

Public Document Pack



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|-------------------|--|
| COMMITTEE: | DEVELOPMENT CONTROL COMMITTEE B |
| DATE: | FRIDAY, 29 OCTOBER 2021 9.30 AM |
| VENUE: | KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH |

| Councillors | |
|--|--|
| <u>Conservative and Independent Group</u> James Caston Peter Gould Kathie Guthrie (Chair) Dave Muller (Vice-Chair) | <u>Green 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.

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

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **SA/21/14 CONFIRMATION OF THE MINUTES OF THE MEETING
HELD ON 27 OCTOBER 2021**

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

7 **SA/21/15 SCHEDULE OF PLANNING APPLICATIONS** 7 - 12

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

- a **DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, 13 - 104
GREAT BRICETT, SUFFOLK, IP7 7DZ**
- b **DC/21/04458 1 RECTORY ROAD, WYVERSTONE, SUFFOLK, 105 - 122
IP14 4SH**

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

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

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

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

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 24 November 2021 at 9.30 am.

Webcasting/ Live Streaming

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

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

Introduction to Public Meetings

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

Domestic Arrangements:

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

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

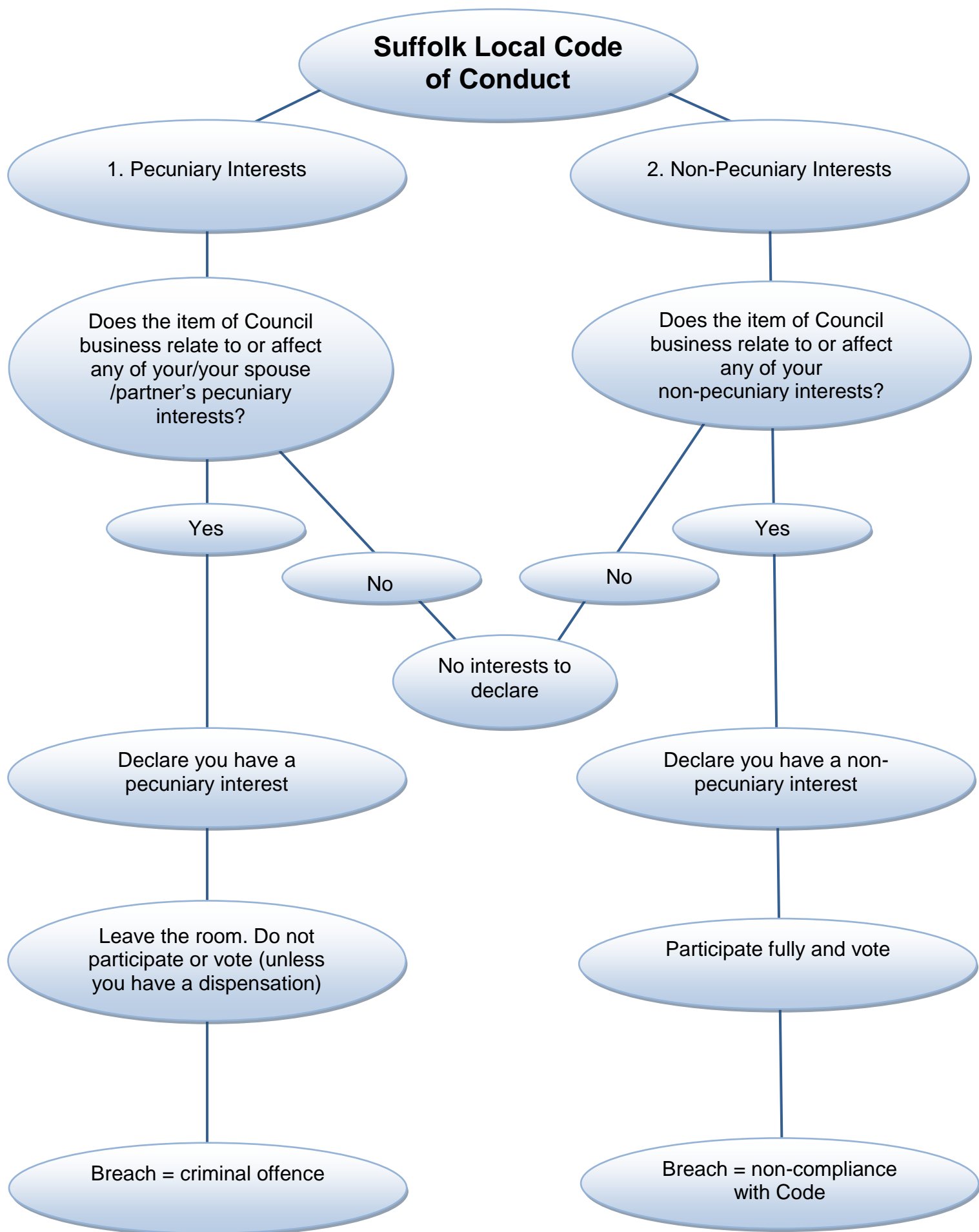
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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

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

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

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



Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B

29 October 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/20/05587 | Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ | Cllr Daniel Pratt/ Battisford and Ringshall | Vincent Pearce | 13-104 |
| 7B | DC/21/04458 | 1 Rectory Road, Wyverstone, Suffolk, IP14 4SH | Cllr Andy Mellen/ Bacton | Michael Booker | 105-122 |

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BMSDC COVID-19 – KING EDMUND COUNCIL CHAMBER ENDEAVOUR HOUSE

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

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

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

The following specific guidance must be adhered to:

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

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

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

Cleaning

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

Fire safety and building evacuation

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

First Aid

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

Health and Hygiene

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

(unless you have an exemption) in all parts of the building (including the access routes, communal areas, cloakroom facilities, etc.). Re-useable face coverings are available from the H&S Team if you require one.

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

Agenda Item 7a

Committee Report

Item 7A

Reference: DC/20/05587

Case Officer: Vincent Pearce

Ward: Battisford & Ringshall.

Ward Member/s: Cllr Daniel Pratt.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Change of use of land for the siting of 69 mobile homes (following demolition of existing buildings)

Location

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

Expiry Date: 31/10/2021 [this is an extension of time]

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Birch's Park Homes

Agent: RPS Group Plc

Parish: Great Bricett

Site Area: 2.6 hectares

Details of Previous Committee / Resolutions and any member site visit: 12th May 2021 - Deferral

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

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

PLEASE NOTE:

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

The application is being reported back to Committee following deferral of the item at the Development Control Committee A of 12 May 2021.

The official minutes of the meeting of 12 May 2021 records:

“87.8 It was RESOLVED: - That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.”

This supplementary report now provides the Committee with an updated statement and analysis of further information received, clarification provided and changes to the proposal secured since the last meeting following Members requests at that meeting.

The application was presented to Committee for a decision originally as it is a major development comprising more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2021

Core Strategy Focused Review 2012:

FC1 - Presumption In Favour of Sustainable Development
FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development
FC2 - Provision and Distribution of Housing

Core Strategy 2008:

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

Mid Suffolk Local Plan 1998:

GP1 - Design and layout of development
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL8 – Protecting Wildlife Habitats
T9 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists

Other Material Planning Documents:

Suffolk Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

NOTE IN RESPECT OF THE FORMAT OF THIS REPORT

This report is presented as a supplementary report to that presented to the Committee earlier this year. Consequently, new material appears at the start of the report. The body of previous report is re-presented unamended after the new content as it remains valid in all respects except where superseded by the supplementary content. Members are advised that the supplementary report includes a refreshed conclusions and planning balance and recommendation section and this supersedes that contained in the previous report. *[the earlier recommendation is included for comparative purposes]*.

SUPPLEMENTARY ASSESSMENT FOR 29 OCTOBER 2021

THE 29 October 2021 SUPPLEMENTARY REPORT & CONTENT [numbered with paragraph prefix 'S']

PART THREE – ASSESSMENT OF APPLICATION

S1.0 Relevant Background

S1.1 The Council's Planning Committee A considered a report on this application at its meeting of 12 May 2021.

S1.2 The Committee voted to defer taking a decision to allow officers to carry out further investigation with the applicant as to:

- the exact numbers proposed; and

further additional information to satisfy concerns in relation to:

- details of bus routes
- parking spaces available
- open space and landscaping; and
- flood and drainage issues.

S2.0 The Amended Proposal

- S2.1. The original scheme (as described on the application form) proposed the siting of 73 units within the site. This has now been reduced and confirmed as **69 units** in order to accommodate requirements made by the SCC Floods & Water Team in terms of on-site surface water storage and attenuation within the site.
- S2.2. The proposal therefore seeks the siting of 69 units, given the original application description clearly states “up to 73”, the proposed description of development has now been amended accordingly to refer to 69 units in order to cap the number to be allowed within the site.
- S2.3. Members are reminded of the extant outline planning permission for 51 permanent estate style brick-built homes that already exists on this site under reference DC/17/03568. This proposal therefore increases the number of additional *homes* by 18 to those already approved. The proposed units within this application are mobile ‘park’ homes and therefore, of course, generally smaller homes providing two or three bedrooms. Officers consider the site can accommodate a higher number than previously approved as mobile homes for this reason.
- S2.4. Following deferral of 12th May 2021 the following additional material has been submitted by the applicant:
- The offer of a financial contribution for the provision of off-site affordable housing. [£168,000]
 - Footpath construction on site frontage
 - bus shelter
 - Enhanced landscaping
 - Amended Site Layout Plan (69 units plus parking)
 - Flood Risk Addendum by JPC Environmental Services

S3.0 Nearby Services and Connections Assessment of Proposal

- S3.1 As set out in the previous Committee report, the supporting Transport Statement set out in some detail the available local facilities and their distance from the site.
- S3.2 In terms of sustainable transport on offer, there are primarily four local bus services:
- Route 111 – Ipswich Buses (Hitcham – Bildeston – Somersham – Ipswich)
 - Route 985 (formerly 405) – First Buses (School Bus)
 - Route 461 – Hadleigh Community Transport
 - Route 462 – Hadleigh Community Transport

S3.3 The frequency of each service is as follows:

Route 111 (Hitcham – Bildeston – Somersham – Ipswich)

| Hitcham - Bildeston - Somersham - Ipswich | | | | | | | | | | 111/111A | | | |
|--|------|------|------|------|--|--|--|--|--|----------|------|------|------|
| Monday to Friday (Except Bank Holidays) | | | | | | | | | | Saturday | | | |
| Service | 111 | 111 | 111 | 111A | | | | | | 111 | 111 | 111 | 111A |
| Operator | MU | MU | MU | MU | | | | | | MU | MU | MU | MU |
| Notes | 1 | 1 | 1 | 1 | | | | | | 1 | 1 | 1 | 1 |
| Cross Green, Brettenham Road (opp) | 0715 | 0940 | 1340 | — | | | | | | 0715 | 0940 | 1340 | — |
| Bildeston, Clock Tower (opp) | 0720 | 0945 | 1345 | 1645 | | | | | | 0720 | 0945 | 1345 | 1645 |
| Nedging Tye, Bus Shelter (o/s) | 0725 | 0950 | 1350 | 1650 | | | | | | 0725 | 0950 | 1350 | 1650 |
| Great Bricett, Bricett Hall (NW-bound) | 0728 | 0953 | 1353 | | | | | | | 0728 | 0953 | 1353 | |
| Wattisham Airfield, Bus Shelter (E-bound) | 0730 | 0955 | 1355 | | | | | | | 0730 | 0955 | 1355 | |
| Ringshall, Village Hall (adj) | 0733 | 0958 | 1358 | | | | | | | 0733 | 0958 | 1358 | |
| Barking Tye, The Tye (opp) | 0736 | 1001 | 1401 | | | | | | | 0736 | 1001 | 1401 | |
| Willisham, Telephone Box (o/s) | 0738 | 1003 | 1403 | | | | | | | 0738 | 1003 | 1403 | |
| Offton, Limeburners (opp) | 0742 | 1007 | 1407 | 1657 | | | | | | 0742 | 1007 | 1407 | 1657 |
| Somersham, Duke of Marlborough (opp) | 0745 | 1010 | 1410 | 1700 | | | | | | 0745 | 1010 | 1410 | 1700 |
| Little Blakenham, The Beeches (adj) | 0751 | 1016 | 1416 | 1706 | | | | | | 0751 | 1016 | 1416 | 1706 |
| Bramford, Angel (opp) | 0757 | 1022 | 1422 | 1712 | | | | | | 0757 | 1022 | 1422 | 1712 |
| Sproughton, Wild Man (opp) | 0800 | 1025 | 1425 | 1715 | | | | | | 0800 | 1025 | 1425 | 1715 |
| Westbourne, Red Lion (adj) | 0805 | 1031 | 1431 | 1721 | | | | | | 0805 | 1031 | 1431 | 1721 |
| Ipswich, Old Cattle Market Bus Station (N) | 0825 | 1041 | 1441 | 1731 | | | | | | 0825 | 1041 | 1441 | 1731 |
| Chantry, Suffolk One (inside) | 0855 | — | — | — | | | | | | 0855 | — | — | — |
| Sunday | | | | | | | | | | | | | |
| no service | | | | | | | | | | | | | |

