

Notes:
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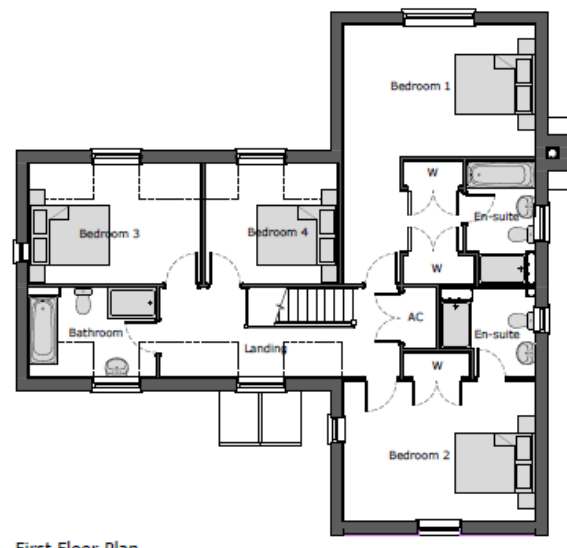
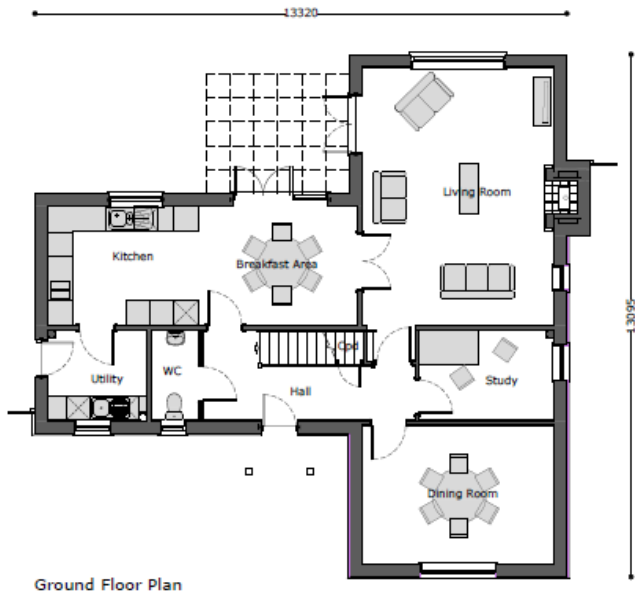
Rev.	Date	Details
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Notes:
> Proposed levels subject to final Engineers designs.
> Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING

Project	THE BROADWAY BADWELL ASH, SUFFOLK	Page no.	BAD1 108
Scale	HOUSE TYPE 100 'The Square' FLOOR PLANS	Scale	1:100 @ A3
Drawn by	17, 18, 19	Check by	BT
Date		Date	28.08.20



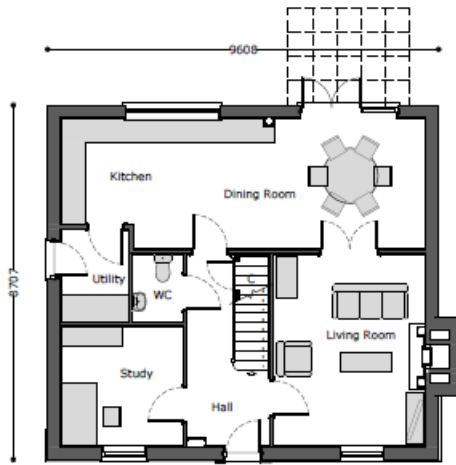
Notes
Do not scale from this drawing to ascertain dimensions.
Copyright © of all design and drawings shall remain with Hopkins & Moore and its associated and its subsidiaries.

Rev.	Date	Details

Notes:
-> Proposed levels subject to final Engineers designs.
-> Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project	THE BROADWAY BADWELL ASH, SUFFOLK
Reference	BAD1 119
Scale	1:100 @ A3
Drawn by	ST
Checked by	ST
Date	28.08.20



Ground Floor Plan



First Floor Plan

Notes:
Do not scale from the drawing to ascertain dimensions.
Copyright for all designs and drawings used remains with Hopkins Moore Ltd in accordance with the Copyright Act.

Rev.	Date	Details

Notes:
-> Proposed levels subject to final Engineers designs.
-> Materials finishes shown indicative only. Refer to Materials Plan for finishes.

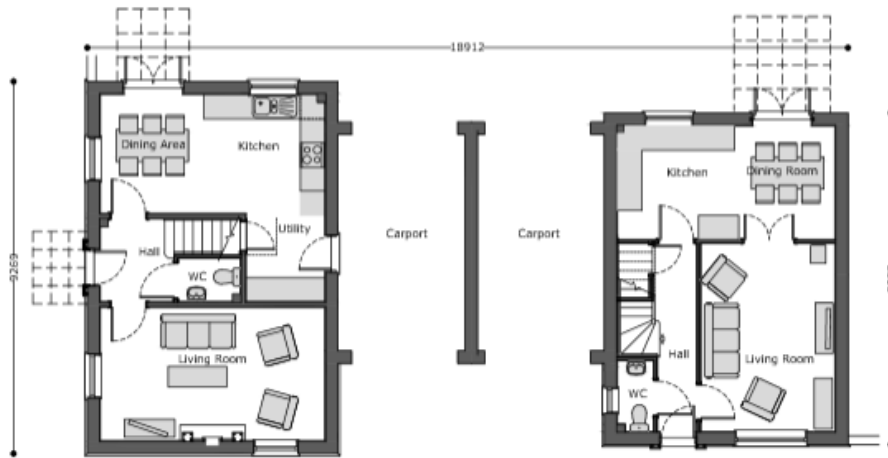


PLANNING

THE BROADWAY BADWELL ASH, SUFFOLK	Project: BAD1 Prop: 110
Scale: 1:100 @ A3	Drawn by: ST
House Type: 1550 The Neighbour FLOOR PLANS	Date: 26.08.20
Plot No: 22, 31	



First Floor Plan



Ground Floor Plan

Notes:
 Dimensions are based on the drawing to accuracy dimensions.
 Copyright in all designs and drawings and remains with Poplark Homes Ltd. A reservation with the Copyright act.

Rev.	Date	Details

Notes:
 ->Proposed levels subject to final Engineers design.
 ->Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Plot No	BA01
THE BROADWAY BADWELL ASH, SUFFOLK	105
HOUSE TYPE(S)	1:100 @ A3
1170 The Quay/ FLOOR PLANS	ST
27, 28	28.08.20

Floor Plans Plot 29

Page 224



Note:
Do not scale from the drawing to ascertain dimensions.
Copyright for all designs and drawings shall remain with Hopkins
Morris Ltd. In accordance with the Copyright Act.

Rev.	Date	Details

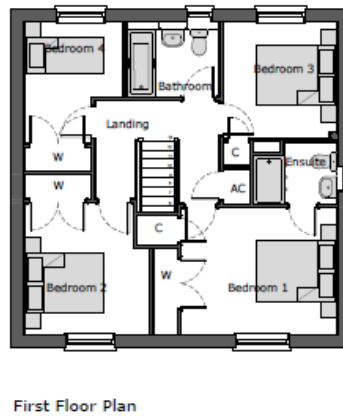
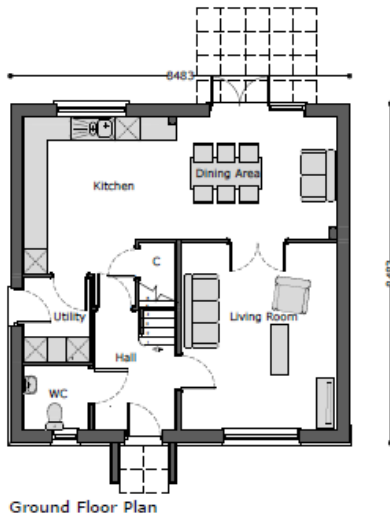
Note:
->Proposed levels subject to final Engineers designs.
->Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Name: THE BROADWAY BADWELL ASH, SUFFOLK	Plan No: BAD1 114
Scale: HOUSE TYPE 1607 The Chelsea FLOOR PLANS	Scale: 1:100 @ A3
Number: 24(h), 29	Date: 26.08.20

Floor Plans Plot 30,32

Page 225



Notes

Do not scale from this drawing to ascertain dimensions.

Copyright for all designs and drawings shall remain with Hopkins & Moore Ltd. All modifications will be supplied in writing.

Plan	Date	Details
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Notes:

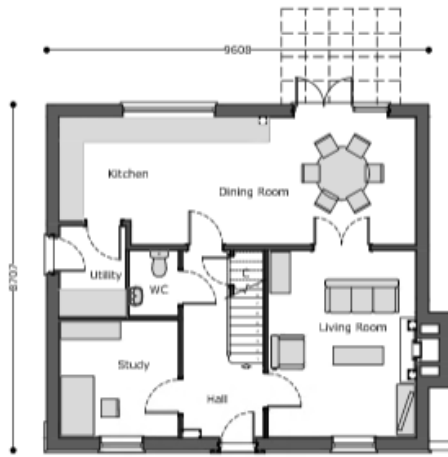
- > Proposed levels subject to final Engineers designs.
- > Materials finishes shown indicative only. Refer to Materials Plan for finishes.



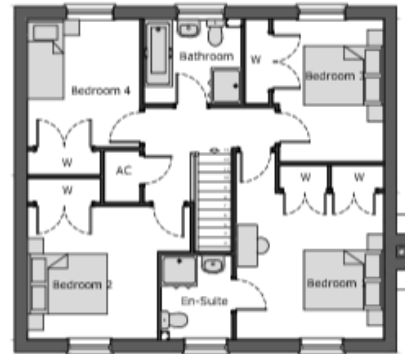
PLANNING	
Project Name	THE BROADWAY BADWELLASH, SUFFOLK
Project No	BAD1
Drawing No	121
Scale	1:100 @ A3
Issue	1
Drawn by	JS
Checked by	JS
Date	28.08.20

Floor Plot 33

Page 226



Ground Floor Plan



First Floor Plan

Notes:
 - Detail marked on the drawing is accurate dimensions.
 - Copyright of design and drawings shall remain with Hopkins Architects in accordance with the Copyright act.

Rev.	Date	Details

Notes:
 - Proposed levels subject to final Engineers designs.
 - Materials finishes shown indicative only. Refer to Materials Plan for finishes.



PLANNING	
Project: THE BROADWAY BADWELL ASH, SUFFOLK	BA01 112
Scale: HOUSE TYPE 122 The Anchor FLOOR PLANS	1:100 @ A3
Reference: 33	ST 28.08.20

Double Garage

Page 227

Floor Plan

35° Roof Pitch

Front Elevation

Plots 19, 20, 21, 22, 23, 24(h), 25(h), 26(h), 29(h), 31

Side Elevation

Side Elevation

Rear Elevation

Notes:

Drawn to show the design to accurate dimensions.

Copyright for all designs and drawings shall remain with Hopkins & Moore Ltd. No reproduction shall be made without the written consent of Hopkins & Moore Ltd.

Rev.	Date	Details
A	28.06.21	18 Removed, 28 added.

HOPKINS & MOORE

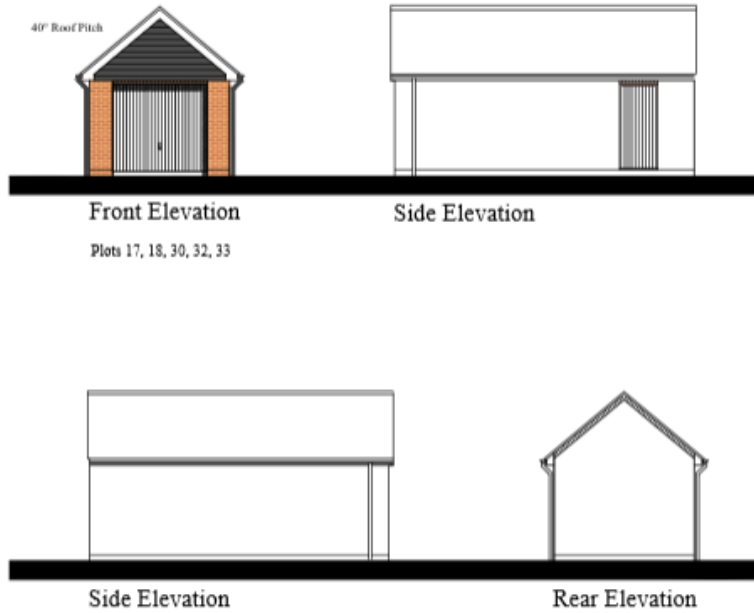
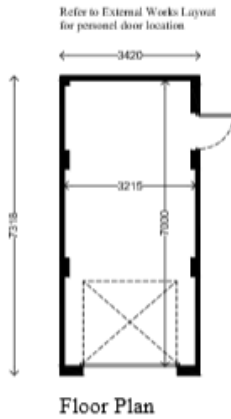
201 FLYING WINGS DRIVE
100 SOUTH WIMBORNE ROAD
WIMBORNE, DORSET BH15 2JF

PLANNING

Plot No THE BROADWAY BADWELL ASH, SUFFOLK	Project No BAD1 302
Description DOUBLE GARAGE	Scale 1:100 @ A3
Reference As Noted	Date of Issue ST 28.06.20

Single Garage

Page 228




Notes:

Obtain scale from the drawing to ascertain dimensions.

