

Public Document Pack



COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 9 FEBRUARY 2022 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

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

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **NA/21/20 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 08 DECEMBER 2021** 7 - 20
- 6 **NA/21/21 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 JANUARY 2022** 21 - 28

7	TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME	
8	NA/21/22 SCHEDULE OF PLANNING APPLICATIONS	29 - 34
	<i>Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.</i>	
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c	DC/21/05063 LAND SOUTH OF, FOREST ROAD, ONEHOUSE, IP14 3HQ	329 - 418
d	DC/20/04296 STONHAM BARNES, PETTAUGH ROAD, STONHAM ASPAL, STOWMARRKET, SUFFOLK, IP14 6AT	419 - 490
e	DC/21/03292 SOUTH OF BIRCH AVENUE, BACTON	491 - 560
f	DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, GREAT BRICETT, SUFFOLK, IP7 7DZ	561 - 746
9	SITE INSPECTION	

Notes:

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

2.

[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.

3. 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, 9 March 2022 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:

https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot on: 01473 296376 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

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

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

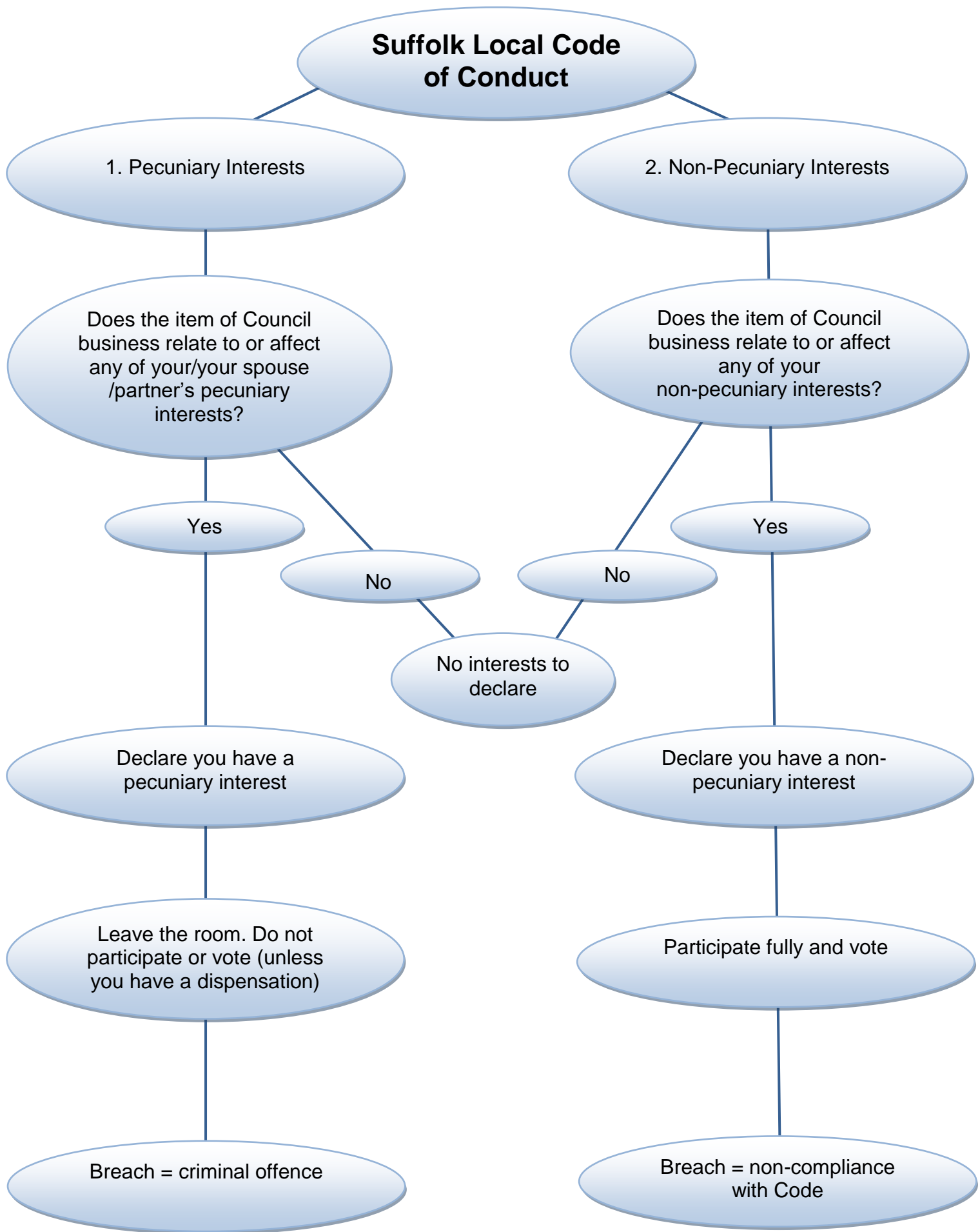
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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')



It was **RESOLVED**:

That the minutes of the meeting held on 10 November 2021 were confirmed and signed as a true record.