NOTES

1 Sponsored by Suffolk County Council

OPERATORS

MU Mulleys Motorways 01359 230 234

Suffolk 01/09/2020

| Ipswich - Somersham - Bildeston - Hitcham | | | | | | | | | | 111/111A | | | | |
|--|------|------|------|------|------|------|--|--|--|----------|------|------|------|------|
| Monday to Friday (Except Bank Holidays) | | | | | | | | | | Saturday | | | | |
| Service | 111 | 111 | 111 | 111 | 111 | 111 | | | | | 111 | 111 | 111 | 111 |
| Operator | MU | MU | MU | MU | MU | MU | | | | | MU | MU | MU | MU |
| Service Restrictions | Sch | NSch | Sch | NSch | Sch | NSch | | | | | | | | |
| Notes | 1 | 1 | 1 | 1 | 1 | 1 | | | | | 1 | 1 | 1 | 1 |
| Ipswich, Old Cattle Market Bus Station (N) | 0840 | 0850 | 1235 | 1540 | 1550 | 1740 | | | | | 0850 | 1235 | 1550 | 1740 |
| Westbourne, Red Lion (opp) | | 0859 | 1244 | | 1559 | 1749 | | | | | 0859 | 1244 | 1559 | 1749 |
| Ipswich, Railway Station (R2) | 0844 | | | 1544 | | | | | | | | | | |
| Chantry, Suffolk One (inside) | 0855 | | | 1555 | | | | | | | | | | |
| Sproughton, Wild Man (adj) | 0903 | 0903 | 1248 | 1603 | 1603 | 1753 | | | | | 0903 | 1248 | 1603 | 1753 |
| Bramford, Angel (adj) | 0906 | 0906 | 1256 | 1606 | 1606 | 1756 | | | | | 0906 | 1256 | 1606 | 1756 |
| Little Blakenham, The Beeches (opp) | 0910 | 0910 | 1300 | 1610 | 1610 | 1800 | | | | | 0910 | 1300 | 1610 | 1800 |
| Somersham, Duke of Marlborough (adj) | 0915 | 0915 | 1305 | 1615 | 1615 | 1805 | | | | | 0915 | 1305 | 1615 | 1805 |
| Offton, Limeburners (adj) | 0918 | 0918 | 1308 | 1618 | 1618 | 1808 | | | | | 0918 | 1308 | 1618 | 1808 |
| Willisham, Telephone Box (opp) | | | 1312 | 1622 | 1622 | 1812 | | | | | | 1312 | 1622 | 1812 |
| Barking Tye, The Tye (adj) | | | 1314 | 1624 | 1624 | 1814 | | | | | | 1314 | 1624 | 1814 |
| Ringshall, Village Hall (opp) | | | 1317 | 1627 | 1627 | 1817 | | | | | | 1317 | 1627 | 1817 |
| Wattisham Airfield, Bus Shelter (W-bound) | | | 1320 | 1630 | 1630 | 1820 | | | | | | 1320 | 1630 | 1820 |
| Great Bricett, Bricett Hall (SE-bound) | | | 1322 | 1632 | 1632 | 1822 | | | | | | 1322 | 1632 | 1822 |
| Nedging Tye, Bus Shelter (opp) | 0925 | 0925 | 1325 | 1635 | 1635 | 1825 | | | | | 0925 | 1325 | 1635 | 1825 |
| Bildeston, Clock Tower (opp) | 0932 | 0932 | 1332 | 1642 | 1642 | 1832 | | | | | 0932 | 1332 | 1642 | 1832 |
| Cross Green, Brettenham Road (adj) | 0936 | 0936 | 1336 | - | - | 1837 | | | | | 0936 | 1336 | - | 1837 |
| Sunday | | | | | | | | | | | | | | |
| no service | | | | | | | | | | | | | | |

Route 985 (formerly 405) (School Bus)

Great Bricett - Stowmarket High via Battisford Mondays to Fridays

| | |
|--------------------------------|------|
| Service Number | 985 |
| | SD |
| Barking,B1078,The Church | 0750 |
| Barking,B1078,The Fox | 0752 |
| Great Bricett,Brick Kiln,B1078 | 0800 |
| Great Bricett Hall | 0802 |
| Wattisham Camp | 0806 |
| Ringshall School | 0810 |
| Ringshall,Bakers Corner | 0812 |
| Ringshall,Coronation Glebe | 0814 |
| Battisford,Community Hall | 0818 |
| Battisford,Punch Bowl | 0823 |
| Little Finborough | 0824 |
| Combs,Queens Close | 0827 |
| Combs,Scotchers Corner | 0829 |
| Stowmarket High School | 0845 |

| | |
|--------------------------------|------|
| Service Number | 985 |
| | SD |
| Stowmarket High School | 1520 |
| Combs,Scotchers Corner | 1536 |
| Combs,Queens Close | 1538 |
| Little Finborough | 1540 |
| Battisford,Punch Bowl | 1542 |
| Battisford,Community Hall | 1545 |
| Ringshall,Coronation Glebe | 1550 |
| Ringshall,Bakers Corner | 1552 |
| Ringshall School | 1555 |
| Wattisham Camp | 1558 |
| Great Bricett Hall | 1559 |
| Great Bricett,Brick Kiln,B1078 | 1602 |
| Barking,B1078,The Fox | 1610 |
| Barking,B1078,The Church | 1612 |

SD - Schooldays Only

Route 461/ Route 462 (Stowmarket – Great Bricett/Hitcham– Hadleigh)

461/462

Stowmarket - Great Bricett/Hitcham - Hadleigh

Timetable valid from 24/05/2021

Direction of stops: where shown (eg: W-bound) this is the compass direction towards which the bus is pointing when it stops

Mondays to Fridays

| Service | 461 | 461 | 461 | 462 |
|---------------------------------------|------|------|------|------|
| Operator | HADC | CH | HADC | HADC |
| Service Restrictions | NW | W | MTh | TuF |
| Notes | 1 | 1 | 1 | 1 |
| Stowmarket, adj Station Road West | dep | — | 1240 | 1240 |
| Combs Ford, o/s The Ford | — | — | 1244 | — |
| Combs Ford, adj Hunt Close | — | — | 1246 | — |
| Combs, opp Park Road | — | — | 1248 | — |
| Combs, opp Queens Close | — | — | 1250 | — |
| Little Finborough, opp Most Farm | — | — | 1252 | — |
| Battisford Tye, o/s Punchbowl | — | — | 1254 | — |
| Battisford, adj Community Centre | — | — | 1256 | — |
| Ringshall, opp Phone Box | 0903 | — | 1303 | — |
| Wattisham Airfield, opp Bus Shelter | 0905 | — | 1305 | — |
| Great Bricett, adj Bricett Hall | 0907 | — | 1307 | — |
| Naughton, adj Wheelhouse | 0910 | — | 1310 | — |
| Great Finborough, opp Post Office | — | — | 1246 | — |
| Buxhall, adj The Crown | — | — | 1249 | — |
| Great Finborough, opp Buxhall Turn | — | — | 1252 | — |
| Cross Green, opp Brettenham Road | — | — | 1257 | — |
| Hitcham Causeway, adj Causeway Estate | — | — | 1300 | — |
| Bildeston, opp Clock Tower | — | — | 1305 | — |
| Semer, opp Semer Bridge | — | — | 1310 | — |
| Whitfield, opp Telephone Box | 0915 | 0920 | 1315 | 1315 |
| Elmsett, o/s Bus Shelter | 0919 | 0928 | 1319 | 1319 |
| Aldham, adj Firtree Farm | 0923 | 0931 | 1323 | 1323 |
| Hadleigh, adj Morrisons | 0928 | 0938 | 1328 | 1328 |
| Hadleigh, Bus Station (Stand D) | 0930 | 0941 | 1330 | 1330 |
| Hadleigh, opp Bouchier Close | 0934 | — | 1334 | 1334 |
| Hadleigh, adj Meriton Rise | 0937 | — | 1337 | 1337 |
| Hadleigh, Bus Station (Stand B) | arr | 0940 | — | 1340 |

Saturdays

no service

Sundays

no service

Bank Holidays

no service

Service Restrictions: MTh - Operates on Mondays and Thursdays only
NW - Not Wednesdays
TuF - Operates on Tuesdays and Fridays
W - Operates on Wednesdays

Notes: 1 - Sponsored by Suffolk County Council
CH - Chambers
HADC - Hadleigh Community Transport

Timetable valid from 24/05/2021

Direction of stops: where shown (eg: W-bound) this is the compass direction towards which the bus is pointing when it stops

Mondays to Fridays

| Service | 461 | 462 | 461 | 461 |
|---------------------------------------|----------|------|------|------|
| Operator | HADC | HADC | HADC | CH |
| Service Restrictions | MTh | TuF | NW | W |
| Notes | 1 | 1 | 1 | 1 |
| Hadleigh, Bus Station (Stand B) | dep 0950 | 0950 | 1350 | 1415 |
| Hadleigh, opp Morrisons | 0952 | 0952 | 1352 | 1417 |
| Aldham, opp Firtree Farm | | | 1357 | 1422 |
| Elmslett, opp Bus Shelter | | | 1400 | 1425 |
| Whitfield, adj Telephone Box | | | 1403 | 1433 |
| Whitfield, opp Telephone Box | | 0958 | 1404 | — |
| Naughton, opp Wheelhouse | | 1002 | 1408 | — |
| Great Bricett, o/s Bricett Hall | | 1005 | 1411 | — |
| Wattisham Airfield, o/s Bus Shelter | | 1007 | 1413 | — |
| Ringshall, adj Phone Box | | 1009 | 1415 | — |
| Battisford, opp Community Centre | | 1016 | — | — |
| Battisford Tye, opp Punchbowl | | 1018 | — | — |
| Little Finborough, adj Moat Farm | | 1022 | — | — |
| Combs, adj Queens Close | | 1024 | — | — |
| Combs, adj Park Road | | 1026 | — | — |
| Combs Ford, opp Hunt Close | | 1028 | — | — |
| Combs Ford, adj The Ford | | 1030 | — | — |
| Stowmarket, o/s Argos Store | | 1033 | — | — |
| Semer, adj Semer Bridge | 0958 | — | — | — |
| Bildeston, opp Clock Tower | 1003 | — | — | — |
| Hitcham Causeway, opp Causeway Estate | 1008 | — | — | — |
| Cross Green, adj Brettenham Road | 1011 | — | — | — |
| Great Finborough, adj Buxhall Turn | 1016 | — | — | — |
| Buxhall, opp The Crown | 1019 | — | — | — |
| Great Finborough, adj Post Office | 1022 | — | — | — |
| Stowmarket, opp Health Centre | 1027 | — | — | — |
| Stowmarket, adj Station Road West | arr 1029 | — | — | — |
| Saturdays | | | | |
| no service | | | | |
| Sundays | | | | |
| no service | | | | |
| Bank Holidays | | | | |
| no service | | | | |