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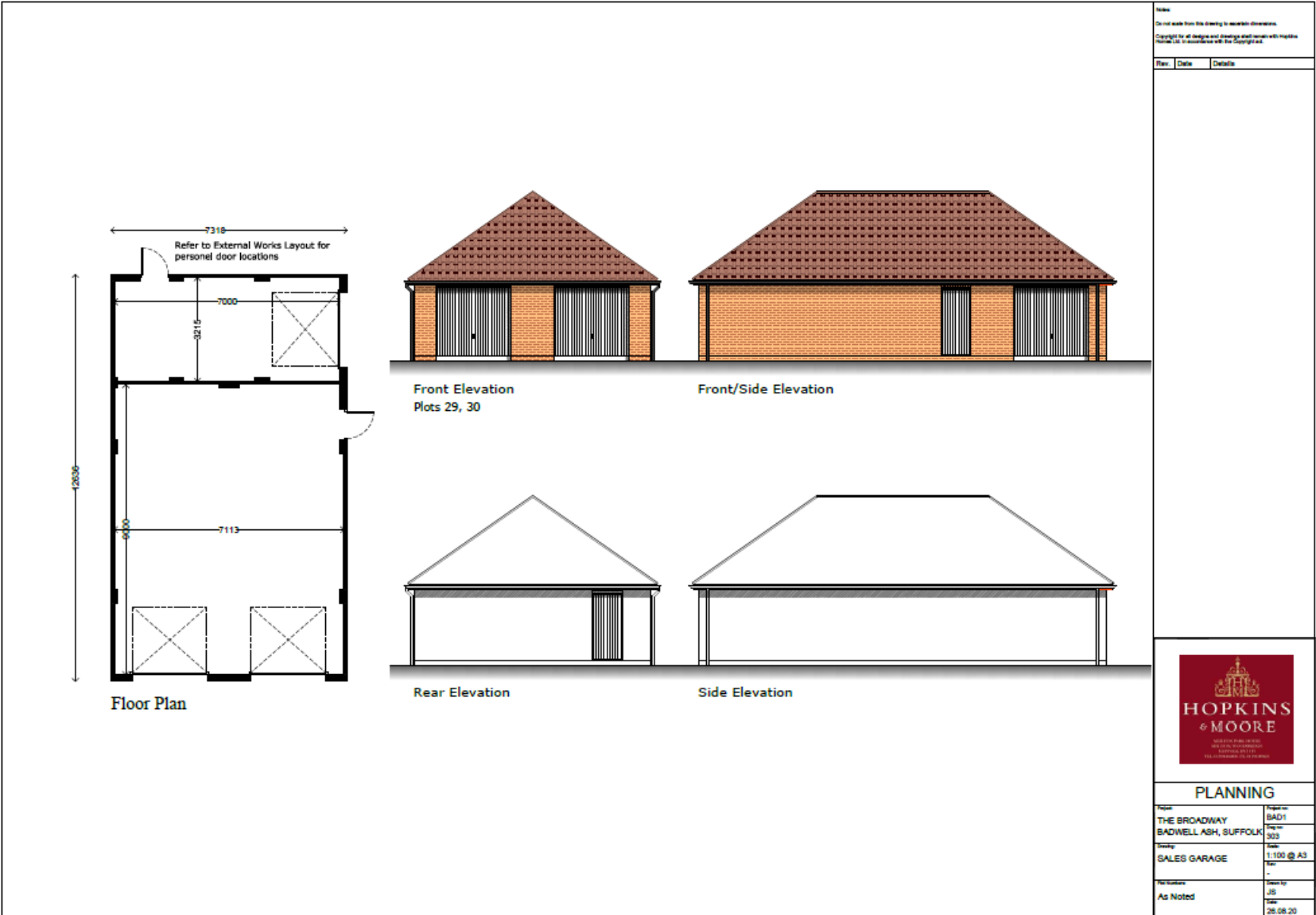
Rev.	Drawn	Details
A	28.04.21	Plots 18 & 33 added.



HOPKINS & MOORE

PLANNING

Page	Project No.
THE BROADWAY BADWELL ASH, SUFFOLK	06AD1 300
Sheet	Plot
SINGLE GARAGE	1.102 @ A3
Reference	Drawn by
As Noted	ST 28.06.20



7318

Refer to External Works Layout for personnel door locations

7000

5120

6282

7113

Floor Plan

Front Elevation
Plots 29, 30

Front/Side Elevation

Rear Elevation

Side Elevation

HOPKINS & MOORE
ARCHITECTS
100 THE BROADWAY
BADWELL ASH, SUFFOLK
IP11 2JG

PLANNING

Project:	THE BROADWAY BADWELL ASH, SUFFOLK	Project no:	BAD1 323
Drawn by:	SALES GARAGE	Scale:	1:100 @ A3
Check by:	As Noted	Date:	28.08.20

Notes:
Do not scale from this drawing to ascertain dimensions.
Copyright for all designs and drawings and text remains with Hopkings & Moore, Ltd. In accordance with the Copyright Act.

Rev.	Date	Details

Page 230

1800 Larch Lap Panel Fence

1500 Close Boarded Fence with Diagonal Trellis to top

1800 (6FT) Woven Panel Fencing

1800 Close Boarded Fence + Gate

Notes:

Do not scale from this drawing to exactish dimensions.

Copyright for all designs and drawings shall remain with Hopkins & Moore in accordance with the Copyright Act.

Rev	Date	Details

**HH DET. 09.25 - R8
200 x 200 Timber Post**

**HH DET. 09.25 - R8
150 x 150 Timber Posts**

**HH DET. 09.27 - R13
100 x 100 Timber Post + Chain Link**

Timber Post and Rail HH 09.08-R19

NOTES:

- changes in direction add timber stake at post, white as rail.
- changes in level heights adjust rails with spigot nuts - do not use nuts or posts.
- gaps and finishing materials fully responsible to manufacturer or as shown on drawings.

Timber to be suitably treated (unless 100%000mm untreated).

600 x 450mm rail fixed with 100mm galvanneal spike nails (2 long/200mm).

Pier 'A'

Pier 'B'

Pier 'C'

Notes:

Where a garden wall abutting a building the foundation should be designed to be compatible with the foundation of the building.

Where a garden wall abutting a building the foundation should be designed to be compatible with the foundation of the building.

Where a garden wall abutting a building the foundation should be designed to be compatible with the foundation of the building.

Garden Wall (W1)

Garden Wall (W2)

Garden Wall (W3)

PLANNING

Project: The Broadway, Badwell Ash, Suffolk	Project No: BAD1 Dwg No: 400 Rev: *
Drawing: External Works Details	Scale: 1:25 @ A2 North:
Plot Numbers: -	Drawn By: DMK AA 26.06.20 Checked By: Date:

Agenda Item 7c

Committee Report

Item 7C

Reference: DC/21/00584

Case Officer: Sian Bunbury

Ward: Rickinghall.

Ward Member/s: Cllr Jessica Fleming.

RECOMMENDATION - REFUSE PLANNING PERMISSION

Description of Development

Planning Application. Erection of 1 no detached dwelling.

Location

Land Between Red House And Honeysuckle Cottage, The Street, Rickinghall Inferior, Suffolk IP22 1EG

Expiry Date: 09/07/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mr and Mrs Irvine

Agent: Mr David Barker

Parish: Rickinghall Inferior

Site Area: 0.04 ha

Density of Development:

Gross Density (Total Site): 25 dwellings per hectare

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:

A Committee Call In request been received.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
GP01 - Design and layout of development
H03 - Housing development in villages
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
HB01 - Protection of historic buildings
HB08 - Safeguarding the character of conservation areas
SB02 - Development appropriate to its setting
T09 - Parking Standards
T10 - Highway Considerations in Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

Botesdale and Rickinghall Neighbourhood Plan

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-
Stage 7: Adoption by LPA (January 2020)

Accordingly, the Neighbourhood Plan has Significant weight.

Consultations and Representations

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

A: Summary of Consultations

Parish Council (Appendix 3)

Rickinghall Parish Clerk

The Parish Council has no objection to the amended application.

National Consultee (Appendix 4)

None

County Council Responses (Appendix 5)

SCC - Highways

The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below :

- No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03 and with an entrance width of 3 metres.
- Before the access is first used visibility splays shall be provided as shown on Drawing No. 011 Rev. A with an X dimension of 2.4m and a Y dimension of 43m 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.
- Prior to the new dwelling hereby permitted being first occupied, the improved access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
- 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 onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
- The use shall not commence until the area(s) within the site shown on Drawing No. 011 Rev. A 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.
- Before the development hereby permitted is commenced a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of development shall not be carried out other than in accordance with the approved construction management plan.

SCC – Fire & Rescue

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.

Water Supplies - No additional water supply for fire fighting purposes is required in respect of this planning application.

Consideration should be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.

Internal Consultee Responses (Appendix 6)

Heritage Team

The proposal is an amended version of DC/20/03788 which was withdrawn. My colleague found harm in that proposal from the further erosion of the linear pattern of development, and erosion of views from the built-up core of the Conservation Area to surrounding countryside, and from erosion of the connections between Red House (deemed an undesignated heritage asset) and its former plot and the countryside.

The design and position of the dwelling are revised in this application – the single-storey element is now removed allowing the main block to be moved to the north east. It is stated that this improves the visual permeability of the site, but the move seems slight and the building now appears in the middle of the straight view along the access.

The Planning Statement is revised. In general, the Statement is a confusing read because it seeks to revisit the principle of development when in fact the application simply revives and varies the lapsed permission of 2003 (0789/03) with changes of position, orientation and design. Accordingly the principal point at issue is the position of the dwelling within the site, and I would suggest that arguments as to re-use of a redundant site, provision of a sustainable dwelling and so forth, which are presented as public benefits in counterweight to harm, carry little weight because these points are already accepted, albeit under previous policies. In particular I have difficulty understanding how subdivision of a garden and failure to implement a permission qualify the site as redundant – its use as a garden has been given up, not lost; new use has been granted, but not commenced. This seems to be an instance where the Forge Field principle applies – where a less harmful scheme is available, the effect of the statutory duty is that this in itself gives support for refusal.

The Heritage Statement is also revised. The Statements seek to establish that the prevailing pattern of development locally is not linear, but I find their assessment fails to distinguish between ancillary outbuildings and separate dwelling houses (whether ancient or modern), and as a result includes a converted barn (Pond). I would also point out that my colleague's comments on the previous scheme refer to further erosion, undoubtedly a reference to Stone Cottages and Bradgate, which both rely on planning permissions of 1989. But in order to accept those as supportive precedents you would have to ignore not only the considerable changes to legislation and policy at national and local level since 1989, but also the planning decisions and informal advice (based on relevant policy) on this site going as far back as 2002, which were detailed in our informal advice to this applicant in 2019. In this sequence of decisions and advice, which all post-date the developments at Stone Cottages and Bradgate, officers offered no support to development breaching the prevailing pattern of development. In assessing the current situation, I concur with my colleague that there has been erosion in places; in my view further erosion would represent undue cumulative impact.