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

100.1 None received.

101 NA/21/17 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/02956	Peter Dow (Parish Council Representative) James Bailey (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/21/03589	Beverly Brady (Objector) Councillor Suzie Morley (Ward Member)
DC/21/02927	Item Withdrawn
DC/21/02047	Odile Vladon (Parish Council Representative) Steven Bainbridge (Agent) Councillor Julie Flatman (Ward Member)
DC/21/01048	James Platt (Agent) Councillor Andrew Stringer (Ward Member)
DC/21/05100	Lucy Smith (Agent) Councillor Gerard Brewster (Ward Member) Councillor Keith Scarff (Ward Member)

The Chair advised the Committee that application number DC/21/02927 had been withdrawn by Officers.

102 DC/21/02956 LAND EAST OF WARREN LANE AND WEST OF, CRESMEDOW WAY, ELMSWELL, SUFFOLK

102.1 Item 7A

Application Proposal	DC/21/02956 Application for Outline Planning Permission (Access to be considered, all other matters reserved Town and Country Planning Act 1990 - Erection of 44 dwellings, including bungalows, affordable housing, open space, landscaping; and associated infrastructure.
Site Location	ELMSWELL - Land East of Warren Lane and West of, Cresmedow Way, Elmswell, Suffolk
Applicant	JD and RJ Baker Farms Ltd

- 102.2 The Area Planning Manager introduced the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed housing mix, the previously approved outline planning permission, the content of the tabled papers, and the officer recommendation of approval.
- 102.3 The Area Planning Manager responded to questions from Members on issues including: the number of bungalows proposed on the site, the allocation of the site as detailed in the draft Joint Local Plan, the adjacent quarry, the status of the play area, the comments from Suffolk County Council (SCC) Flood Team, the conclusions drawn from the National Planning Policy Framework (NPPF), the proposed housing mix, the consultation response from Environmental Health, and the proposed highway improvements.
- 102.5 Members considered the representation from Peter Dow who spoke on behalf of Elmswell Parish Council.
- 102.6 The Planning Lawyer and the Area Planning Manager responded to questions from Members on issues including: the lack of information regarding the proposed extension to the adjacent quarry.
- 102.7 Members considered the representation from James Bailey who spoke as the Agent.
- 102.8 The Agent responded to questions from Members on issues including: the proposed housing mix, and the potential noise from the adjacent quarry.
- 102.9 Members considered the representation from Councillor Mansel who spoke as the Ward Member.
- 102.10 Members considered the representation from Councillor Geake who spoke as the Ward Member.
- 102.11 Members debated the application on issues including: the need for highways improvements and a footpath between the villages of Elmswell and Woolpit, household waste issues, and the adjacent quarry.
- 102.12 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation and subject to additional conditions.
- 102.13 Members continued to debate the application on issues including: the improvements made to the proposal since the previous application at the site including increased open space and improvements to the access to the site, and the location of the quarry and its potential expansion.
- 102.14 Councillor Passmore withdrew his proposal for approval.
- 102.15 Councillor Passmore proposed that the application be deferred to enable

Officers to obtain further clarity regarding the expansion of the quarry including in relation to the Suffolk County Council Waste and Minerals Plan.

102.16 Councillor Humphreys MBE seconded the proposal.

102.17 Members continued to debate the application on issues including: the proximity of the quarry to the site and related issues.

By a unanimous vote

It was RESOLVED:

That the application be deferred to enable officers to obtain further information regarding the quarry and potential impact.

103 DC/21/03589 LAND TO THE REAR OF THE LEAS, QUOITS MEADOW, STONHAM ASPAL, SUFFOLK

103.1 Item 7B

Application Proposal	DC/21/03589 Application for approval of reserved matters following grant of outline application DC/18/04191 dated: 07/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 5no. dwellings and construction of new access, following demolition of 1no. existing dwelling. Discharge of Condition 9 (Hedgerows), Condition 10 (Surface Water Drainage Details), Condition 11 (Roads and Footpaths), Condition 13 (Parking and Turning), Condition 14 (Refuse Bins and Collection Areas), Condition 15 (Fire Hydrants) and Condition 16 (Construction Management)
Site Location	STONHAM ASPAL – Land to the rear of The Leas, Quoits Meadow, Stonham Aspal, Suffolk
Applicant	Mr Tydeman

103.2 A break was taken from 10:58am until 11:07am after application number DC/21/02956 and before the commencement of application number DC/21/03589.