Service Restrictions: MTh - Operates on Mondays and Thursdays only
 NW - Not Wednesdays
 TuF - Operates on Tuesdays and Fridays
 W - Operates on Wednesdays

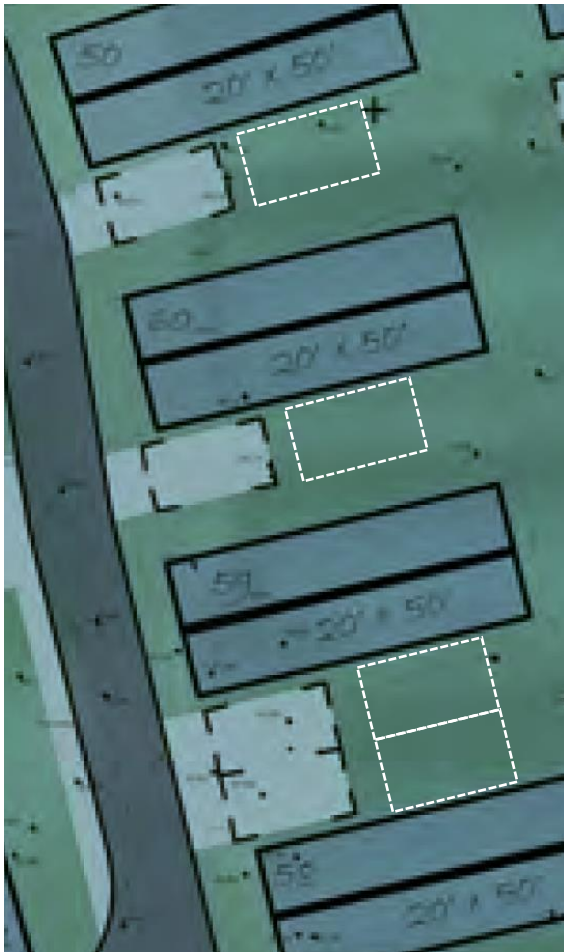
Notes: 1 - Sponsored by Suffolk County Council
 CH - Chambers
 HADC - Hadleigh Community Transport

- 111 3 x buses out to Ipswich [Mon-Fri] & 3 x buses back from Ipswich [Mon-Fri]
 4 x buses out to Ipswich [Sat] & 3 x buses back from Ipswich [Sat]
- 985 1 x bus out to Stowmarket [Mon-Fri] & 1 x bus back from Stowmarket [Mon-Fri]
- 461/462 2 x buses out to Stowmarket [Mon-Fri] & 2 x buses back from Stowmarket [Mon-Fri]

- S3.4 It is therefore possible to leave Gt Bricett by bus in the morning at 07.28hrs to work in Ipswich and get back to Gt Bricett on the 17.40. [route 111] from Ipswich.
- S3.5 These services are available via the bus stop (including shelter) located 100m north of the site on Pound Hill.
- S3.6 Important in accessibility terms is the proposed footway connection that will link the site with the northern bus stop.
- S3.7 Additionally, a new bus stop is proposed south of the site entrance. The provision of the footpath link is achievable using either Suffolk County Council land or land within the applicant's ownership. These accessibility improvements (detailed in Appendix C of the Transport Statement) formed part of the previous outline application.

S4.0 Site Access, Parking And Highway Safety Considerations

- S4.1 As demonstrated on the submitted Site Layout Plan, each Unit will have at least one parking space and a further 12 visitor spaces will be spread across the site. In reality the plots are such that each would in practice be capable of effectively accommodating at least two cars.



- S4.2 The Highways Authority made no comment previously regarding the proposed level of on-site parking provision. The Planning Statement contends that the applicant is an experienced Park Home developer, and the proposed level of provision is more typical of developments of this nature. Given the layout of the neighbouring residential park and on-site parking provision available at that development (a good number of plots only have one on-site space), officers accept that the level of parking provided by the Park Home developer will be at a level that is in their best interests, one that will not result in an adverse outcome for the occupants. The Great Brickett Parish Council suggest that vehicles will be left to park on the adjacent roads, causing a danger to road users. Officers do not consider this to be a likely outcome nor one that the Park Home developer would likely tolerate, as it would not be in their commercial interests. There is no evidence of such overspill parking at any other residential parks in the district.

S4.3 SCC Highways comments remain pertinent to this amended proposal, particularly give the reduced number of units.

S5.0 Design And Layout [Impact On Street Scene]

S5.1 The proposed units are in three different sizes and the mix would be as follows:

- 43 units at 6.1m x 12.2m;
- 13 units at 6.1m x 13.4m; and
- 13 units at 6.1m x 15.2m

S5.2 The proposed units would comprise a mix of two bedroom and three bedroom units. The precise numbers of each are matters for the site licensing system to control.

S5.3 During the Committee on 12 May 2021, Members expressed concerned with regards to perceived lack of open space and amenity areas for future occupiers, consequently the application was deferred on this basis as well.

S5.4 Whilst there are no specific policies which require the applicant to provide recreation space or public open space given the intended use of the site is for the erection of mobile homes, the amended scheme now provides for a 605 square metre amenity area within the site.

S5.5 The area surrounding each park home is treated as useable for occupiers of that park home for domestic purposes but formal fenced off garden space areas are not a feature. This type of arrangement may be seen with reference to the existing, adjacent Wixfield Park site.

S6.0 Landscaping

S6.1 The layout has been amended to now include enhanced planting belts on the site's western and southern edges where they are exposed to view from the road and from the countryside.

S6.2 This is a direct response to the requirement of the Committee for softer edges that will help to conceal the park homes from general view.

S6.3 Delivery of these improved planting belts can reasonably be secured by condition in the event that Members are now minded to grant planning permission.





- S6.4 The area of open space play area and the drainage basin represent approximately 7.7% of the total site area.
- S6.5 The play area and that part of the basin that can be used as open space i.e. the area to the south of the basin equates to 3.3% of the total. Therefore, open space is less than the normal residential policy requirement of 10%.
- S6.6 That said space standards for mobile homes on a 'park' are governed by the Caravan Sites and Control of Development Act 1960 which is not operated by the Council as local planning authority. It is controlled via a licensing system.
- S6.7 Each plot has its own amenity space.

S7.0 Affordable housing

- S7.1 Members will recall that previous recommendations to grant permission were predicated on the applicant making a contribution towards the delivery of off-site affordable by way of a legal agreement. It has always been the applicant's case that what they are offering is a low-cost and therefore 'affordable' product when compared to an equivalent sized 'brick built' permanent dwelling.
- S7.2 Your officers were not inclined to accept that argument.
- S7.3 In the intervening period since the item was last deferred it has been possible to secure a financial contribution payable to the Council for the delivery of off-site affordable homes.
- S7.4 The starting point for officers in those discussions was that if low-cost housing is being provided but in the form of mobile homes then it should represent a 20% reduction on purchase price of that product on 35% of the overall stock
- S7.5 If that was achievable how would the discount system operate and who would get access to it? It doesn't fit the normal model for delivering homes for those in housing need.
- S7.6 Based on the principle set out in S7.4 above and working on a payment to the Council for the provision of off-site affordable housing in lieu of access to that discount the figure of £168,000 was arrived at.
- S7.7 The applicant is currently drafting a Unilateral Undertaking which should be available prior to the committee meeting to demonstrate their commitment to making such a contribution.

S8.0 Flood Risk, Drainage and Waste

- S8.1 SCC Flood & Water originally had a holding objection however this has now been removed and they are no longer objecting to the proposal.

- S8.2 An attenuation basin is provided in the north eastern corner of the site. Surface water run-off will filter in drains across the site and flow into this attenuation basin.
- S8.3 With regards to foul water, this will be sent to the onsite package treatment plant which is to be located in the north-eastern corner of the site. This will discharge treated effluent to the surface water network that bounds the site to the east in accordance with the existing licence. agreement.
- S8.4 SCC Floods & Water recommend approval subject to conditions in relation to surface water drainage.

S9.0 Planning Obligations

- S8.1 As previously discussed the affordable housing contribution will need to be secured by way of a legal agreement.
- S8.2 A unilateral undertaking to deliver the £168,000 for off-site affordable housing is being prepared by the applicants and will be signed and submitted prior to the Committee meeting. That undertaking is also expected to provide the binding commitment to delivery of the bus stop shelter and footway as per the information in the submitted Transport Statement.
- S8.3 All the other infrastructure impacts of the proposal would be subject to funding via CIL. if eligible.

PART FOUR – CONCLUSION

S10.0 Planning Balance and Conclusion

- S10.1 Officers are content that the planning balance previously described in the report to Committee on 12 May 2021 remains valid and that if anything the balance has been confirmed as appropriate by the amendments made and changes to the proposed illustrative layout secured.
- S10.2 The proposed 69 units can be suitably accommodated within the site together with parking for both the units as well as provision of 12 visitor spaces deemed appropriate for this type of development by the operator and not objected to by SCC as local highway authority. The scheme also provides for sufficient amenity space per unit together with open space within the site.
- S10.3 The benefits in social terms are not insignificant, the provision of 69 mobile homes will offer a choice and variety of local homes, albeit acknowledging the district's five plus year residential land supply position, although this should not be considered a cap on

development. A different housing typology than the typical 'bricks and mortar' housing estates, the development offers a different residential outcome, one that can be delivered in a much quicker timeframe than conventional housing. Economic gains are much more modest, noting the creation of construction jobs will be very limited due to the off-site pre-fabricated approach to house building. This said, the occupants of a 69 dwelling development will bring about a not insignificant increase in local spending, helping to sustain local businesses, a local economy benefit of some note.

- S9.4 The brownfield site is very much under-used and, developed with a collection of ad hoc nissen huts, is of low environmental value. There is opportunity through biodiversity enhancements associated with the scheme to enhance this value, while at the same time providing for a more optimal and effective use of the brownfield land. These represent environmental benefits.
- S9.5 A range of potential adverse impacts can be effectively mitigated by measures secured by planning conditions, as confirmed by technical consultees, and these are therefore treated as neutral in the planning balance. They are also, subject to compliance with conditions, policy compliant. These matters include highway safety, on-site amenity, archaeology, drainage and renewable energy.
- S9.6 There is an absence of harm in respect to above-ground designated heritage assets, by virtue of the fact there are no such assets in proximity of the site.
- S9.7 The proposal will result in some landscape harm, through the loss of some green space and introduction of built form not of insignificant scale. The harm is however low level because of the developed nature of half the site, the site's high level of visual containment, its infill location set between established housing and the fact the development will read as a natural extension of the adjacent residential park, noting density will be consistent with that already established. Noteworthy also in this context is the absence of any formal landscape designation over the site or neighbouring land. Moreover, it cannot be said that the subject development will result in any greater landscape harm than the approved 51 dwellings that could be brought forward in accordance with outline permission DC/17/03568. Conflict with local and national design policies is, for these reasons, not of great magnitude.
- S9.8 There will be environmental harm associated with private motor vehicle use, as some day to day living will revolve around car journeys, inevitable given the site's countryside location. This said, there are local bus services available very close to the site and the proposed footway and bus stop improvements, supported by the Highways Authority, will enhance the accessibility of these services.
- S9.9 The loss of an employment site is not an adverse effect that weighs in the planning balance by virtue of the fact that the previously approved 51 dwelling development could be brought forward at any time. The effects of the loss of an employment site are therefore disregarded.
- S9.10 The scheme delivers social, economic and to a lesser extent, environmental benefits. Identified harm relates primarily to landscape character, which is deemed low level. The

harm does not significantly and demonstrably outweigh the identified benefits. The proposal delivers sustainable development, a consideration outweighing the proposal's low level of conflict with the development plan.