The summary of the PS makes some remarks on public benefits of the scheme, but makes the mistake of seeking a simple balance of harms and benefits, whereas the statutory duty requires benefits to be balanced against the desirability of avoiding harm, which is reflected in the NPPF in requiring great weight to be given to preservation, ie. avoiding harm. In any event the benefits associated with a single dwelling must be limited, and several of the benefits listed would be secured by the scheme previously granted and do not contribute to outweighing the harm.

In my view it is not clear at this stage that the revision of the design and position affect the proposal's impact, and the proposal is likely to result in a low level of less-than-substantial harm to the significance of the Conservation Area. In the context of the planning history it seems to me that the public benefits put forward are not uniquely available in this scheme, but can be achieved without harm, and accordingly do not offer 'clear and convincing justification' for the harm identified.

Arboricultural Officer

I have no objection to this application. The tree proposed for removal is of insufficient value to warrant being a constraint.

Environmental Health – Land Contamination

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.

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 2 objections and 2 support. A verbal update shall be provided as necessary.

Views are summarised below:-

Objections

- Loss of amenity and privacy for Red House as well as nearby heritage properties
- Previous applications for a building plot have been refused
- Red House enjoys being surrounded by verdant environs and the development would be dominant and unpleasant for occupants of The Red House
- Would remove an important gap which is characteristic of the village
- Recent traffic incident nearby
- Increased density in the Conservation Area, effect on the street scene, conflict with Neighbourhood Plan, increased problems with parking and traffic.
- Too large a development for the size of the garden
- Encroaches on land not owned by applicant

Support

- This build and young family will be a positive addition to the street
- The land would benefit from having a dwelling on it as it is currently waste ground.

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

PLANNING HISTORY

REF: DC/19/05069	Notification of Works to Trees in a Conservation Area - T1 (Cherry) - Pollard, T2 (Sycamore) - Remedial pruning, T3 -T6 (Poplar) - Fell and replace.	DECISION: RNO 28.11.2019
REF: DC/20/03788	Planning Application. Erection of 1no detached dwelling.	DECISION: WDN 29.10.2020
REF: 1314/88	SEVERANCE OF REAR GARDEN FOR ERECTION OF TWO SEMI-DETACHED DWELLINGS, WITH ALTERATION OF EXISTING VEHICULAR ACCESS TO FORM PRIVATE DRIVE TO SERVE 3 DWELLINGS.	DECISION: REF 03.03.1989
REF: 0789/03	ONE, TWO STOREY DWELLING.	DECISION: GTD 05.09.2003
REF: 0083/02/OL	ERECT COTTAGE STYLE DWELLING	DECISION: REF 16.08.2002

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The site is located on the west side of The Street, Rickinghall and lies within the Settlement Boundary for the village which is designated as a Key Service Centre in the Core Strategy. The site lies within the Conservation Area. The Special Landscape Area lies further north west of the Settlement Boundary. The Old Four Horseshoes, a grade 11 listed building lies to the south west of the site. The site frontage forms a gap in the street scene between terraced properties The Red House and Honeysuckle Cottage.

1.2. The site has an existing vehicular access to the north side of The Red House which is not listed but could be considered a non-designated heritage asset. The site is of fairly square proportions and is an unused grassed parcel of land, previously the garden to The Red House.

1.3. Adjacent gardens lie to the south west and north east of the site, including a garage and annexe to Bradgate House, to the north east. The site is at a slightly higher level (approximately 1m) than the land to the north west and north east.

1.4. Some trees on the site and adjacent land have been felled or pruned in recent years, leaving a cherry tree and a sycamore on the south western boundary. Both have been assessed as of low landscape value and the cherry tree is shown for removal.

2. The Proposal

2.1. The application is a re-submission following the withdrawal of DC/20/03788. The agent advises that the changes are:

- The door and patio on the north-east elevation have been removed so that they do not overlook the garden to the east.
- The south facing 1st floor window in the southern gable end has been removed and replaced with a high level window above head height.
 - The home is now smaller with the removal of the single storey section. This changes the house from a 3-bed to a 2-bed house. This allows more views to the trees to the north because the single storey section extended up to the height of the eaves.
- The house has been moved east to allow more views around the house and to reduce the impact on Red House.
 - The Heritage Assessment has been updated to respond to the comments from the Conservation Officer.
- Further information has been provided to show that the position of the new home behind the frontage homes is common in the local area and that the new home will not block views of trees beyond

2.2. A single dwelling is proposed of a one and a half storey form, with two bedrooms and a wc within the roof space. An open plan kitchen/living/dining room is proposed on the ground floor, together with a utility room and bathroom. The first floor is served by high level roof lights, a single window in the rear elevation and a partially clad high level window in the south east (front) elevation.

2.3. The ground floor plan has dimensions of 12.6m x 6.2m. The first floor area is less due to two voids over the kitchen /living area.

2.4. 2 parking spaces and associated manoeuvring area are shown.

2.5. The eaves height is 4.2m and the ridge is given as 6.1m.

2.6. The plot width is approximately 15.4m, with a maximum depth of approximately 20.4m (excluding the access).

2.7. There are no back to back distances to consider although it is noted that the proposed dwelling is approximately 3.4m from the north east boundary, 1.8m from the north west, 5.8m from the south west and 6m to the south.

2.8. Proposed materials are a red brick plinth, vertical timber boarding and pantiles to the roof. Solar thermal panels are indicated on the south roof slope.

2.9. Site Area: 0.04ha.

3. The Principle Of Development

3.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. For the purposes of this application the adopted development plan includes the Mid Suffolk Core Strategy Focussed Review (2012), Mid Suffolk Core Strategy (2008) and Mid Suffolk Local Plan (1998).

3.2. Policy CS1 of the Core Strategy includes Botesdale/Rickinghall as a Key Service Centre where the majority of new development would be directed. Policy CS5 requires that all development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. The Core Strategy Focused Review policies FC1 and FC1.1 identify the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area and conserves and enhance the local character. Principles of sustainable development should be demonstrated.

3.3. The relevant Mid Suffolk Local Plan policies which guide development are identified above and include SB2 Development Appropriate to its Setting, GP1 Design and Layout of Development , HB1 Protection of Historic Buildings, HB8 Safeguarding the character of Conservation Areas, H15 Development to reflect Local Characteristics and H16 Protecting existing Residential Amenity.

3.4. The Draft Joint Local Plan is at Examination Stage and is given limited weight. It identifies Botesdale and Rickinghall as a Core Village in Policy SP03 whereby Core Villages will act as a focus for development. Policy LP21 identifies that, in order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance.

3.5. The Botesdale and Rickinghall Neighbourhood Plan was formally made on 23 January 2020 and forms part of the development plan framework to be used in determining planning applications.

Policy B&R 1 identifies new development being focused within the Settlement Boundary. Policy B&R 13 Local Assets requires a balanced judgement to be made of any impact on these assets. Appendix 3 identifies the Beam Cottage, Red House and Honeysuckle Cottage as buildings of local significance which, although not listed buildings are identified so that development should have regard to their importance and character, and they are adjacent to the application site.

Policy B&R 14 seeks the Protection of Heritage Assets through proposals which are of an appropriate scale, form, height, massing, alignment and detailed design which contribute to local distinctiveness. Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided. Policy B&R 15 set out Design Considerations which again seek respectful design solutions which do not adversely affect residential amenity.

3.6. Significant weight is given to the above policies. The identification of the site as being in a sustainable location, central to the village is acknowledged. However, the proposal is not considered to be in accordance with policies which seek to protect the setting of historic buildings, the character of Conservation Areas and the prevailing pattern of development as well as protecting residential amenity.

3.7. The proposal provides limited public benefits to be weighed against harm, as is discussed elsewhere.

4. Nearby Services and Connections Assessment Of Proposal

4.1. Rickinghall/Botesdale is classified as a Key Service Centre in Policy CS1 of the Core Strategy and as a Core Village in the Draft Joint Local Plan.

4.2. The village has a range of services, many within easy walking or cycling distance. These include the local Co-Op Store, Parish Church, Village Hall and recreation area. Pubs, take-aways, Churches, services, sports and recreation facilities as well as a Health Centre, Dental Practice, Primary School and Pre-School are provided within the settlement.

5. Site Access, Parking And Highway Safety Considerations

5.1. Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.

5.2. Paragraph 109 of the NPPF 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.

5.3. The development is served by an existing single access point to The Street. No objection to the access is made by the Highway Authority, subject to conditions of access layout and visibility and 2 parking spaces are shown which conforms to the adopted parking standards.

6. Design And Layout

6.1. Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings.

Policy H15 requires new housing to be consistent with the character of its setting. Policy CS5 of the Core Strategy seeks to maintain and enhance the environment, including the historic environment.

6.2. The site lies behind the traditionally scaled frontage development on The Street which includes a listed building and non-designated heritage assets (see above). The site was formerly the garden to The Red House although it is understood that ownership has now changed. Nonetheless, development on the site would be contrary to the main pattern of development fronting The Street and would result in a new dwelling behind existing properties failing to preserve and enhance the Conservation Area and with car parking and manoeuvring and use of the restricted site being likely to have an adverse impact on neighbour amenity.

6.3. It is worth noting that the permission for a two storey dwelling approved by 0789/03 sited the dwelling on the road frontage with an 'archway' giving vehicular access into the rear of the plot for parking and turning. This permission has now lapsed but did represent a pattern of development more in keeping with the frontage development in The Street.

6.4. The design of the dwelling is of a contemporary style which would present a gable towards The Street which is an uncharacteristic feature. The design of the dwelling has taken potential overlooking into account and utilises high level windows or roof lights to alleviate any problems. Proposed materials are acceptable.

6.5. The layout of the site is however indicative of its constrained size, with the building as well as parking and manoeuvring being close to boundaries with the associated impact on neighbour amenity arising from the increased levels of activity.

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

7.1. The site is set against a backdrop of established trees but they are off the site. The application is supported by an Arboricultural Report. The Council's Arboricultural Officer advises that the tree proposed for removal is of insufficient value to warrant being a constraint.

7.2. The site is generally covered by short, rough grass and there are no recorded protected species likely to be affected by the proposal.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1. Land contamination issues have been considered and no issues were highlighted by the submitted report or by the Council's Environmental Health Officers. Discovery of unexpected sources of contamination during development would require remedy and is dealt with under separate legislation.

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

9.1. The site lies within the Conservation Area and the setting of an adjacent listed building as well as non-designated heritage assets.

9.2. The impact of the application on the designated heritage assets should be taken into consideration when weighing up with the public benefits of the proposal, as per the requirements of para.196 of the NPPF and the policies in the Local Plan.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, as per para.197 of the NPPF, as well as the policies in the Local Plan.

Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special attention which shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.3. The Heritage Team advise that there have considerable changes to legislation and policy at national and local level since 1989 when nearby dwellings in some depth were approved. Planning decisions and informal advice (based on relevant policy) on this site going as far back as 2002 have offered no support to development breaching the prevailing pattern of development. In assessing the current situation, it is considered that there has been erosion in places but that further erosion would represent undue cumulative impact. The proposal would be contrary to the prevailing pattern of development and would not preserve or enhance the character of the Conservation Area. The low level of less-than-substantial harm to the significance of the Conservation Area would not be outweighed by the limited public benefits. There would be some economic benefits arising from the construction phase of the development, but limited economic and social public benefits arising from a single additional dwelling.

10. Impact On Residential Amenity

10.1. Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.

10.2. The dwelling has been designed to minimise overlooking to adjacent properties. However, the dwelling is positioned close to two of the site boundaries and car parking and manoeuvring is likely to take place close to the boundaries. The increased level of activity on this restricted site close to the back of Red House and Honeysuckle Cottage could potentially lead to an adverse impact on the amenity, privacy and enjoyment of those properties.

11. Parish Council Comments

11.1. The Parish Council have raised no objection. The Officer assessment has taken the policies of the Neighbourhood Plan into account as well as other national planning guidance and Local Plan policies.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1. The planning history of advice and applications reveals that a dwelling set back in the site has been consistently resisted. The prevailing pattern of development and the local distinctiveness is of frontage development. Breaching this pattern would not preserve or enhance the appearance of the Conservation Area. The proposal is considered to be contrary to national guidance and local planning policies which seek to conserve and enhance the historic environment .

RECOMMENDATION

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

1. The proposed dwelling would be set back from The Street on land behind Red House and within the setting of that property as well as Beame Cottage, Honeysuckle Cottage and Inglenook Cottage all of which are considered to be non-designated heritage assets, and within the setting of the Grade 11 listed cottage The Four Horseshoes.
The site lies within the Botesdale and Rickinghall Conservation Area where development is mostly one plot deep, particularly in the vicinity of this site on the northern side of The Street. The proposed development would be in depth and would visually close the gap between Red House and Honeysuckle Cottage with a gabled front elevation presented towards The Street, uncharacteristic of the pattern and form of development in this immediate locality.
The proposed dwelling would have a low level of harm on the character of the Conservation Area and to the setting of Red House. In accordance with the NPPF paragraphs 196 and 197 the effect of the proposal on the designated and non-designated heritage assets should be taken into account and the impact on the Conservation Area should be weighed against the public benefits. Mid Suffolk District is currently able to demonstrate in excess of a five year housing land supply and any public benefits are considered to be minor and would fail to outweigh the harm which has been assessed in accordance with the provisions of the NPPF, Policies GP1, SB2, H13, H15, HB1 and HB8 of the Local Plan and CS5 of the Mid Suffolk LDF Core Strategy, as well as the policies in the Botesdale and Rickinghall Neighbourhood Plan .
2. The proposal would result in a cramped form of development with the dwelling positioned in the north corner of the site and with restricted space for the parking and manoeuvring of vehicles which would be likely to take place immediately adjacent to the site boundaries. This would all have an adverse impact on the privacy and enjoyment of the occupiers of the adjacent properties, Red House and Honeysuckle Cottage, contrary to policies SB2, H13 and H16 of the Mid Suffolk Local Plan.

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

- Pro active working statement

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Application No: **DC/21/00584**

Location: **Land Between Red House And
Honeysuckle Cottage, The Street,
Rickinghall Inferior. IP22 1EG**

		Page No.
Appendix 1: Call In Request	Yes	
Appendix 2: Details of Previous Decision	0789/03	
Appendix 3: Town/Parish Council/s	<i>Rickinghall Parish Council</i>	
Appendix 4: National Consultee Responses	<i>None</i>	
Appendix 5: County Council Responses	<i>Highways Fire & Rescue</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Team Arboricultural Officer Environmental Health - Land Contamination</i>	
Appendix 7: Any other consultee responses	<i>None</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	



Babergh and Mid Suffolk District Councils



Appendix 10: Further information	<i>DC/20/03788 (withdrawn). Plans, elevations and site plan</i>	
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The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Consultee Comments for Planning Application DC/21/00584

Application Summary

Application Number: DC/21/00584

Address: Land Between Red House And Honeysuckle Cottage The Street Rickinghall Inferior
Suffolk IP22 1EG

Proposal: Planning Application. Erection of 1no detached dwelling.

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Leeann Jackson-Eve

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

Email: Not Available

On Behalf Of: Rickinghall Superior And Inferior Parish Clerk

Comments

The Parish Council has no objection to the amended application.

Your Ref:DC/21/00584
Our Ref: SCC/CON/0484/21
Date: 19 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury

Dear Sian,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00584

PROPOSAL: Erection of 1no detached dwelling.

LOCATION: Land Between Red House And Honeysuckle Cottage, The Street, Rickinghall
Inferior, Suffolk IP22 1EG

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: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03 and with an entrance width of 3 metres.

Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 011 Rev. A with an X dimension of 2.4m and a Y dimension of 43m 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.

Condition: Prior to the new dwelling hereby permitted being first occupied, the improved access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in

writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

Condition: 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 onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 011 Rev. A 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.

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

Reason: To ensure safe working, minimal disturbance to the existing communities and adverse impact on the public highway during the construction phase.

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

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

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

The County Council's Central Area Manager must be contacted on Telephone: 0345 6066171. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

Yours sincerely,

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/F191060
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 11/02/2021

Dear Sirs,

**Land Between Red House And Honeysuckle Cottage, The Street, Rickinghall
Inferior, Suffolk, IP22 1EG**
Planning Application No: DC/21/00584/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

No additional water supply for fire fighting purposes is required in respect of this planning application.

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).

/continued

OFFICIAL

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 : david@evolution-planning.co.uk

Enc : Sprinkler Letter

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: Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>

Sent: 23 February 2021 15:54

To: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: DC 21 00584 Rickingham

Heritage consultation response

Sian

The proposal is an amended version of DC/20/03788 which was withdrawn.

My colleague found harm in that proposal from the further erosion of the linear pattern of development, and erosion of views from the built-up core of the Conservation Area to surrounding countryside, and from erosion of the connections between Red House (deemed an undesignated heritage asset) and its former plot and the countryside.

The design and position of the dwelling are revised in this application – the single-storey element is now removed allowing the main block to be moved to the north east. It is stated that this improves the visual permeability of the site, but the move seems slight and the building now appears in the middle of the straight view along the access. A watercolour perspective is submitted, but since the agent presents this as reducing the level of harm below 'low', in my view we should ask for more formal, perpendicular measured drawings of the streetscape for this and the previous scheme, so that the degree of change can be better understood.

The Planning Statement is revised. In general the Statement is a confusing read because it seeks to revisit the principle of development when in fact the application simply revives and varies the lapsed permission of 2003 (0789/03) with changes of position, orientation and design. Accordingly the principal point at issue is the position of the dwelling within the site, and I would suggest that arguments as to re-use of a redundant site, provision of a sustainable dwelling and so forth, which are presented as public benefits in counterweight to harm, carry little weight because these points are already accepted, albeit under previous policies. In particular I have difficulty understanding how subdivision of a garden and failure to implement a permission qualify the site as redundant – its use as a garden has been given up, not lost; new use has been granted, but not commenced. This seems to be an instance where the Forge Field principle applies – where a less harmful scheme is available, the effect of the statutory duty is that this in itself gives support for refusal.

The Heritage Statement is also revised. The Statements seek to establish that the prevailing pattern of development locally is not linear, but I find their assessment fails to distinguish between ancillary outbuildings and separate dwellinghouses (whether ancient or modern), and as a result includes a converted barn (Pond). I would also point out that my colleague's comments on the previous scheme refer to *further erosion*, undoubtedly a reference to Stone Cottages and Bradgate, which both rely on planning permissions of 1989. But in order to accept those as supportive precedents you would have to ignore not only the considerable changes to legislation and policy at national and local level since 1989, but also the planning decisions and informal advice (based on relevant policy) on this site going as far back as 2002, which were detailed in our informal advice to this applicant in 2019. In this sequence of decisions and advice, which all post-date the developments at Stone Cottages and Bradgate, officers offered no support to development breaching the prevailing pattern of development. In assessing the current situation I concur with my colleague that there has been erosion in places; in my view further erosion would represent undue cumulative impact.

The summary of the PS makes some remarks on public benefits of the scheme, but makes the mistake of seeking a simple balance of harms and benefits, whereas the statutory duty requires benefits to be balanced against the *desirability* of avoiding harm, which is reflected in the NPPF in requiring great weight to be given to preservation, ie. avoiding harm. In any event the benefits associated with a single dwelling must be limited, and several of the benefits listed would be secured by the scheme previously granted and do not contribute to outweighing the harm.

In my view it is not clear at this stage that the revision of the design and position affect the proposal's impact, and the proposal is likely to result in a low level of less-than-substantial harm to the significance of the Conservation Area. In the context of the planning history it seems to me that the public benefits put forward are not uniquely available in this scheme, but can be achieved without harm, and accordingly do not offer 'clear and convincing justification' for the harm identified.

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/>

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 11 February 2021 14:32
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/00584 Land Between Red House And Honeysuckle Cottage, The Street, Rickinghall Inferior

Sian

I have no objection to this application. The tree proposed for removal is of insufficient value to warrant being a constraint.

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

DC/21/00584. Land Contamination

Dear Sian

EP Reference : 288847

DC/21/00584. Land Contamination

SH, Street Record, The Street, Rickinghall Inferior, DISS.

Erection of 1no detached dwelling.

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 from April 2021 will only accept the new form 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@babermidsuffolk.gov.uk

Work: 01449 724715

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

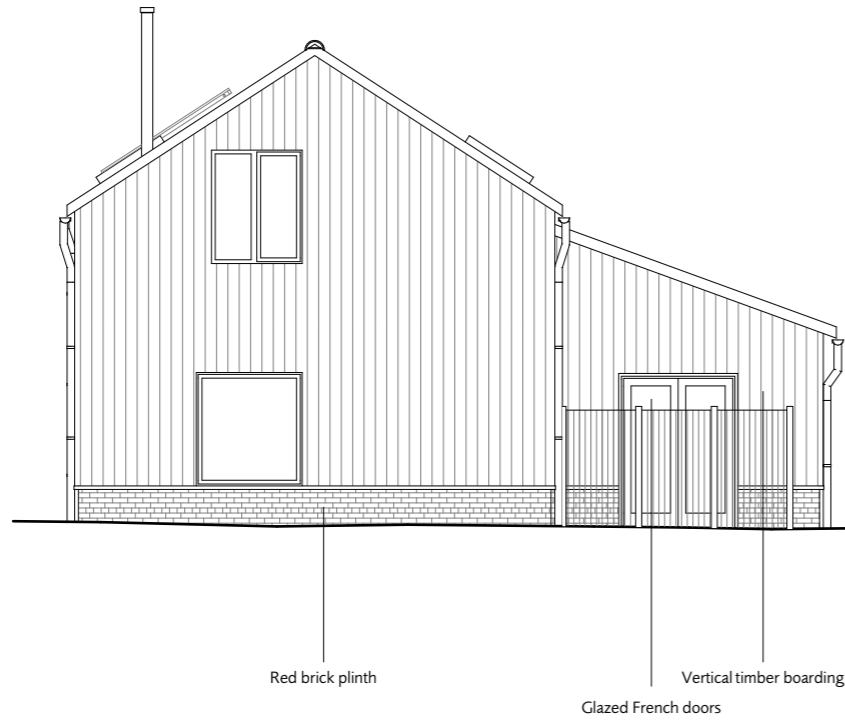
We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



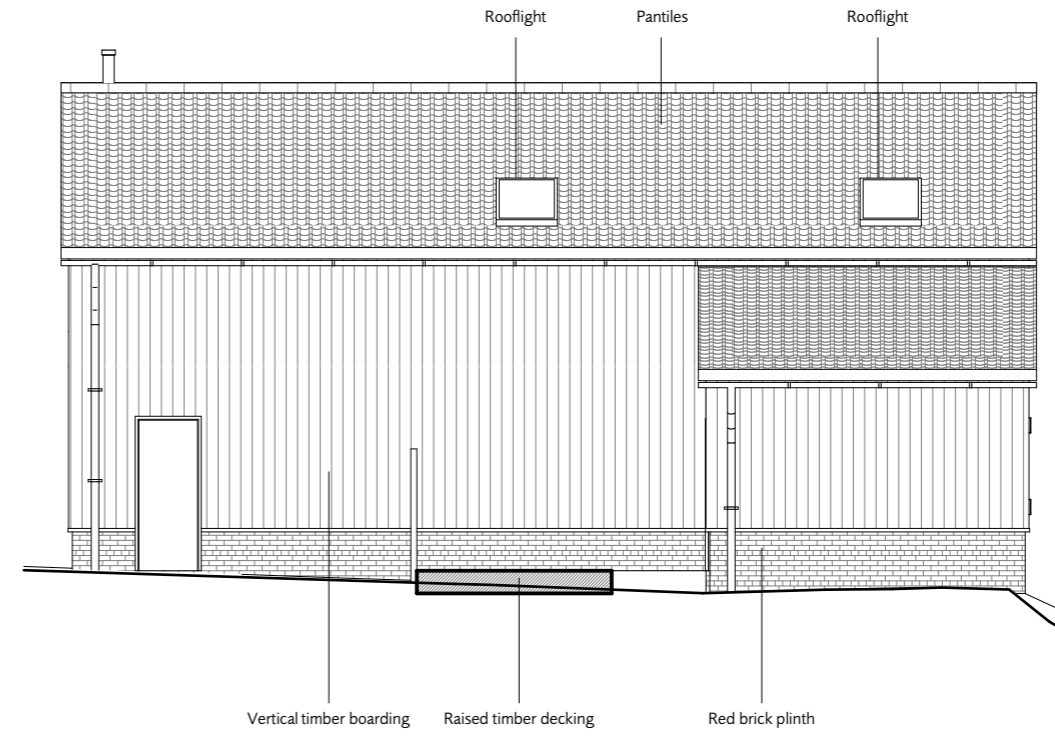
Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*