S9.11 As previously, notwithstanding any conflict with the plan on account of the countryside location of the development, the recommendation to GRANT conditional outline planning permission subject to S106 remains and is reinforced because material considerations nevertheless direct that permission be granted.

RECOMMENDATION

That the application is GRANTED planning permission

(1) Subject to the prior completion of a suitable agreement to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- Affordable contribution of £168,000
- Off-site highway improvements – footway and bus shelter
- Open Space

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

- Standard time limit (3yrs for implementation of scheme)
- Approved Plans (Plans submitted that form this application)
- Landscape Scheme
- Construction Management Plan
- Archaeology
- Wildlife Sensitive Lighting Design Scheme
- Biodiversity Enhancement Strategy
- Ecological Appraisal Recommendations
- SuDs conditions as per SCC Floods Comments dated 17th May 2021
- Level access to enable wheelchair access for all dwellings
- Access visibility splays
- Waste Services conditions
- Fire Hydrants
- Sustainability and Energy Strategy
- Refuse/recycling storage

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

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

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

REPORT FROM MAY 2021

Committee Report

Item No:

Reference: DC/20/05587

Case Officer: Katherine Hale

Ward: Battisford & Ringshall.

Ward Member/s: Cllr Daniel Pratt.

RECOMMENDATION – APPROVE PLANNING PERMISSION WITH CONDITIONS AND S106

Description of Development

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

Location

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

Expiry Date: 12/05/2021

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Birch's Park Homes

Agent: RPS Group Plc

Parish: Great Bricett

Site Area: 2.60

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

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

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

Major application comprising more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2019

Core Strategy Focused Review 2012:

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

Core Strategy 2008:

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

Mid Suffolk Local Plan 1998:

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

Supplementary Planning Documents:

Suffolk Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

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

Object for the following reasons:

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

Ringshall Parish Council

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

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

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

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

National Consultee (Appendix 4)

Natural England

No comments.

NHS

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

County Council Responses (Appendix 5)

SCC Development Contributions

No comments.

SCC Highways

The summary of our findings are as follows:

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

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

SCC Archaeology

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

importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

SCC Flood and Water

Holding Objection due to insufficient information

SCC Fire and Rescue

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

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

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

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

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

Suffolk Wildlife Trust

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

Anglian Water

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

Internal Consultee Responses (Appendix 6)

Landscape

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

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

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

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

Ecology

No objection subject to securing biodiversity mitigation and enhancement measures.

Environmental Health Sustainability

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

Environmental Health Air Quality

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

Environmental Health Noise, Odour and Smoke

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

Environmental Health Contamination

No objection.

Private Sector Housing

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

Waste Services

No objection subject to conditions.

Public Realm

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

Strategic Housing

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

B: Representations

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

Views are summarised below:-

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

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

PLANNING HISTORY

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

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

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

- 1.5. The site is not subject of any landscape designations and is not within the setting of listed buildings or a Conservation Area.

2. The Proposal

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

3. The Principle Of Development

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

be attached to them. Paragraph 213 explains that due weight should be given to relevant policies according to their degree of consistency with the NPPF, the closer the policies in the plan to those in the NPPF, the greater the weight that may be given.

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

settlements for homes. This aspect of the scheme is accordingly attached substantial weight, as it was by officers in considering the previous 51 dwelling outline application.

4. Nearby Services and Connections Assessment Of Proposal

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

5. Site Access, Parking And Highway Safety Considerations

- 5.1 The development relies on the existing Pound Hill access arrangement, with no physical changes proposed to it. The Highways Authority confirms the visibility splays at the access are adequate for the proposed level of residential intensification. The Great Bricett Parish Council is critical of the fact there will be another entrance from the site within a short distance of the existing Wixfield Park entrance, which in the Council's view will add to the danger to traffic on The Street. The reality is that the entrance serving the proposed development is already well established. There will be no additional entrances. The existing subject entrance serves a business park. The Highways Authority does not raise a concern in this regard.

- 5.2 One on-site car parking space is proposed for each unit. Some units will be at least two bedrooms and for those units to comply with the Suffolk Parking Standards two on-site spaces should be provided. The Highways Authority does not make comment regarding the proposed level of on-site parking provision. The Planning Statement contends that the applicant is an experienced Park Home developer, and the proposed level of provision is more typical of developments of this nature. Given the layout of the neighbouring residential park and on-site parking provision available at that development (a good number of plots only have one on-site space), officers accept that the level of parking provided by the Park Home developer will be at a level that is in their best interests, one that will not result in an adverse outcome for the occupants. The Great Bricett Parish Council suggest that vehicles will be left to park on the adjacent roads, causing a danger to road users. Officers do not consider this a likely outcome nor one that the Park Home developer would likely tolerate, as it would not be in their commercial interests. There is no evidence of such overspill parking at any other residential parks in the district.
- 5.3 The development will result in a significant increase in local traffic generation. The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. There is no evidence before officers to indicate that the effect on the local transport network by traffic generated from the development would be severe. The Great Bricett Parish Council consider that The Street is too narrow for large vehicles to pass other traffic safely. The Highways Authority does not raise any concern in this regard, nor in respect to increased traffic levels more generally.
- 5.4 Council's Waste Officer does not object to the scheme, concluding that conditions can adequately cover waste collection requirements, including the location of collection presentation points and waste vehicle manoeuvring areas.
- 5.6 The highway issues resulting from the development do not weigh against the proposal, a conclusion consistent with that reached by officers in assessing the previous outline application.

6. Design And Layout [Impact On Street Scene]

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

surrounding development. The units would be situated in spacious plots with one parking space provided for each plot.

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

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

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

- 7.6 It is concluded that the development would not be harmful to the local settlement pattern. The development responds favourably to local design Policies GP01, H13 and H15.
- 7.7 In assessing this application due regard has been given to the provisions of the Natural Environment and Rural Communities Act, 2006, in so far as it is applicable to the proposal and the provisions of Conservation of Habitats and Species Regulations 2010 in relation to protected species.
- 7.8 The application is supported by a Preliminary Ecological Assessment (PEA) that has been reviewed by Council's Ecology Consultant. The PEA contends that the incorporation of biodiversity enhancements as part of the scheme will improve biodiversity beyond that which the current conditions may support, maximising opportunities for biodiversity in line with the NPPF. The consultant does not object to the scheme, is in agreement with the PEA recommendations and suggests planning conditions can secure biodiversity enhancements. Officers concur.
- 7.9 The Ringshall Parish Council raises concern regarding potential for light pollution and consequential impacts on local wildlife. Council's landscape consultant has considered this issue and deems it appropriate and justified to require the submission of a Wildlife Friendly Lighting Strategy. The Strategy is expected to include a technical specification demonstrating measures to avoid lighting impacts on foraging/commuting bats. This matter can be readily addressed by planning condition as per standard planning practice.

8. Land Contamination, Flood Risk, Drainage and Waste

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

9. Housing Contribution

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

below, the proposed density is generally consistent with the density of the adjacent residential park, demonstrating that this is not a village location where a lower density is warranted.

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

10. Impact On Residential Amenity

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

11. Planning Obligations

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

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1 The development plan policies most important for determining the application are out-of-date, a well-established Inspectorate position regarding proposed housing schemes. Irrespective of Council's five year housing supply position, the weight attached to these policies has to be commensurately reduced and the default position at paragraph 11d of the NPPF engages. The principal test is determining whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.
- 13.2 The benefits in social terms are not insignificant, with the provision of 73 low cost affordable homes offering a very good level of local housing choice and variety, albeit acknowledging the district's five plus year residential land supply position. A different housing typology than the typical 'bricks and mortar' housing estates, the development offers a refreshingly different residential outcome, one that can be delivered in a much quicker timeframe than conventional housing. Economic gains are much more modest, noting the creation of construction jobs will be very limited due to the off-site pre-fabricated approach to house building. This said, the occupants of a 73 dwelling development will bring about a not insignificant increase in local spending, helping sustain local businesses, a local economy benefit of some note.
- 13.3 The brownfield site is very much under-used and, developed with a collection of ad hoc nissen huts, is of low environmental value. There is opportunity through biodiversity enhancements associated with the scheme to enhance this value, while at the same time providing for a more optimal and effective use of the brownfield land. These represent environmental benefits.
- 13.4 A range of potential adverse impacts can be effectively mitigated by measures secured by planning conditions, as confirmed by technical consultees, and these are therefore treated as neutral in the planning balance. They are also, subject to compliance with conditions, policy compliant. These matters include highway safety, on-site amenity, archaeology, drainage and renewable energy.
- 13.5 There is an absence of harm in respect to above-ground designated heritage assets, by virtue of the fact there are no such assets in proximity of the site.
- 13.6 The proposal will result in landscape harm, through the loss of some green space and introduction of built form not of insignificant scale. The harm is however low level because of the developed nature of half the site, the site's high level of visual containment, its infill location set between established housing and the fact the development will read as a natural extension of the adjacent residential park, noting density will be consistent with that already established. Noteworthy also in this context is the absence of any formal landscape designation over the site or neighbouring land. Moreover, it cannot be said that the subject development will result in any greater landscape harm than the approved 51 dwellings that could be brought forward in accordance with outline permission DC/17/03568. Conflict with local and national design policies is, for these reasons, not of great magnitude.
- 13.7 There will be environmental harm associated with private motor vehicle use, as some day to day living will revolve around car journeys, inevitable given the site's countryside location. This said, there are local bus services available very close to the site and the proposed footway and bus stop improvements, supported by the Highways Authority, will enhance the accessibility of these services.
- 13.8 The loss of an employment site is not an adverse effect that weighs in the planning balance by virtue of the fact that the previously approved 51 dwelling development could be brought forward at any time. In other words, the employment site 'horse' has already 'bolted'. The effects of the loss of an employment site are therefore disregarded.

13.9 The scheme delivers social, economic and to a lesser extent, environmental benefits. Identified harm relates primarily to landscape character, which is deemed low level. The harm does not significantly and demonstrably outweigh the identified benefits. The proposal delivers sustainable development, a consideration outweighing the proposal's low level of conflict with the development plan.