9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*



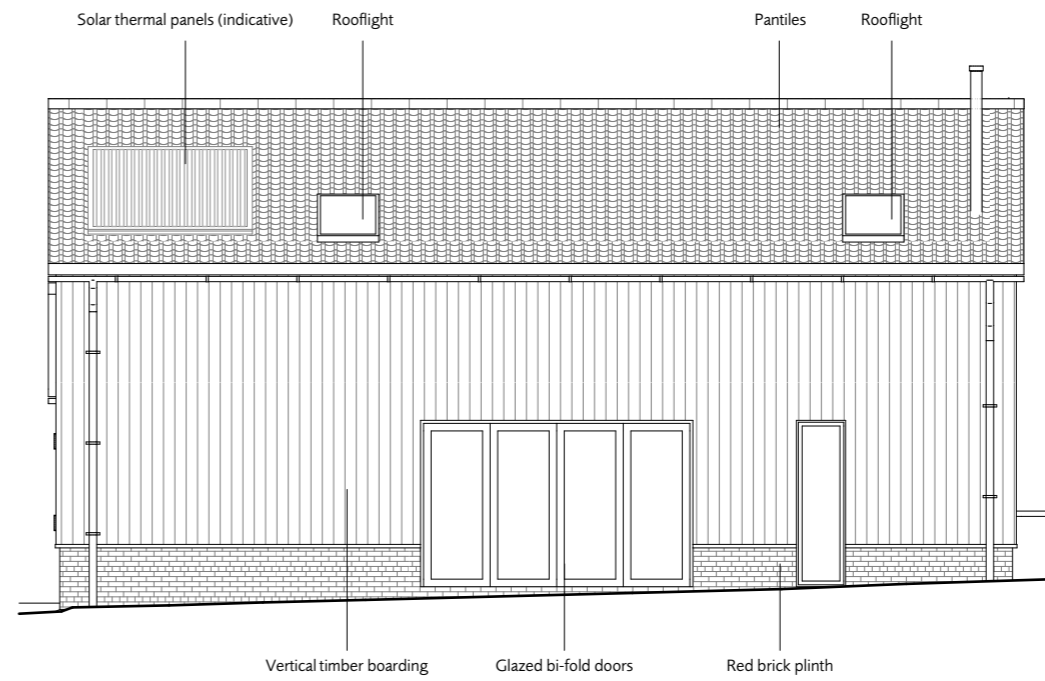
South-east elevation



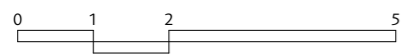
North-east elevation



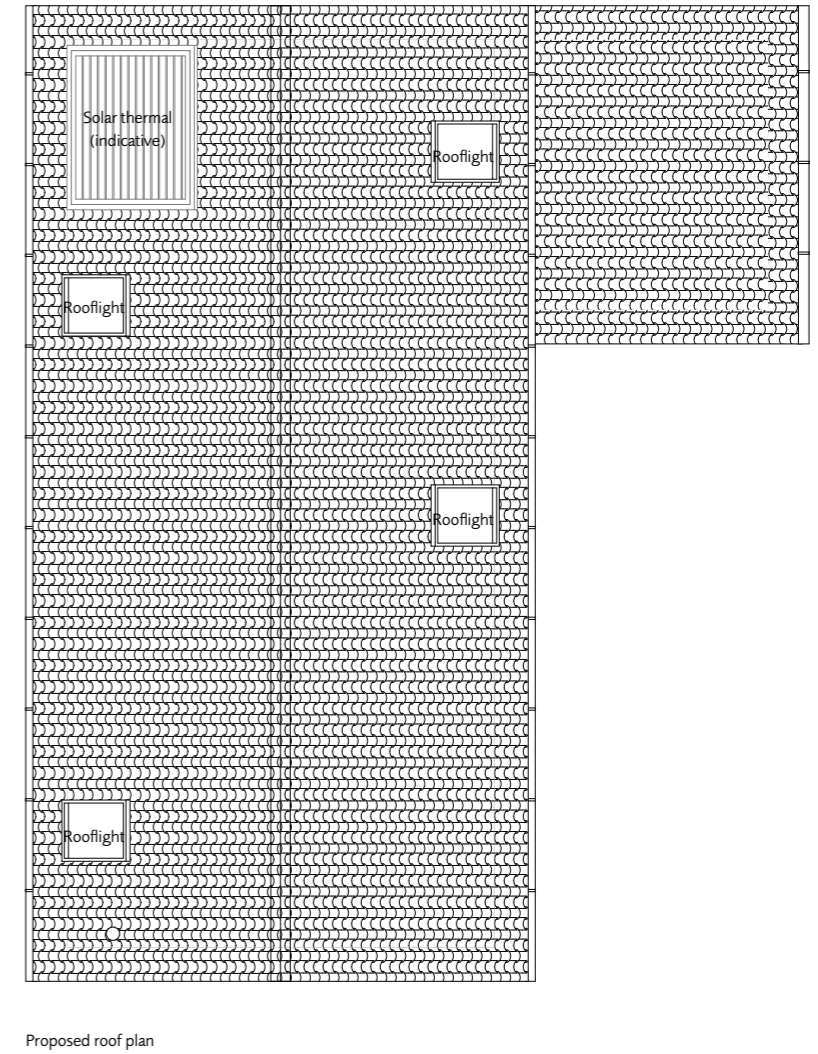
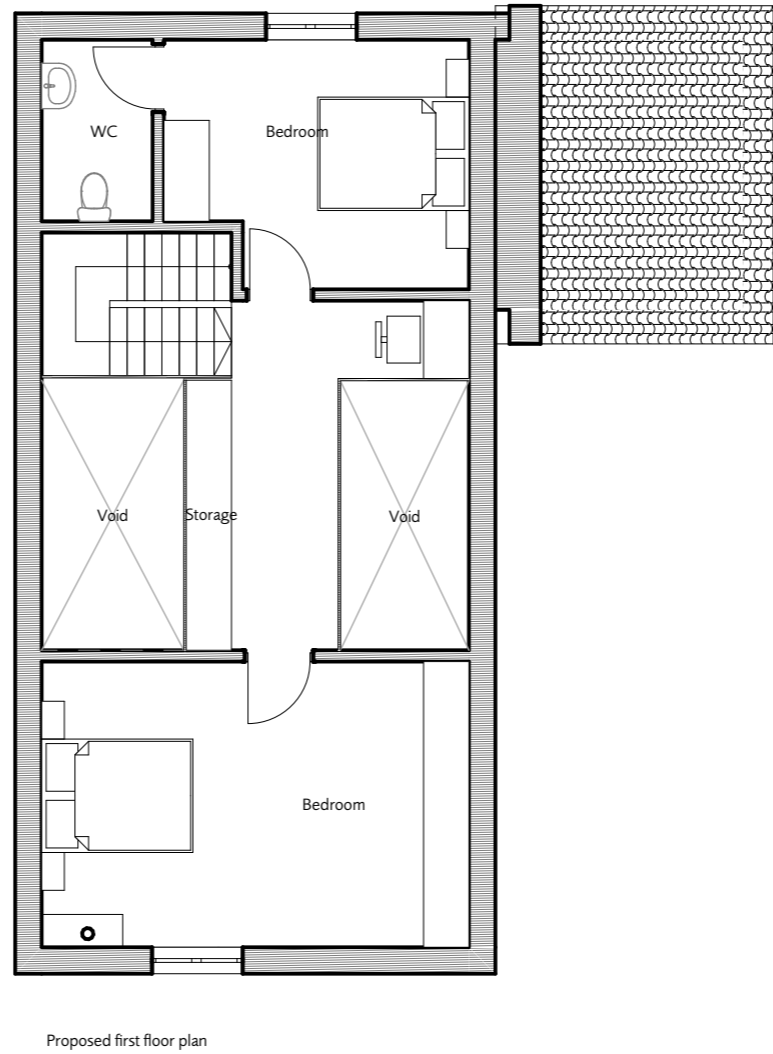
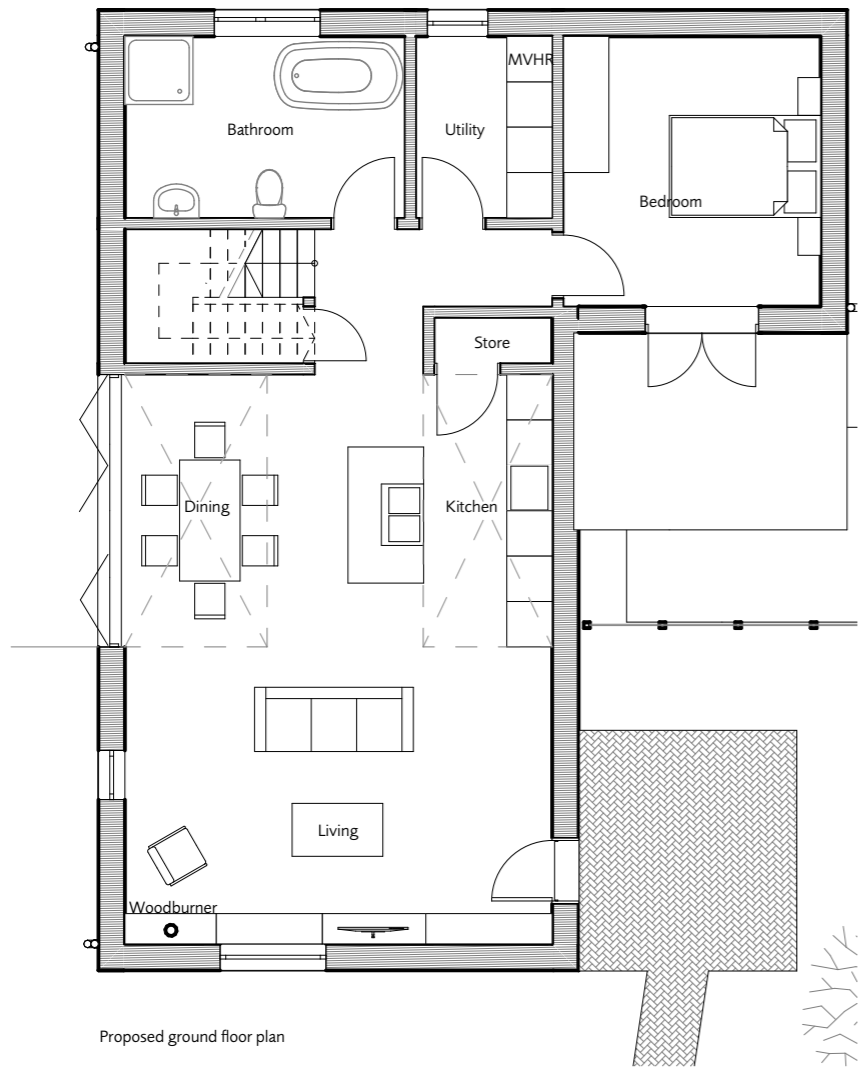
North-west elevation



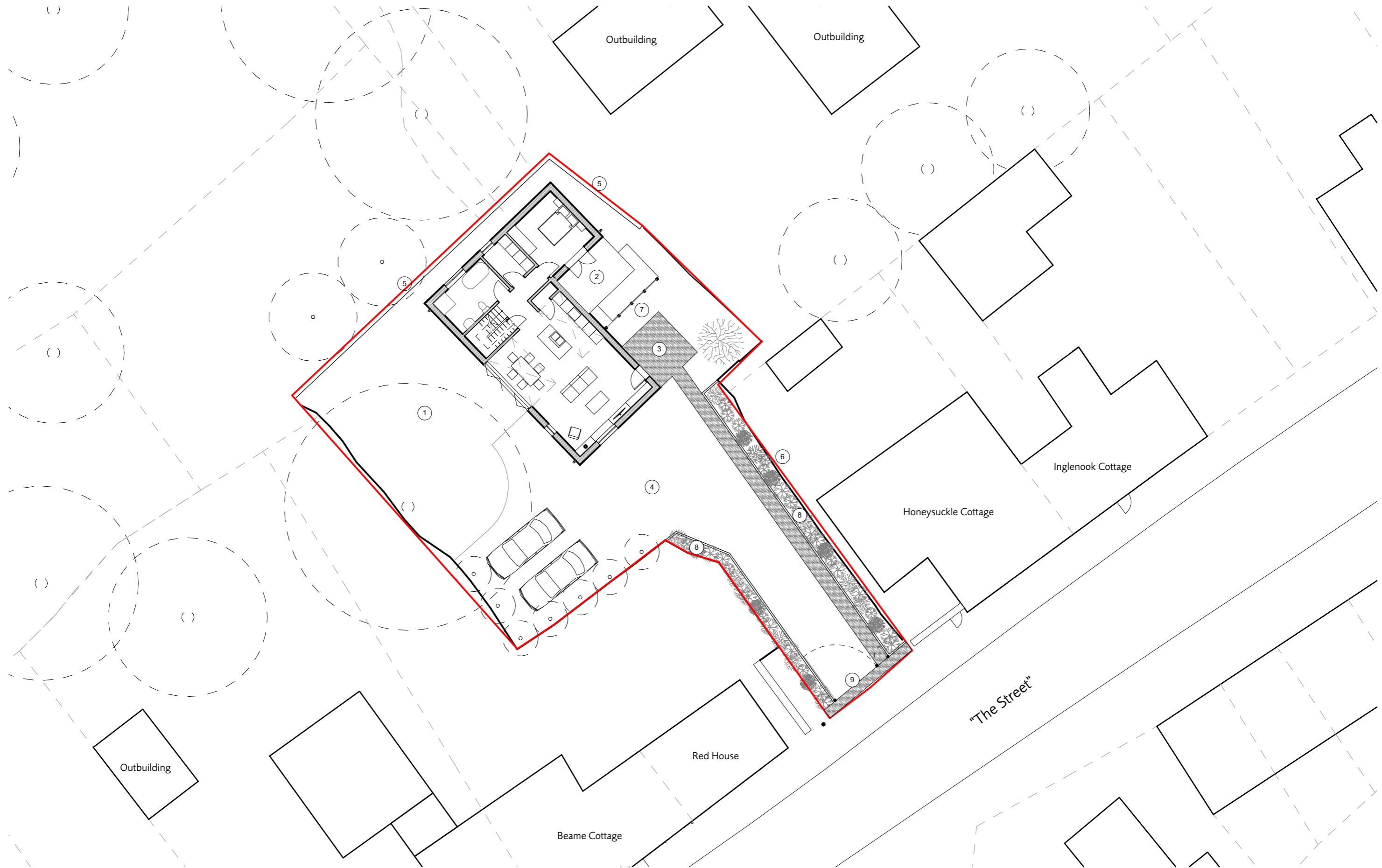
South-west elevation



address	The Street, Rickingham, Diss, IP22 1EG	007			
title	Elevations				
scale	1:100@A3				
date	22/07/20	status	PLANNING	revision	



address The Street, Rickinghall, Diss, IP22 1EG	003		
title Proposed plans			
scale 1:100@A3	date 22/07/20	status PLANNING	revision



- KEY**
- 1. Grass/soft landscaping
 - 2. Raised timber deck
 - 3. Brickweave path
 - 4. Decomposed granite
 - 5. Timber sleeper retaining wall
 - 6. New/made good fence to boundary
 - 7. Privacy screen
 - 8. Raised planting bed
 - 9. Split field gate

address	The Street, Rickingham, Diss, IP22 1EG	002					
title	Proposed site plan						
scale	1:200@A3	date	22/07/20	status	PLANNING	revision	

TOWN AND COUNTRY PLANNING ACT 1990

FORM P2

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: 15 May 03

Application No:

Date Registered: 19 May 03

789/03

Name and address of agent

A R WIGHTMAN
MONEY POT HILL
REDGRAVE
DISS NORFOLK
IP22 1SF

Decision



Name and address of applicant

MR M IRVINE
THE WILLOWS
HINDERCLAY ROAD
RICKINGHALL
DISS, NORFOLK

Proposed development and location of the land: ONE, TWO STOREY
DWELLING. LAND ADJ TO THE RED HOUSE, THE STREET, RICKINGHALL

The Council, as local planning authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:-

1. The development hereby permitted shall be begun not later than the expiration of five years from the date of this permission.
2. The new vehicular access shall be laid out and completed in all respects in accordance with the submitted plans date stamped 19 May 2003 and be made available for use prior to the dwelling first being occupied and thereafter retained in the approved form.
3. The use shall not commence until the area within the site shown on the submitted plans received dated 19 May 2003 for the purpose of manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
4. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
2. In the interests of highway safety by virtue of ensuring that an appropriate width access is provided to the site.
3. In the interests of highway safety by virtue of reducing the potential for on-street parking that may, in this location, reduce the visibility of cars accessing and egressing the site.
4. To enable the Local Planning Authority to retain control over such buildings in the interests of amenity. This is of particular importance as any extensions to this dwelling may create significant overshadowing of the adjoining property to the north of the site.

Notes:

continued...

1. It is an OFFENCE to carry out any works within the public highway without the permission of the Highway Authority. Any conditions which involve works within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing, all works within the public highway shall be carried out by the County Council or its agent at the applicant's expense. The County Council's Central Area Manager should be contacted at Lodge Lane, Great Blakenham, Ipswich. Tel. 01473 830010.
2. The following policies and proposals in the Development Plan are relevant to this decision:-
Mid Suffolk Local Plan - adopted by the Council in September 1998
Policies:- SB2
3. Policy SB2 of the Local Plan seeks to ensure that development is appropriate to its setting. It requires that development does not adversely affect, amongst other things, the character and appearance of the settlement; privacy and amenity of adjoining properties; road safety; landscape features and listed buildings, their settings or the appearance of a conservation area. In this instance it is considered that the proposed dwelling fills in a gap in the streetscape and does not adversely affect the amenity or character of the locality. The proposal does not create overlooking or overshadowing that would materially affect the amenity of adjoining properties nor are the designs out of keeping with the existing character of the Conservation Area.

Please record in the
Register of Local Land
Charges



Date: 5.9.03

Planning Control Manager

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	DC/21/00584 – Planning
Parish	Rickinghall
Member making request	Cllr Jessica Fleming
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>Local Plan Policies - I refer to H3 and HB8, below:-</p> <p><u>HOUSING DEVELOPMENT IN VILLAGES</u> POLICY H3 WITHIN SETTLEMENT BOUNDARIES, APPLICATIONS FOR HOUSING DEVELOPMENT WILL BE CONSIDERED IN RELATION TO THE APPEARANCE AND CHARACTER OF THE VILLAGE, THE EFFECT ON NEARBY RESIDENTIAL AMENITY AND HIGHWAY SAFETY, THE AVAILABILITY OF SERVICES AND FACILITIES AND POLICIES FOR THE PROTECTION OF VISUALLY IMPORTANT OPEN SPACES AND THE SURROUNDING COUNTRYSIDE - RESIDENTIAL DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARIES OF VILLAGES WILL NORMALLY TAKE THE FORM OF:- - THE INFILLING OF SMALL UNDEVELOPED SITES, UNLESS IT IS DESIRABLE TO RETAIN A SITE IN UNDEVELOPED FORM AS AN IMPORTANT AMENITY OR OPEN SPACE IN THE VILLAGE SCENE; OR - A SMALL GROUP OF DWELLINGS, UP TO 5 IN NUMBER etc..... relevant to larger proposals</p> <p>The proposal is infill development and while it naturally would take up space, it would not remove a key view or local amenity; the site is visible to passers by only through the access way and long range views are not available through the gap due to topography and tree cover (refer to photographs enclosed). Rickinghall/ Botesdale has need for small scale development of the size and general price range that this house would offer.</p> <p><u>SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS</u> POLICY HB8 PRIORITY WILL BE GIVEN TO PROTECTING THE CHARACTER AND APPEARANCE OF CONSERVATION AREAS AND THE DISTRICT PLANNING AUTHORITY WILL EXPECT NEW BUILDING, ALTERATIONS OR OTHER FORMS OF DEVELOPMENT TO CONSERVE OR ENHANCE THEIR SURROUNDINGS.</p>

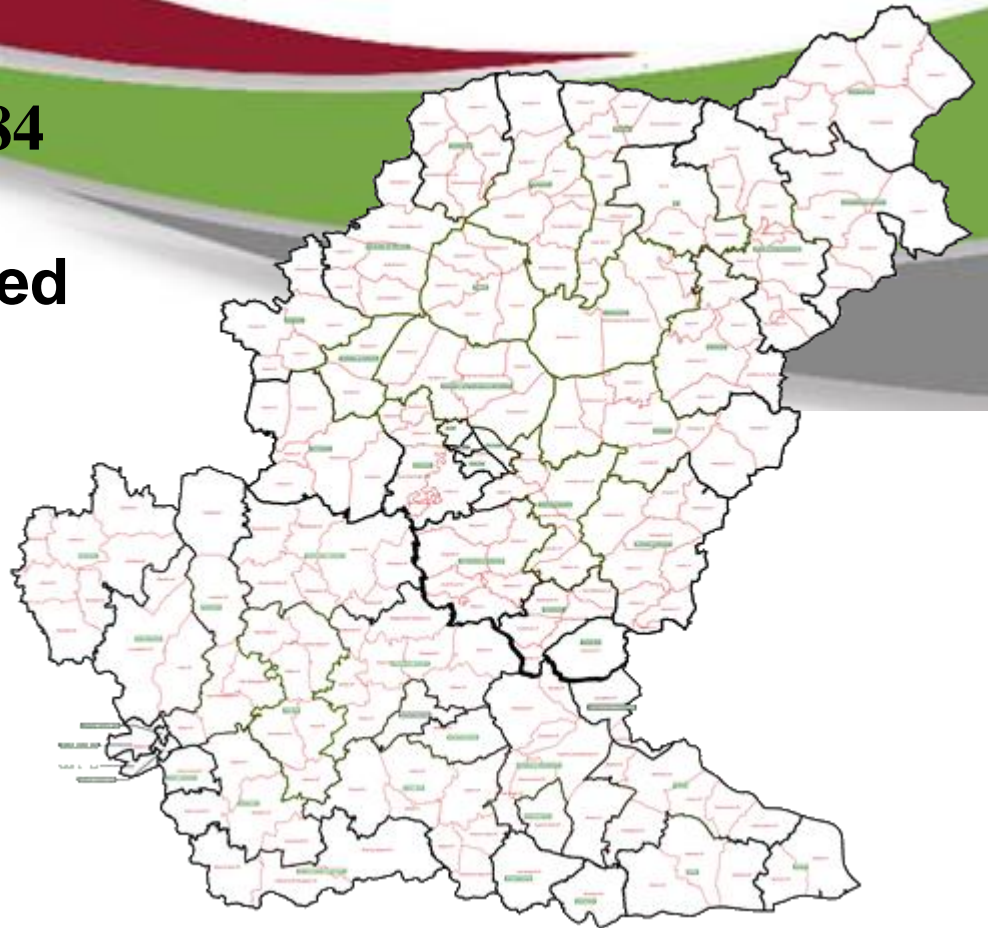
<p>13.4 Please detail the clear and substantial planning reasons for requesting a referral</p>	<p>The proposal is in a Conservation Area therefore HB8 applies, the heritage officer has identified a <i>'low level of less than substantial harm'</i> associated with it. The architect has gone to some lengths to work with the heritage officer and has proposed a design that is in keeping with other buildings and the heritage setting, as well as offering sustainable features (refer to Design & Access Statement para 5.25). A professional Heritage Assessment has been prepared. The key question is - is a possible low level of harm sufficient grounds for refusal, given the benefits of providing an additional modestly sized home in a desirable location? I do not believe that this is the case and that the very small amount of harm (if any) does not justify refusal.</p> <p>The location is within the village envelope and does not conflict with the aims and vision of the Rickinghall-Botesdale Neighbourhood Plan nor with relevant policies in the Local Plan or NPPF.</p> <p>I see no grounds for refusal, and substantial benefit from enabling this development to proceed.</p>
<p>13.5 Please detail the wider District and public interest in the application</p>	<p>Two neighbours have lodged comments in support of the application in which they welcome development of this site to support a well designed family home.</p> <p>The Parish Council does not object. It commented that ... "it is good design echoing other barn like buildings set back at the same level in this part of The Street." (Parra 1.5 of Design & Access Statement.)</p> <p>The single objection made on behalf of (but not by) the adjacent Red House is noted, this commenter lives in East Harling.</p>
<p>13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	<p>NA</p>
<p>13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>Telephone conversation and email communications with planning officer Sian Bunbury during May and June 2021.</p>