13.10 Planning permission is recommended subject to conditions.

RECOMMENDATION

That the application is GRANTED planning permission

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

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

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

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

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

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

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

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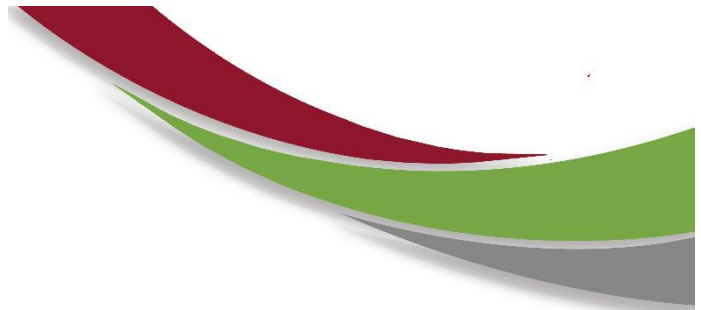
Application No: DC/20/05587

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

| | | Page No. |
|--|---|----------|
| Appendix 1: Call In Request | N/a | |
| Appendix 2: Details of Previous Decision | N/A | |
| Appendix 3: Town/Parish Council/s | <i>Great Bricett Parish Council Ringshall Parish Council</i> | |
| Appendix 4: National Consultee Responses | <i>Natural England NHS</i> | |
| Appendix 5: County Council Responses | <i>SCC Developer Contributions SCC Highways SCC Archaeology SCC Flood & Water SCC Fire & Rescue Suffolk Wildlife Trust Anglian Water</i> | |
| Appendix 6: Internal Consultee Responses | <i>Place Services Landscape Place Services Ecology Environmental Health – Sustainability Environmental Health – Air Quality Environmental Health – Noise/Odour/Smoke Environmental Health – Land Contamination Private Sector Housing Waste Services Public Realm Strategic Housing</i> | |



Babergh and Mid Suffolk District Councils



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

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



Babergh and Mid Suffolk District Councils



Great Bricett Parish Council

Parish Clerk: Jennie Blackburn

The Knoll, 1 All Saints Road,

Creting St Mary, Ipswich

IP6 8NF

pc.greatbricett@outlook.com

01449 721369

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

Tuesday, 26th January 2021

Dear Ms Hale

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

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

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

Yours sincerely

Mrs J Blackburn
Parish Clerk

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

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

Sent: 27 January 2021 17:16

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

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

Dear planningblue,

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

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

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

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

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

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

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

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

Yours faithfully,

Dave

--

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


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

PRIVACY NOTICE

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

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

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

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

Dear Katherine Hale

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

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

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

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



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

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

Your Ref: DC/20/05587

Our Ref: IESCCG/000121/GtB

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

02/02/2021

Dear Sirs,

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

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

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

Background

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

Review of Planning Application

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

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

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

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

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

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

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

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

Notes:

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

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

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

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

Yours faithfully

Chris Crisell

Estates Project Manager

Ipswich and East Suffolk Clinical Commissioning Group

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

Sent: 28 January 2021 15:57

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

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

Good afternoon,

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

Regards

Adrian

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

01473 264178

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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05587

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

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

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

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

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

CONDITIONS

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

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

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

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

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

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

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

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

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

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

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

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

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

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

NOTES

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

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

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

Our Ref: 2020_05587
Date: 27th January 2021

For the Attention of Katherine Hale

Dear Mr Isbell

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

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

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

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 17 May 2021 11:03:21
To:
Cc:
Subject: FW: 2021-05-17 JS reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 17 May 2021 10:29
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Katherine Hale <Katherine.Hale@baberghmidsuffolk.gov.uk>
Subject: 2021-05-17 JS reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587

Dear Katherine Hale,

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

The following submitted documents have been reviewed and we recommend **approval subject to conditions** at this time;

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan (69 Units) Ref 1601-0003-03
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev4
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2
- Flood Risk Addendum – Response to Holding Objection Dated April 2021

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

1. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority (LPA).

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

3. Within 28 days of practical completion of the last dwelling, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

4. 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 LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

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

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

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****

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

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

Sent: 14 May 2021 14:33

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

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

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

Kind Regards

Planning Support Team

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

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

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

Dear Katherine Hale,

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

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

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

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

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

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

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

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

Sent: 25 March 2021 11:40

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

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

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

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

Dear Katherine Hale,

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

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

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

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

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

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

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

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

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

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

Kind Regards

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

Suffolk Fire and Rescue Service

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

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

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

Date: 12/01/2021

Dear Sirs

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

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

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

/continued

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: bootherr@rpsgroup.com

Enc: Sprinkler information

Suffolk Fire and Rescue Service

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

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

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

Date: 12 January 2021

Planning Ref: DC/20/05587

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

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

DESCRIPTION: 73 Mobile Homes

HYDRANTS REQUIRED

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

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

OFFICIAL

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

The Next Step

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

27th January 2021

Dear Katherine,

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

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

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

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

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

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

Dear Paul

Thank you for your email regarding the above planning application.

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

Kind Regards

Sandra



Sandra De Olim

Planning & Capacity - Development Services

Mobile: 07929804300

Telephone: 07929786955

Anglian Water Services Limited

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



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

27/01/2021

For the attention of: Katherine Hale

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

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

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

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

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

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

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

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

The following conditions would also be advised:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.

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

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

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

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

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

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

Kind regards,

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

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

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



29 January 2021

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

By email only

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

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

Dear Katherine,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

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

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

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

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

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

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

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

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

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

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

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

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

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

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

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

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

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

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

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

Please contact us with any further queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

Dear Katharine,

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

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

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

Many thanks for your request to comment on the application.

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

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

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

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

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

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

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

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

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

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

Guidance can be found at the following locations:

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

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

Kind regards

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

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

Dear Sarah

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

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

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

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

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

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

(following demolition of existing buildings)

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

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

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

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

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

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

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

ON GOING CONSTRUCTION -HOURS OF WORK

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

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

Saturday between 09:00hrs and 13:00hrs

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

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

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:17
To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587. Land Contamination

Dear Sarah

EP Reference : 287276
DC/20/05587. Land Contamination
SH Parent record, Great Bricett Business Park, The Street, Great Bricett, IPSWICH, Suffolk, IP7 7DZ.
Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Many thanks for your request for comments in relation to the above application. I have no objection to the proposed development provided that the condition below is included with any permission that may be granted which will consolidate the recommendations in the Phase I report submitted in support of the application. Without this condition I would be minded to recommend that the application be refused until such time as the applicant is able to demonstrate that the site can be made suitable for use without need for the condition.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

Thank you for contacting us

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

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



Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

“There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.”

Consultee Comments for Planning Application DC/20/05587

Application Summary

Application Number: DC/20/05587

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

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

Case Officer: Katherine Hale

Consultee Details

Name: Ms Liz Keeble

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

Email: Not Available

On Behalf Of: Private Sector Housing - Caravans/Camping/Park Homes



Comments

I would like to make this comment with regard to the planning of the site.

There must been due consideration taken in the layout of the site to ensure that the 3 metre boundaries are in place and the homes have no less than 6 metre spaces between them. (the separation distance).

If a porch attached to the caravan may it protrude 1 metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth.

Consultation Response Pro forma

| | | | |
|----------|---|--|--------------------------|
| 1 | Application Number | DC/20/05587 | |
| 2 | Date of Response | 08/01/2021 | |
| 3 | Responding Officer | Name: | James Fadeyi |
| | | Job Title: | Waste Management Officer |
| | | Responding on behalf of... | Waste Services |
| 4 | Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | No objection subject to conditions | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <hr style="width: 20%; margin-left: 0;"/> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p> | |

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

| | | |
|---|--|--|
| 6 | Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate | |
| 7 | Recommended conditions | Meet the conditions in the discussion. |

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

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

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

Sent: 08 January 2021 14:39

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

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

The application form is misleading

It states that there is no gain, loss or change of use of residential units then goes on to apply for 73 permanent 'park homes.' This must be in error. This is an application for permanent residential development. Does this need correcting on the application form and the then required information about parking, waste, no of people living there etc being included before any comments are made.

I am not familiar with the requirements for this type of development. If conventional housing was being built on a 2.60ha site there would be a requirement for a level of open space to be provided. 73 dwellings would require the provision of a play area. There is no indication that this is a development for a particular age group. Without this information it is not possible to make any relevant comments about the provision of open space. At present it is presented as a development of affordable homes but the application does not provide the information to support this

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 08 January 2021 11:08

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

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

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

Kind Regards

Planning Support Team

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

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

MID SUFFOLK DISTRICT COUNCIL

To: Katherine Hale – Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 1st March 2021

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

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

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

Dear Katherine

Thank you for the consultation request.

Having considered the proposal and noted in the design and access statement that these are a form of residential housing we consider that this triggers the requirement for an affordable contribution. A proposal of 10 dwellings or more or site size 0.5 hectares or over is defined as major development.

In this instance we recommend a commuted sum as the mechanism for the affordable contribution. We will need to discuss this further with the you and the applicant as we require further information on the financial aspects of this proposal to establish the commuted sum.