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Application No: DC/21/00584

**Address: Land Between Red
House And Honeysuckle
Cottage, The Street,
Rickingham Inferior**





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Constraints Map

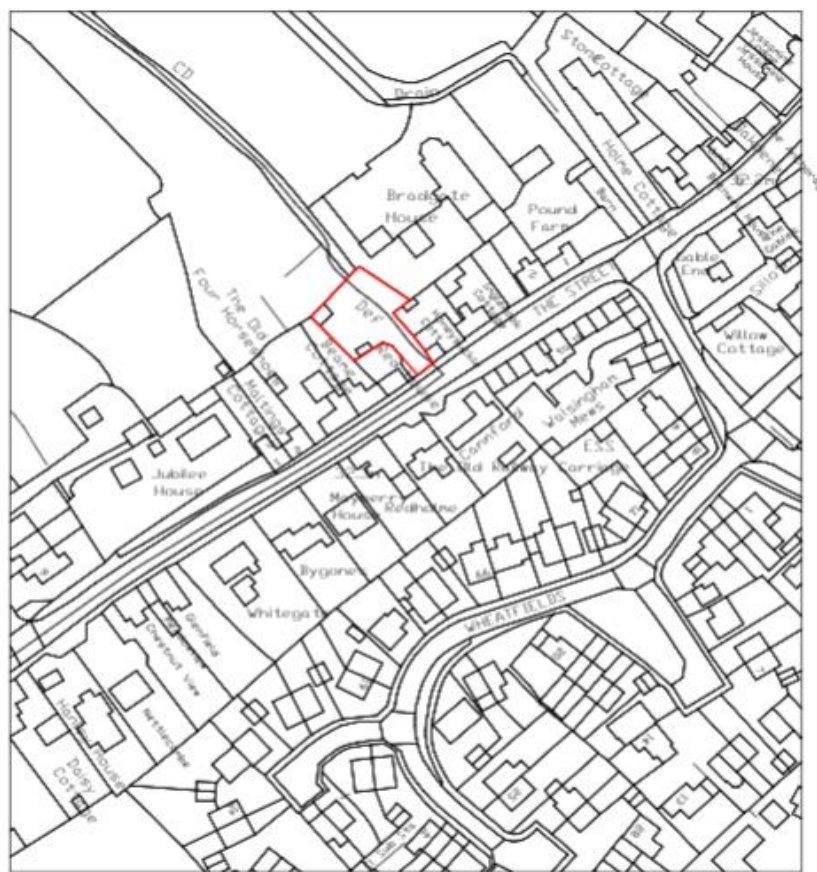
© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



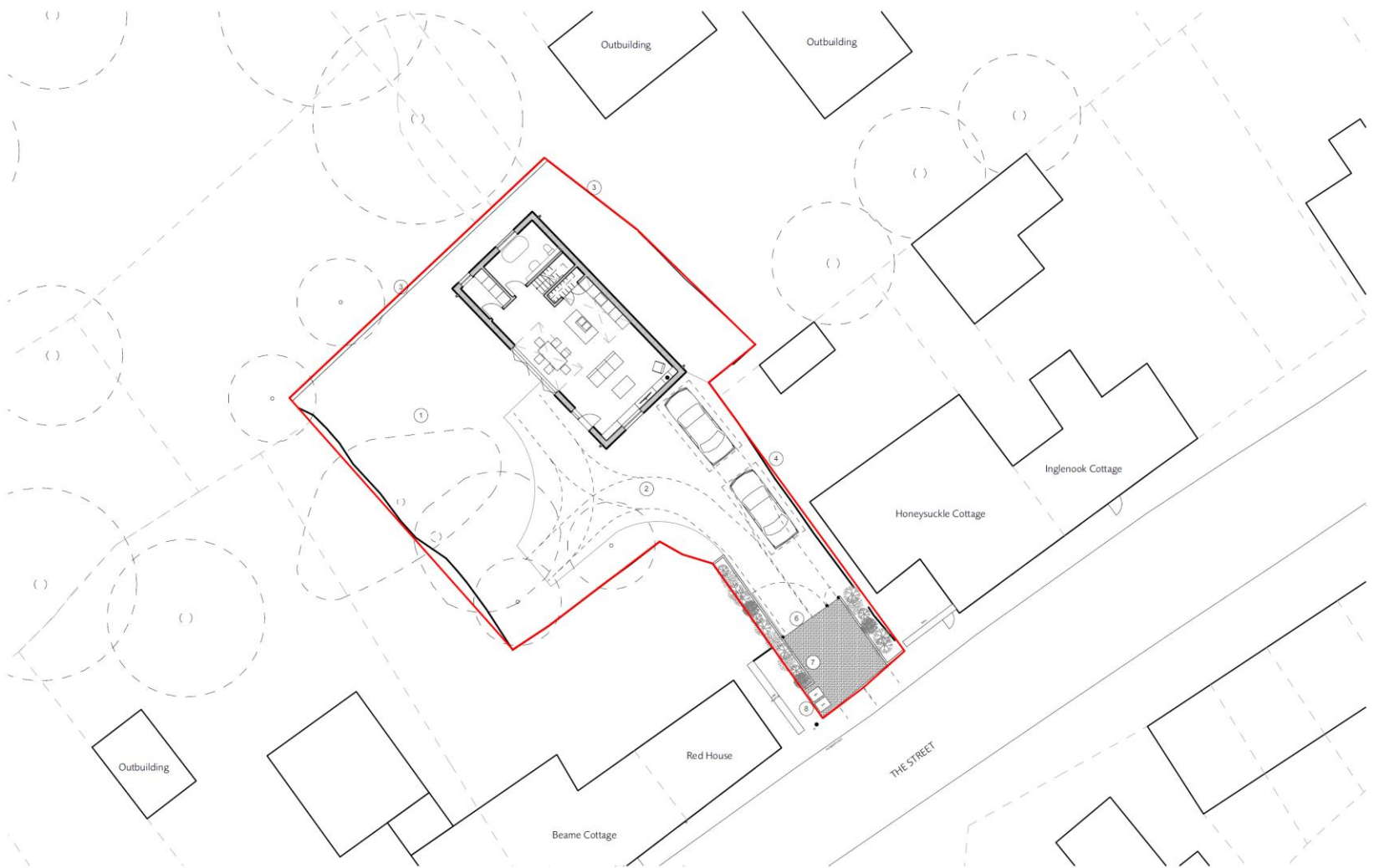
Page 270

- | | |
|---|--|
|  Grade II |  Built Up Area Boundaries |
|  Conservation Area |  Flood Zone 2 |
| |  Flood Zone 3 |

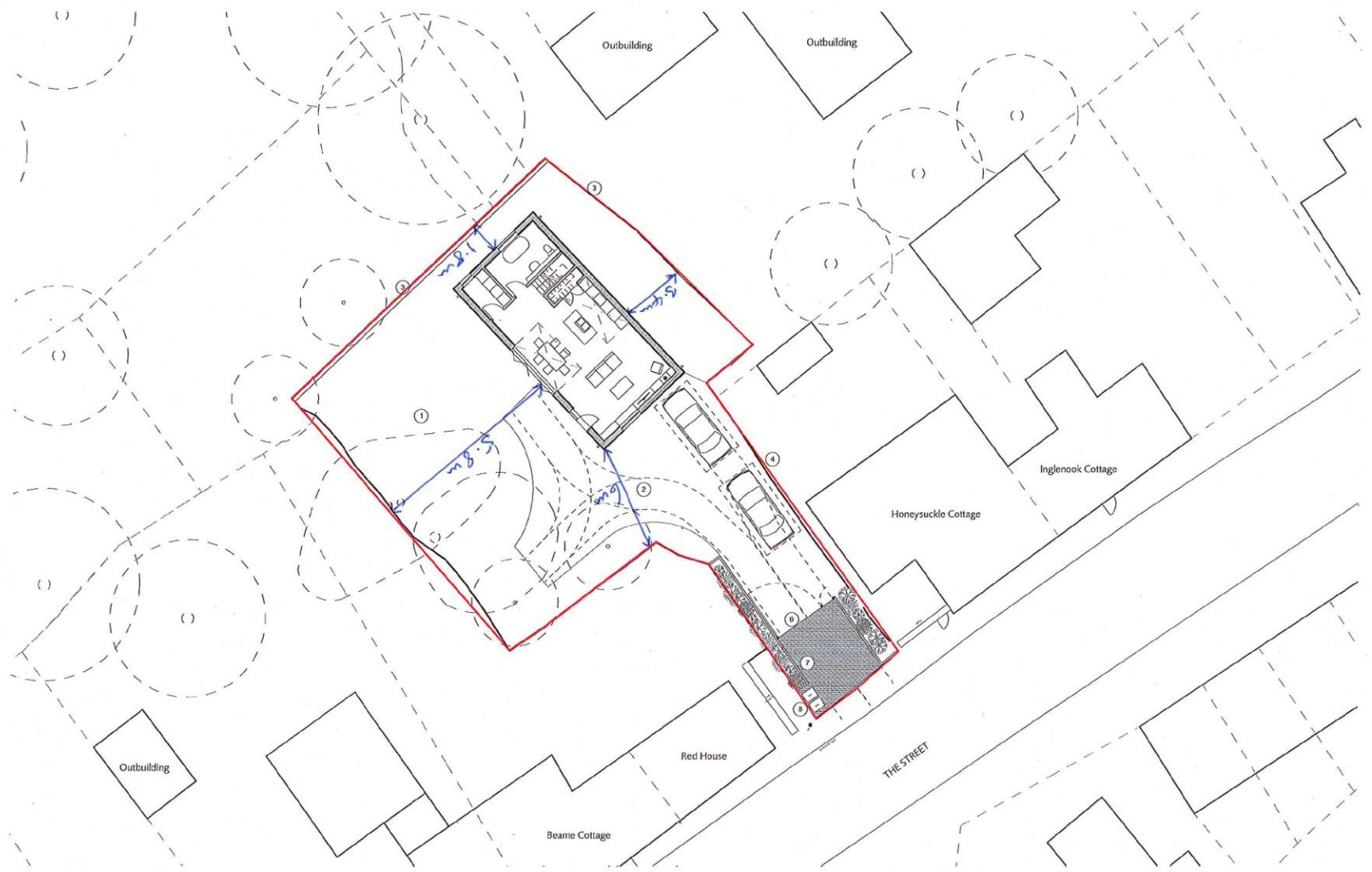
Site Location Plan



Request A Plan
 Map number: TQRQM20123160843016
 Title: Site plan
 Map Produced For: Joe Woodroffe
 Crown copyright and database rights 2008 DC/28840/000
 Project ID:
 Date of Purchase: 02-05-2008
 3 Years subscription from 02-05-2008 for 3 workstations.

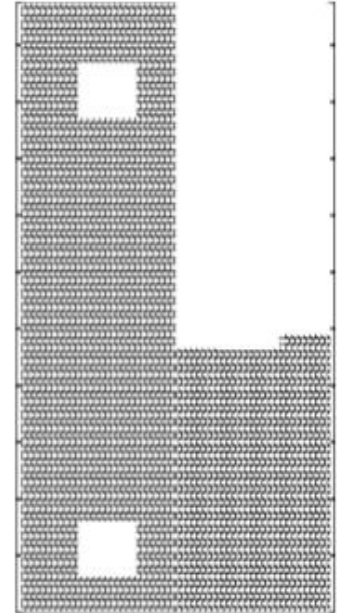
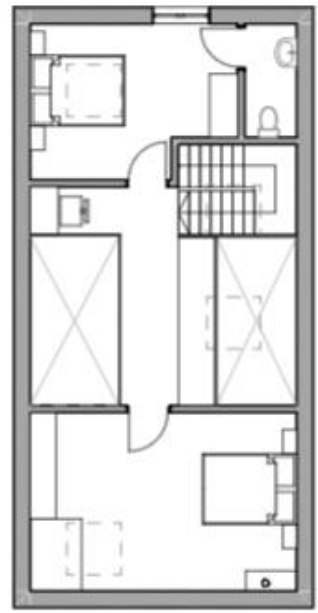


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Proposed Plans

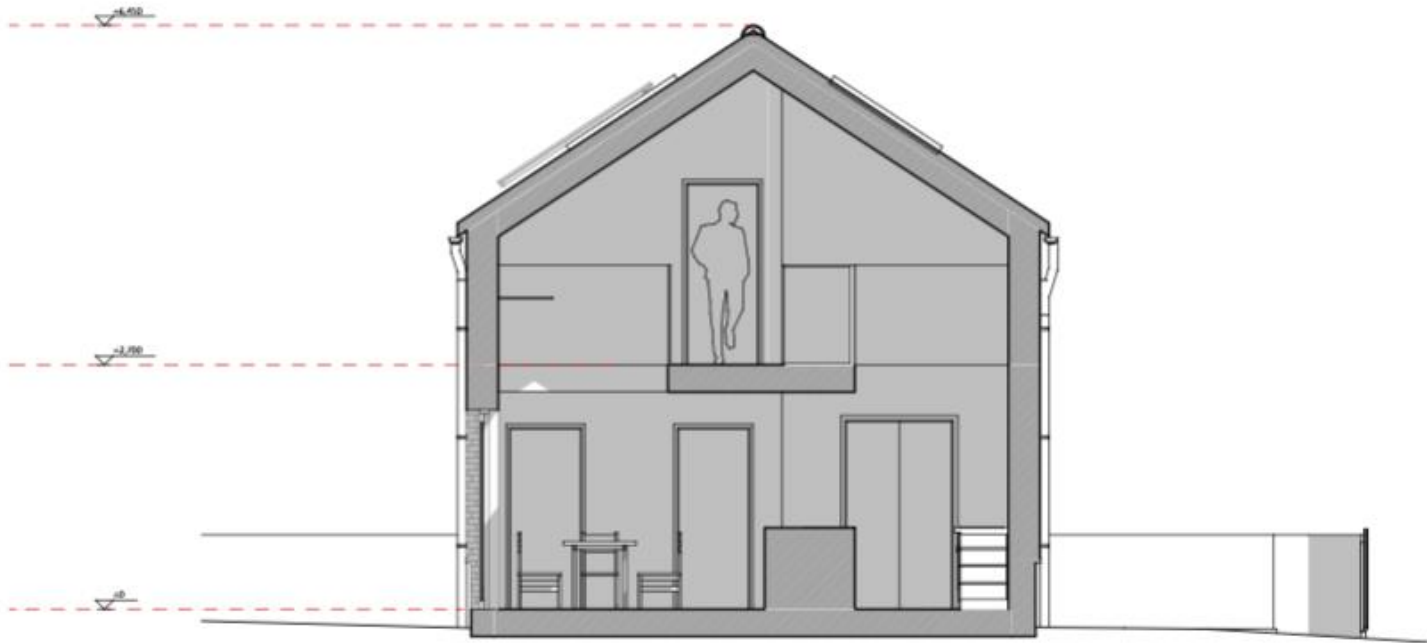
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Proposed Sections A

Slide 9

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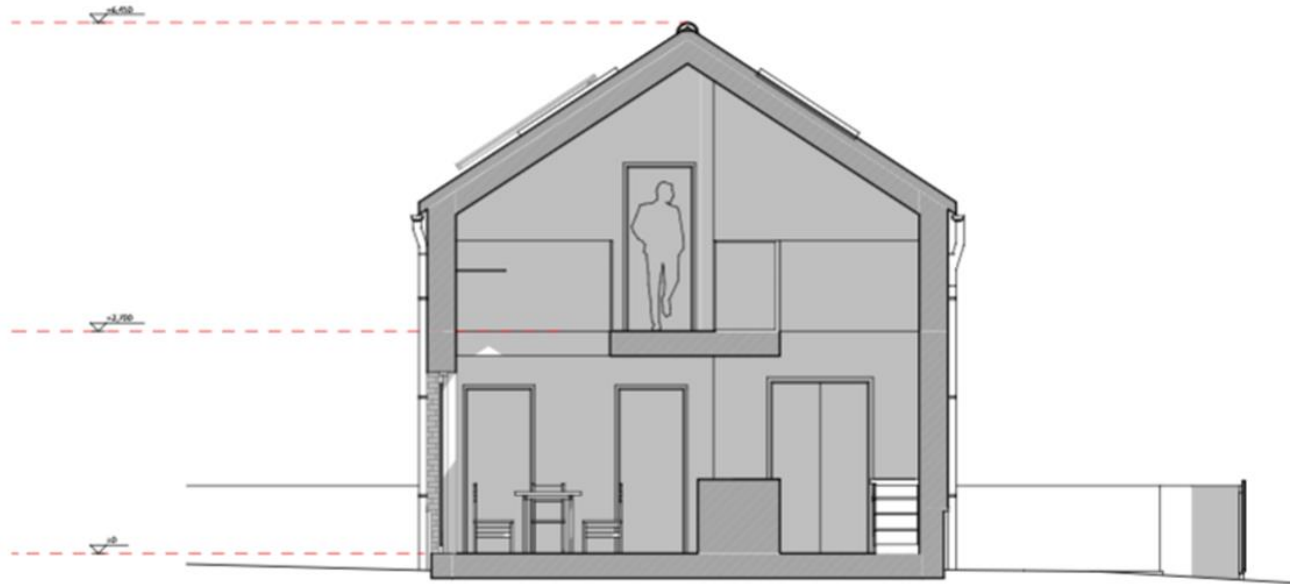
Key plan



address: The District Planning Date: 18/02/2016	<h2>004</h2>
as Proposed section A	

Proposed Sections B

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Address: The Green, Muckingham, Norfolk, NR12 9JG	004
as Proposed section A	
Scale: 1:500/A3 Date: 20/1/20	Author: J. L. [unreadable]

Proposed Sections C

Slide 11

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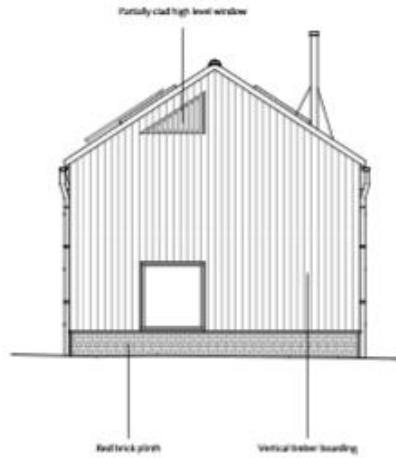


Key plan

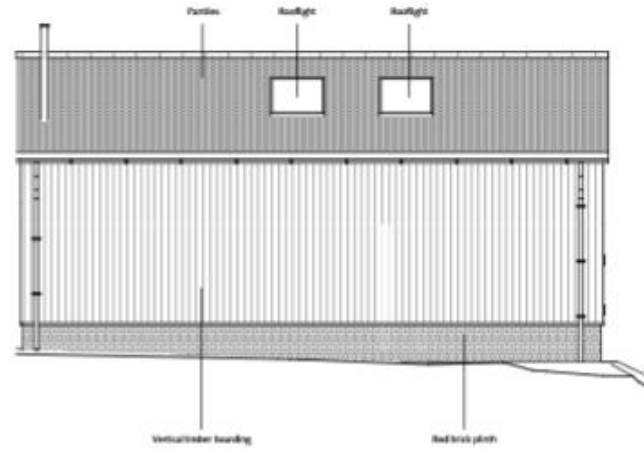


Address: The Green, Babergh, Suffolk IP22 5JG	006
Proposed section C	

Proposed Elevations.



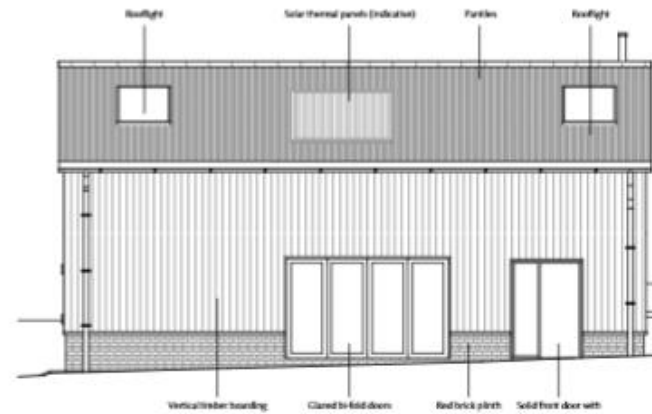
South-east elevation



North-east elevation



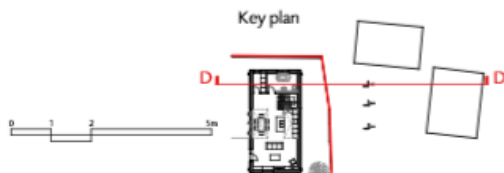
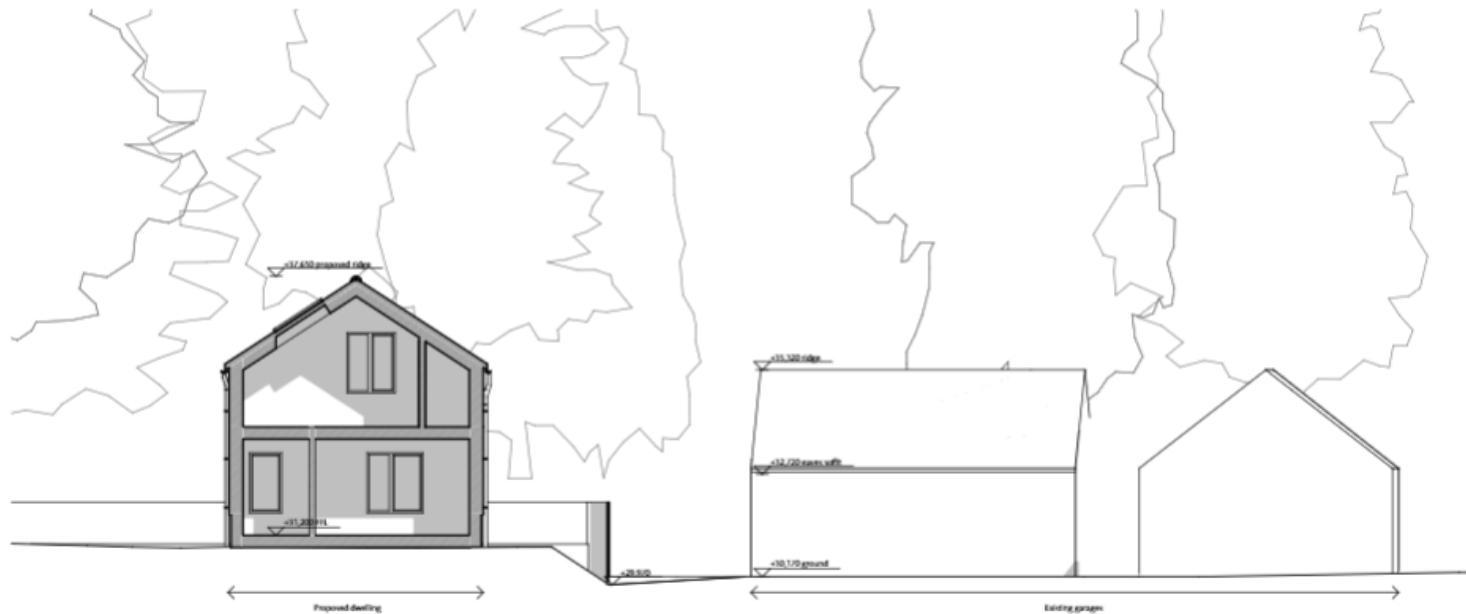
North-west elevation



South-west elevation

Proposed site sections

Page 279



address: The Street, Babergh, Suffolk IP22 3JG	009
- Proposed site section scale: 1:500 @ A3 date: 30/11/20	author: R. Adams revision: A

Proposed visibility splay

Slide 14

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