Kind regards

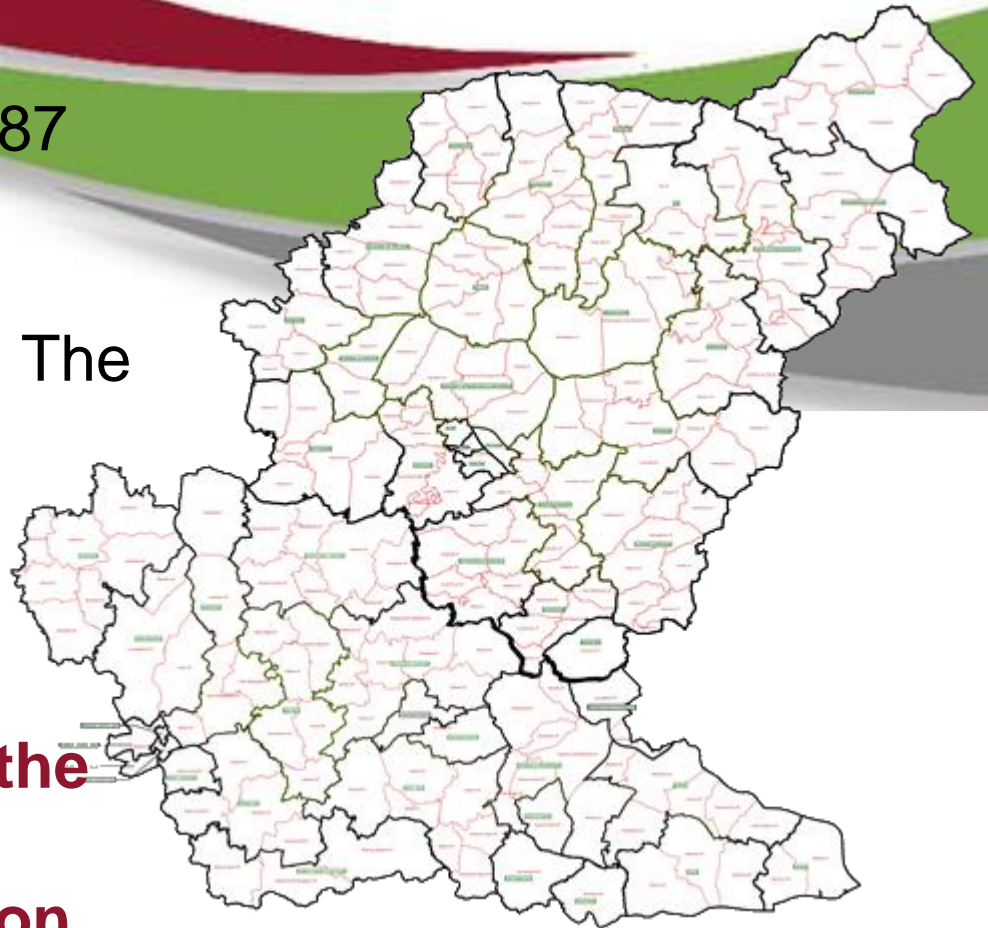
Louise

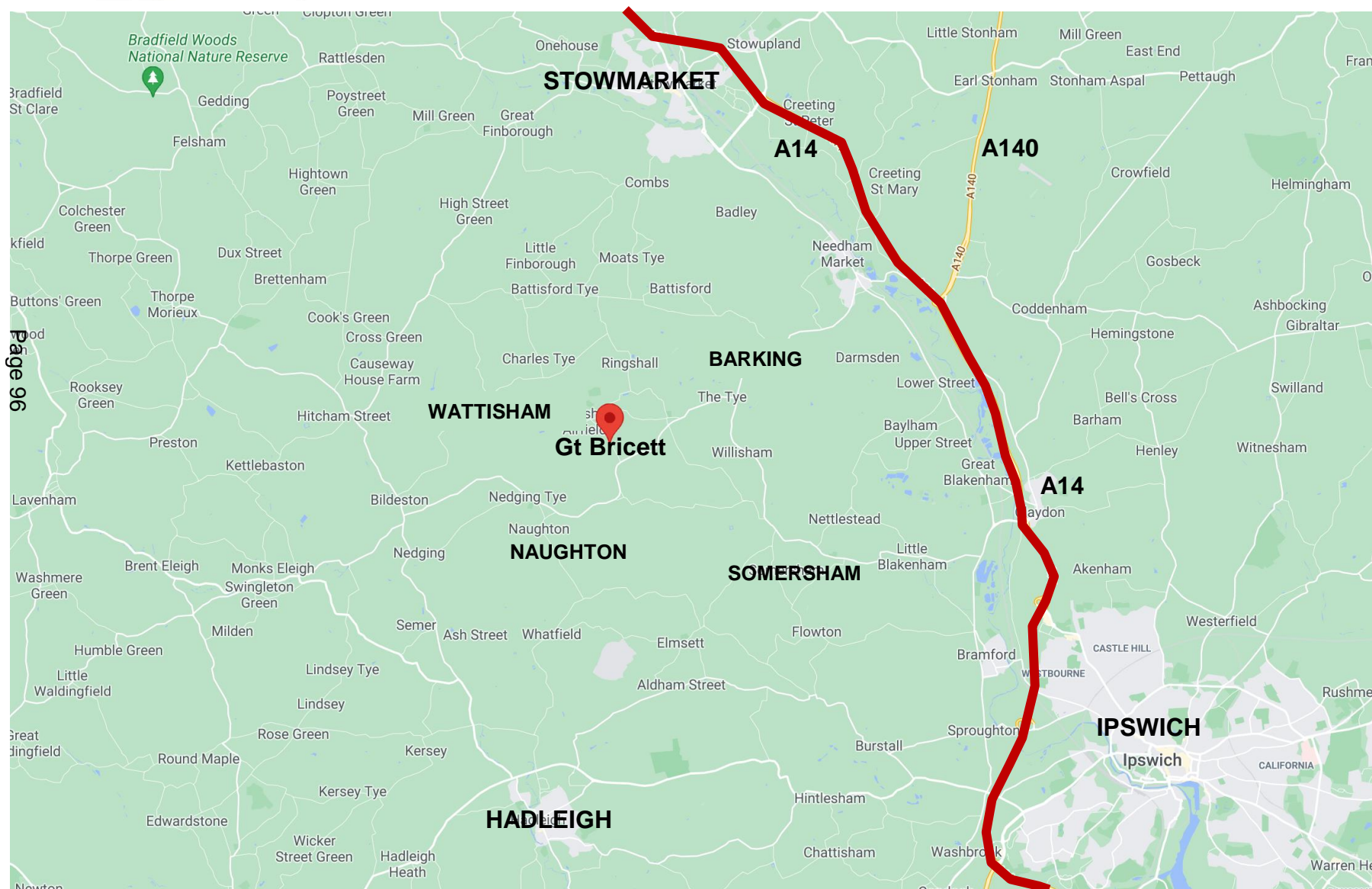
Application No: DC/20/05587

Address:

Great Bricett Business Park, The
Street, Great Bricett

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

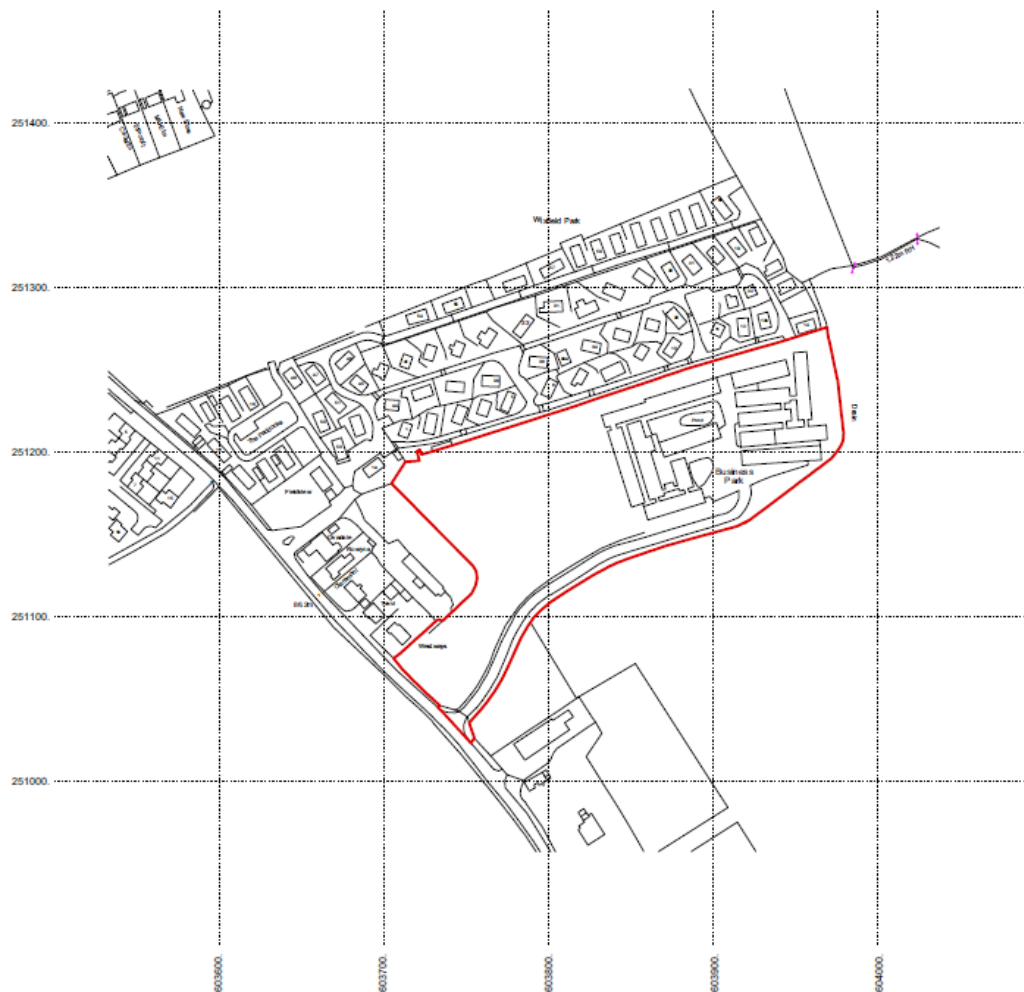




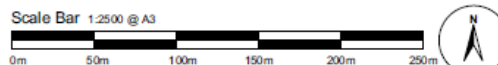
Site Location Plan

Slide 3


Page 97



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Notes
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2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.

Legend
 Application Boundary



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4RN
T: +44 (0)1235 821800 E: rps@rpsgroup.com

Client **Birch's Park Homes Ltd**

Project **Great Bricett Park**

Title **Site Location Plan**

| | | |
|---------|------------|---------------|
| Status | Drawn By | PM Checked by |
| FINAL | AJC | RB |
| Job Ref | Scale @ A3 | Date Created |
| PPS1601 | 1:2500 | OCT 2020 |

RPS Drawing/Figure Number
1601-0002-02

Rev
-

rpsgroup.com

Aerial Map – wider view

Slide 4



Constraints Map

Slide 5

..... Footpath

□ Built Up Area Boundaries



Aerial Image of Site (Existing)

Slide 6





Legend



43no. at 20' x 40ft



13no. at 20' x 44ft



13no. at 20' x 50ft

69no. Units Total

Page 10

Parking Schedule

| | |
|--|---------------------|
| Parking allocated to each unit (1 space per unit) | 69no. |
| Visitor parking spaces | 12no. |
| Total parking spaces | 81no. spaces |

Proposed Site Layout Comparative With Approved Outline DC/17/03568

Slide 8



Bus Routes in Great Bricett

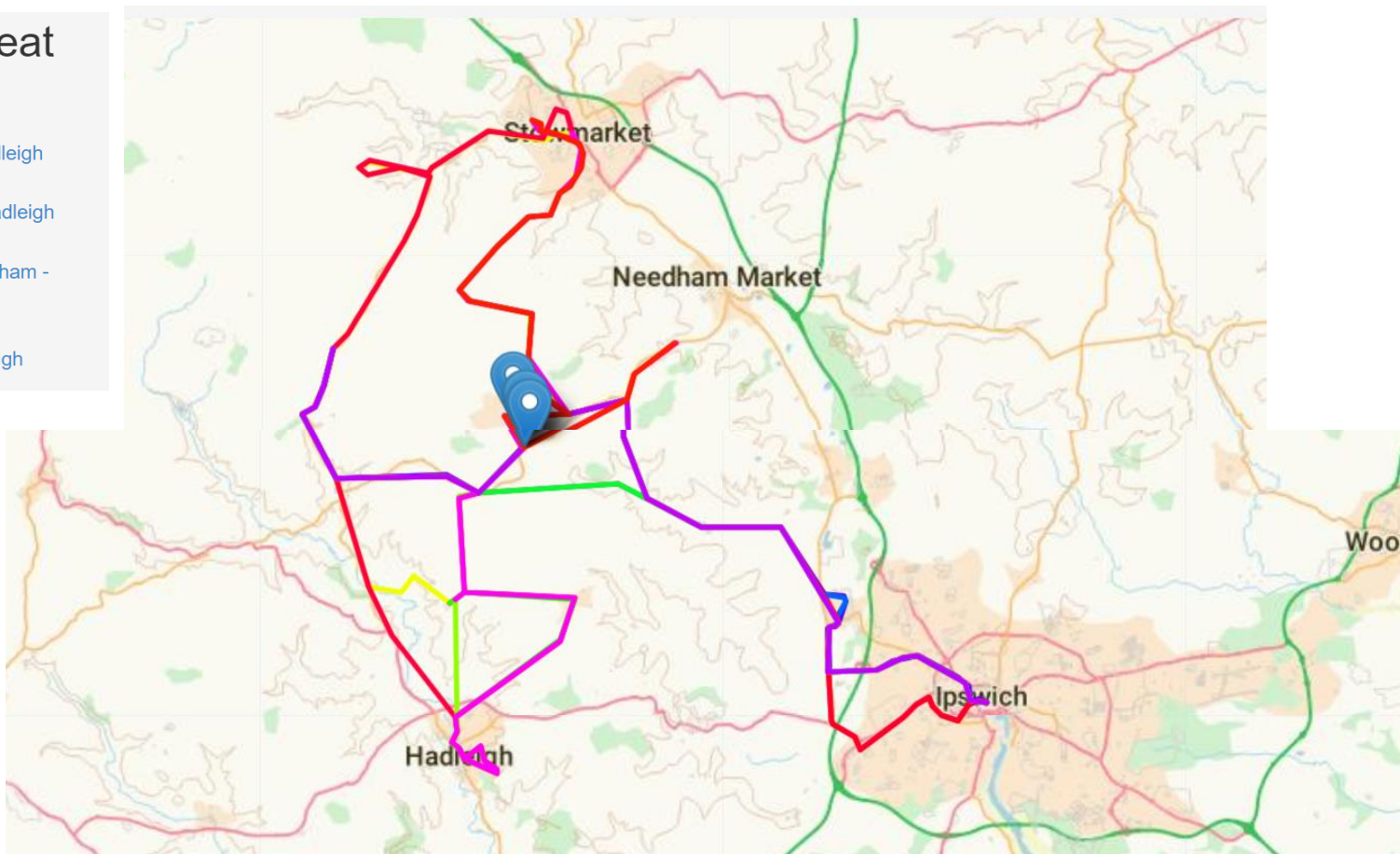
461 - Stowmarket - Bildeston - Hadleigh

462 - Stowmarket - Wattisham - Hadleigh

111 - Hitcham - Bildeston - Somersham -
Ipswich

85 - Great Bricett - Stowmarket High

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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/21/04458

Case Officer: Michael Booker

Ward: Bacton.

Ward Member/s: Cllr Andrew Mellen.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Householder Planning Application - Construction of dropped kerb and provision of vehicular hardstanding for disabled person.

Location

1 Rectory Road, Wyverstone, Suffolk, IP14 4SH

Expiry Date: 01/12/2021

Application Type: HSE - Householder Planning Application

Development Type: Householder

Applicant: Babergh and Mid Suffolk District Councils

Agent: None

Parish: Wyverstone

Site Area: 0.06 hectares

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

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

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s: The application has been made by Mid Suffolk District Council on Mid Suffolk owned land.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

CS05 - Mid Suffolk's Environment

GP01 - Design and layout of development

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development
NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Wyverstone Parish Council

No comments to make.

County Council Responses (Appendix 5)

Suffolk County Council Highway Authority

Awaiting re-consultation at the time of the report – a verbal update on this matter will be provided.

B: Representations

At the time of writing this report at least three letters/emails/online comments have been received. It is the officer opinion that this represents three supporting comments, and no objections. A verbal update shall be provided as necessary.

Views are summarised below:-

- Better and safer access for resident
- Every property in the street already has a dropped kerb
- Improve safety from current access arrangements

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

PLANNING HISTORY

REF: DC/21/00290

Householder Planning Application -
Construction of dropped kerb and provision
of vehicular hardstanding for disabled
person.

DECISION: WDN
02.03.2021

REF: DC/21/04458

Householder Planning Application -
Construction of dropped kerb and provision
of vehicular hardstanding for disabled
person.

DECISION: PDE

REF: 3791/07

Creation of a vehicular access

DECISION: REC

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. 1 Rectory Road is a semi-detached dwelling located within a linear residential development in Wyverstone. Number 2 Rectory Road joins the site to the east and Orchard House is located to the west. The Grade II listed Oak Cottage lies approximately 72m to the west. Agricultural land surrounds the site to the north.
- 1.2. The site is located along a C Classified Road of 30mph and does not lie on any designated land.

2. The Proposal

- 2.1. The proposal is for the creation of a new dropped kerb and vehicular hardstanding at 1 Rectory Road for the benefit of a registered disabled person.
- 2.2. Front garden size is approximately 0.021ha.
- 2.3. The hardstanding will consist of permeable paving.
- 2.4. Total residential site area is 0.06ha.

3. The Principle Of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The proposal is for the creation of a new dropped kerb vehicular hardstanding at 1 Rectory Road. The proposal for the creation of a new dropped kerb and vehicular hardstanding is therefore assessed under development plan Policies GP01, H16, T09, T10 and the provisions of the NPPF.
- 3.3. The principle for the creation of a new dropped kerb and vehicular hardstanding is acceptable in accordance with these policies subject to the material considerations as explored below.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. The site currently does not have an access directly onto the highway. The site is located along a relatively straight highway of 30mph. Every existing residence along Rectory Road has an access onto the highway and this provision would be similar and in keeping with the neighbours in this regard. While some accesses may not meet the required standards for visibility splays of today, there is no recorded incidents recorded for the last 22 years (the entire period crash data is available for). The nearest recorded incident was at the junction of Westhorpe Road to the east in 2014 and is recorded as Severely being "slight" only. Therefore, given the layout proposed, nature of the road and evidence the addition of one access is not considered to greatly impact on the highway to an unacceptable extent.
- 4.2. The creation of this access is not considered to create an unacceptable impact on the highway and residual cumulative impacts on the road network would not be severe in accordance with Paragraphs 110 and 111 of the NPPF.

5. Design And Layout

- 5.1. The proposed vehicular hardstanding is to be located within the front garden of 1 Rectory Road. The hardstanding would measure approximately 65m², with a 9m width at the turning head, 13m in depth from the edge of the public footpath and an entrance width of 3.6m. The hardstanding would consist of a permeable block paving.
- 5.2. Overall, the proposal is of an appropriate siting, design and scale that is reflective of its use that would not detrimentally impact the character of the area or existing street scene.

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

- 6.1. The site does not lie within a Conservation Area and there are no protected trees nearby.
- 6.2. The hedgerow at the front is to be removed in order to provide greater visibility when entering the highway. The proposed hedgerows are not considered to be of sufficient amenity value and are not protected by Conservation Area status and so its removal is not opposed.
- 6.3. Based on the site's location, existing residential use, there is no requirement for the submission of an ecology report, and it is not considered that there would be any detrimental impact on priority and protected species and habitats. The proposal is therefore in accordance with Policy CL08 and Paragraph 170 of the NPPF.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1. The site lies within Flood Zone 1 and is considered to be at very low risk of surface water flooding. The proposal is not considered to have any detrimental impact on land quality, contamination or drainage.

8. Heritage Issues

- 8.1. The nearest heritage asset is the Grade II listed Oak Cottage approximately 72m to the west. The site does not lie within a Conservation Area or on any other designated land. Therefore, the creation of a new vehicular access and hardstanding is not considered to result in impacts to heritage assets to an extent that would warrant refusal of the application.

9. Impact On Residential Amenity

- 9.1. The proposed vehicular access and hardstanding is not considered to create a significant impacts to neighbouring amenity. The removal of the existing hedgerow will not detrimentally affect the visual amenity of the area, with the proposed paving considered to be of an appropriate design.
- 9.2. The creation of a new access for one residential dwelling is not considered to create significant traffic generation at this location.
- 9.3. The proposed creation of a new dropped kerb and vehicular hardstanding is therefore considered to be of an appropriate siting, scale, form and design. The proposal has satisfied the aforementioned policies and is therefore wholly acceptable as it does not give rise to significant levels of residential amenity harm.

PART FOUR – CONCLUSION

10. Planning Balance and Conclusion

- 10.1. The proposed creation of a dropped kerb and vehicular hardstanding is considered to be of an appropriate design that would not detrimentally impact the character of the area. Whilst the required visibility splay falls short of Suffolk County Council's Standard Drawing DM03 by a minimal amount, the proposal is not considered to create an unacceptable impact to highway safety at this location.
- 10.2. The application complies with the Development Plan viewed as a whole. There are no material considerations which indicate a decision should be taken other than in accordance with the plan.
- 10.3. The recommendation is, therefore for approval, subject to conditions.

RECOMMENDATION

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

- Commence within 3 years
- Approved plans
- Access first laid out prior to use
- Access width minimum 3m

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Application No: DC/21/04458

Location: 1 Rectory Road, Wyverstone, IP14 4SH

| | | Page No. |
|--|--|----------|
| Appendix 1: Call In Request | N/A | |
| Appendix 2: Details of Previous Decision | N/A | |
| Appendix 3: Town/Parish Council/s | <i>Wyverstone Parish Council</i> | |
| Appendix 4: National Consultee Responses | N/A | |
| Appendix 5: County Council Responses | <i>Suffolk County Council Highways</i> | |
| Appendix 6: Internal Consultee Responses | N/A | |
| Appendix 7: Any other consultee responses | N/A | |
| Appendix 8: Application Site Location Plan | Yes | |
| Appendix 9: Application Plans and Docs | Yes | |
| Appendix 10: Further information | N/A | |

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



Babergh and Mid Suffolk District Councils

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From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 15 Sep 2021 08:36:19
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/04458
Attachments:

From: Kate Webster
Sent: 14 September 2021 21:34
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Re: MSDC Planning Consultation Request - DC/21/04458

Wyverstone Parish Council have discussed this application and have no comment to make.

Kate Webster
Clerk to Wyverstone Parish Council

Your Ref:DC/21/04458
Our Ref: SCC/CON/4478/21
Date: 30 September 2021
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
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Michael Booker

Dear Michael,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/04458

PROPOSAL: Householder Planning Application - Construction of dropped kerb and provision of vehicular hardstanding for disabled person.

LOCATION: 1 Rectory Road, Wyverstone, Suffolk, IP14 4SH

ROAD CLASS: C557

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

Whilst we acknowledge that the details of visibility splays on drawing no. M15-EN-409 (02), Revision A, are provided; we would require the visibility splays to be shown to the nearside edge of the carriageway, not to the centre line of the road.

The vehicular access should be laid out according to SCC's standard drawings DM03 in all aspects and have an entrance width of 3 metres.

Until the above concerns have been addressed, a holding objection to the proposal will be maintained.

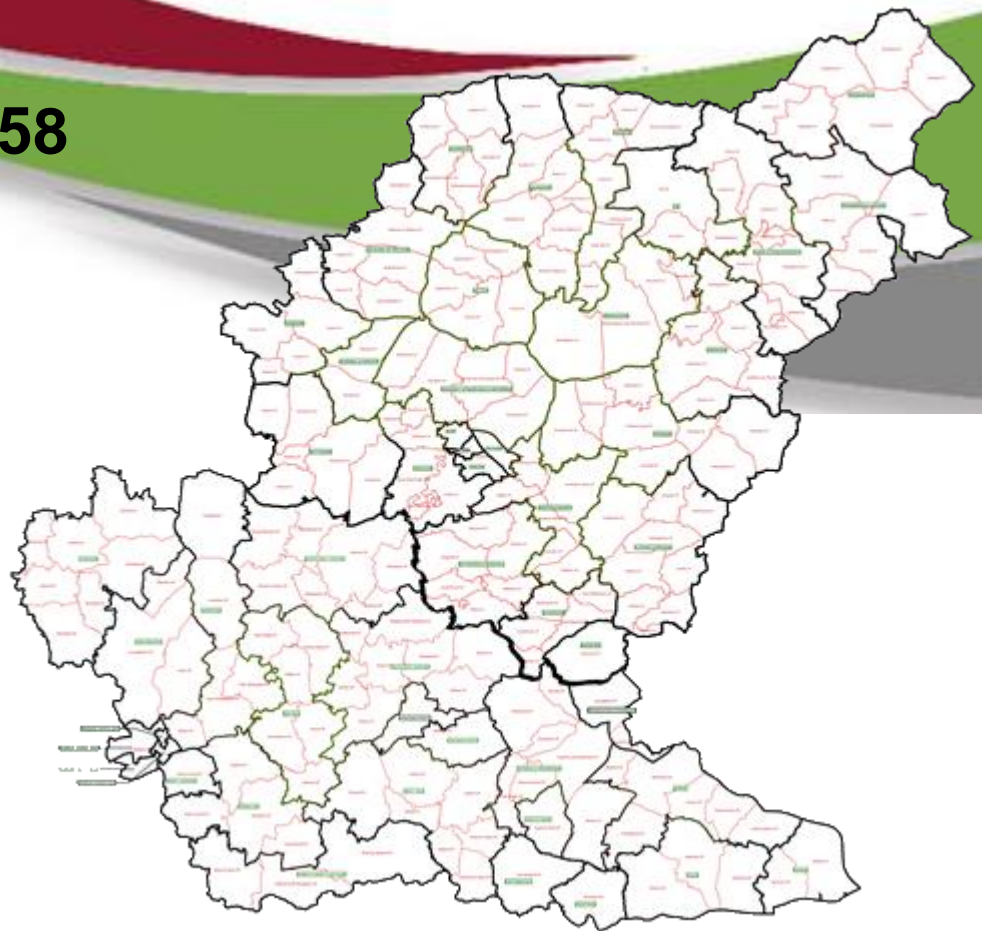
Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure

Application No: DC/21/04458

**Address: 1 Rectory Road,
Wyverstone**

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Aerial Map

Slide 2



Aerial Map – wider view

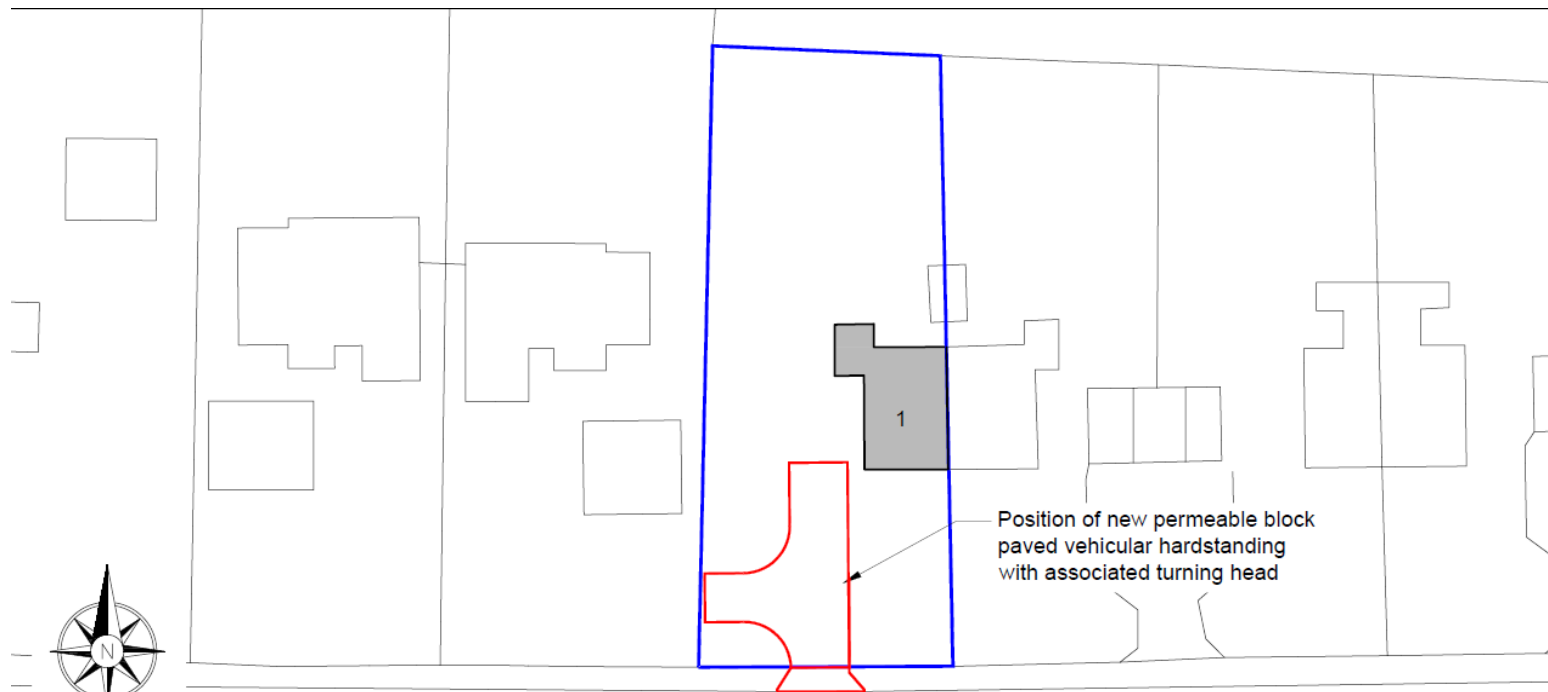
Slide 3



Site Location Plan

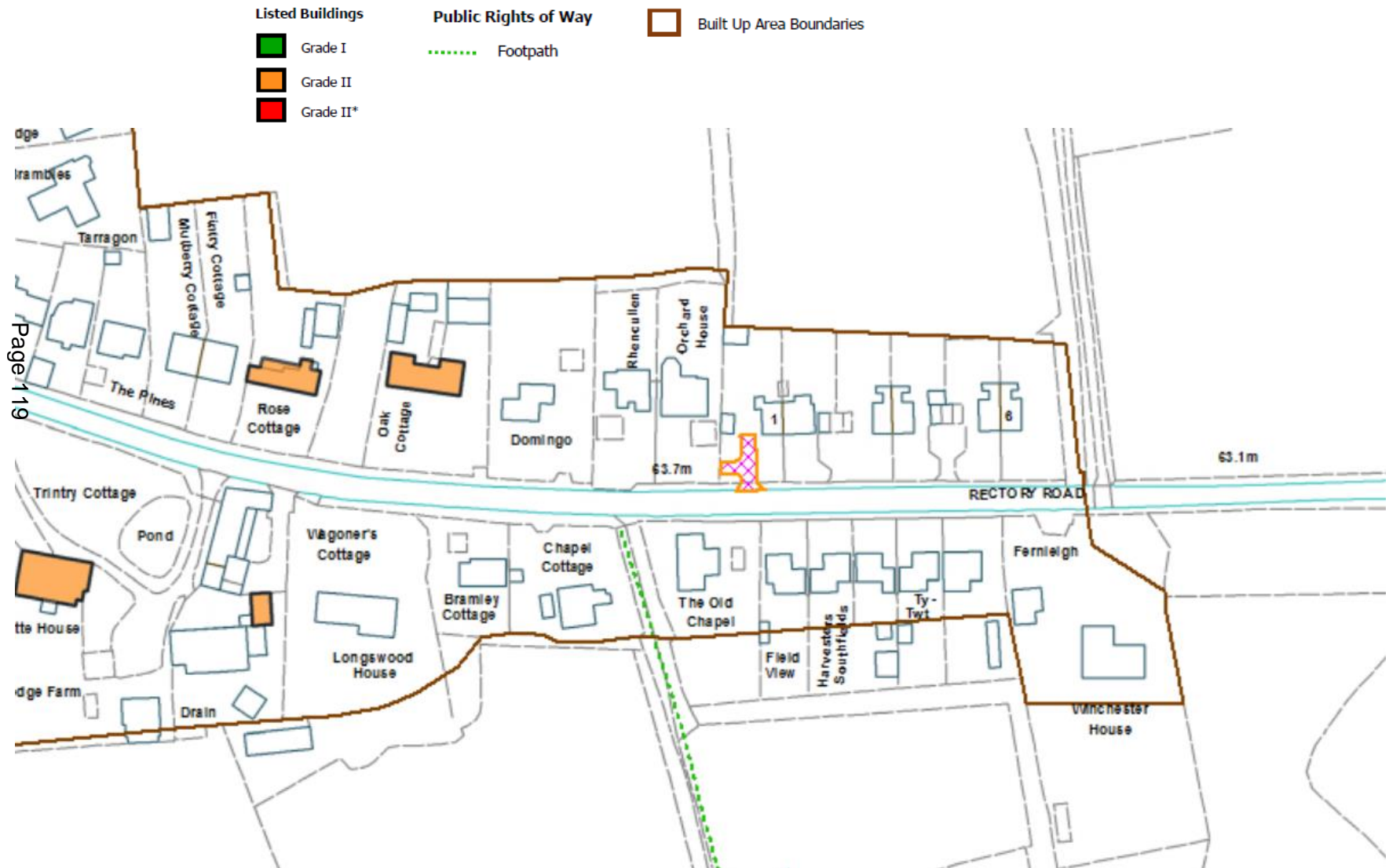
Slide 4

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Constraints Map

Slide 5



Site Layout

Slide 6



Visibility Splay

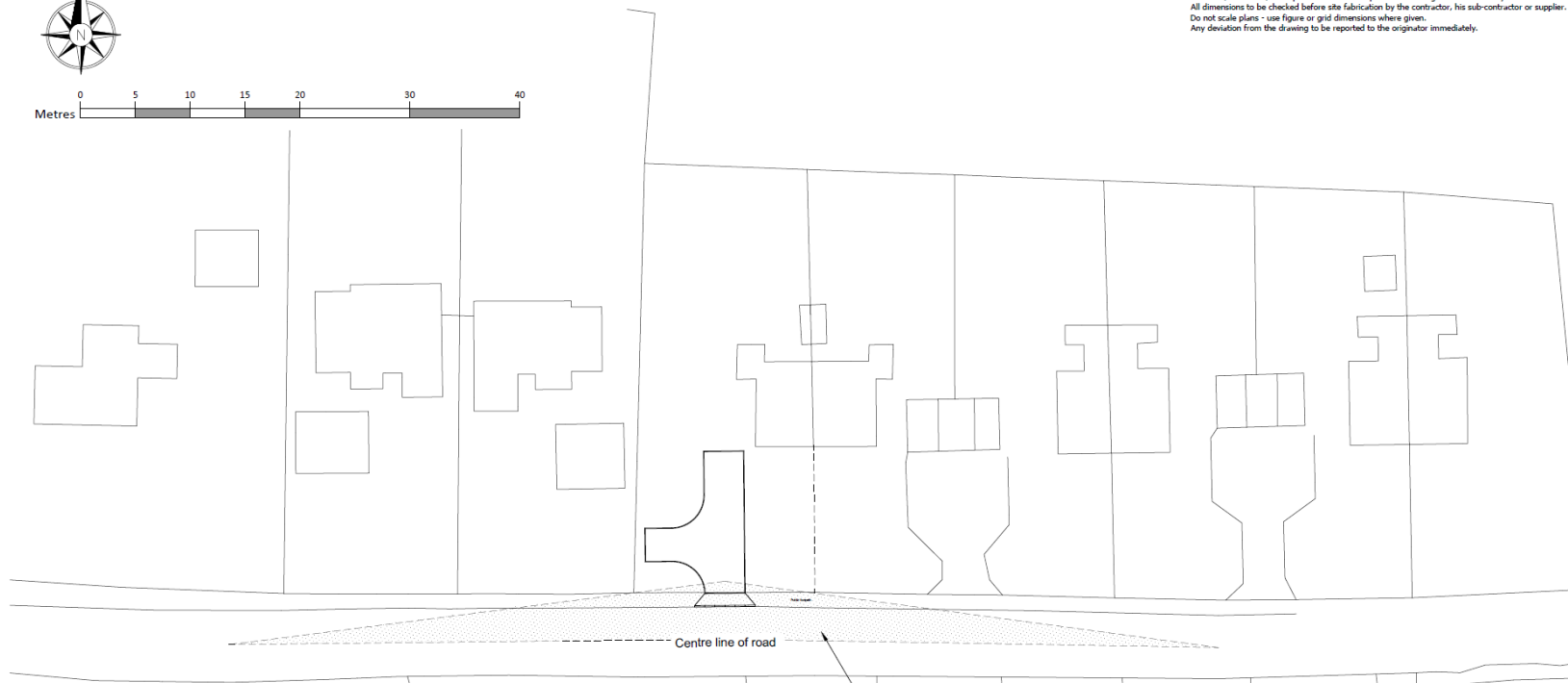
Slide 7

NOTE

This drawing must not be reissued, loaned or copied without the written consent of the originator.
All errors, omissions, discrepancies should be reported to the originator immediately.
All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing to be reported to the originator immediately.



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General layout

Slide 8

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