103.3 The Area Planning Manager introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the updated response from the Heritage Team, and the officer recommendation of refusal as detailed in the committee report.

103.4 Members considered the representation from Beverly Brady who spoke as an objector.

103.5 The Area Planning Manager commented on an email received from the

Applicant.

103.6 The Chair read out a statement from the Ward Member, Councillor Morley.

103.7 Councillor Eburne proposed that the application be refused as detailed in the officer recommendation.

103.8 Councillor Humphreys MBE seconded the proposal.

103.9 The Area Planning Manager responded to questions from Members on issues including: the reasons for refusal.

103.10 Members debated the application on issues including the scale and size of the proposed dwellings.

103.11 Councillor Eburne and Councillor Humphreys agreed to include the following additional reason for refusal:

‘and out of keeping with the surrounding rural character’.

By a unanimous vote

It was RESOLVED:

REFUSE reserved matters for the following reasons, and/or those reasons as may be deemed necessary by the Chief Planning Officer:

RECOMMENDED REASON(S) FOR REFUSAL - IMPACT ON SIGNIFICANCE OF HERITAGE ASSET AND OUT OF KEEPING WITH THE SURROUNDING RURAL CHARACTER

Development plan policy CS5 requires all development proposals to protect, conserve and where possible enhance the built historic environment. Development Plan Policy HB1 requires that all such proposals should protect the character and appearance of all buildings of architectural or historic interest. Furthermore, the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The proposed layout and scale and appearance of the buildings proposed would constitute a considerable erosion of the remaining historically rural character of the setting of the Grade II Listed Orchard Farmhouse and harm its character. The proposal is considered to result in less than substantial harm to the setting and significance of this heritage asset. The public benefit(s) of the proposal are not considered to outweigh the level of harm identified. The proposal is, therefore, contrary to the provisions of the aforementioned planning policies for these reasons.

104 DC/21/02927 LAND NORTH WEST OF, HILL HOUSE LANE, NEEDHAM

MARKET, IPSWICH, SUFFOLK, IP6 8EA

104.1 Item 7C

Application Proposal	DC/21/02927 Application for approval of reserved matters following approval of Outline application DC/17/05549 Town and Country Planning (General Management Procedure) (England) Order 2015 - Appearance, Landscaping, Layout and Scale for Erection of 64 No dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road and additional 2 No. dwellings accessed from Hill House Lane.
Site Location	NEEDHAM MARKET – Land North West of, Hill House Lane, Needham Market, Suffolk, IP6 8EA
Applicant	HHF (EA) Ltd

104.2 Item withdrawn by Officers.

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

105.1 Item 7D

Application Proposal	DC/21/02047 Planning Application. Retention of extension to an agricultural building approved under DC/19/01673 including minor changes to eaves and ridge height and use of the building for crop drying and storage
Site Location	STRADBROKE – Barley Brigg Farm, Laxfield Road, Stradbroke, Suffolk, IP21 5NQ
Applicant	Rattlerow Farms Ltd

105.2 The Case Officer presented the application to Committee outlining the proposal before Members including: the location and layout of the site, the previous presentation to Committee, and the officer recommendation of approval.

105.3 The Case Officer responded to questions from Members on issues including: the proposed condition 6 of the report relating to removal of permitted development rights to change of use of barn, and noise and light pollution issues.

105.4 Members considered the representation from Odile Vladon who spoke on behalf of Stradbroke Parish Council.

105.5 Members considered the representation from Steven Bainbridge who spoke as the Agent.

105.6 The Chair read out a statement from the Ward Member, Councillor Flatman.

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

105.8 Councillor Passmore agreed to the following amendments to the proposed conditions:

Condition 2 (within 5 months instead prior to and within 5 months a monitoring period shall be agreed)

Any external lighting that may be imposed shall be agreed in writing with the LPA.

105.9 Councillor Matthissen seconded the proposal.

By a unanimous vote

It was RESOLVED:

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

- **Development to accord with the approved plans.**
- **Noise condition suggested by the Environmental Health team with the additional note that any mitigation works be in place prior to agreement of the works and within 5 months a monitoring period shall be agreed.**
- **Light condition suggested by the Environmental Health team.**
- **Restriction on addition of extra floors within the barn unless shown on the approved drawings as requested by Stradbroke Parish Council.**
- **Restriction on change of use of building as requested by Stradbroke Parish Council.**
- **Restriction on source of goods to be dried within the barn to those produced on the farm or for use on the wider farm as requested by Stradbroke Parish Council.**
- **Removal of permitted development rights from the barn itself as requested by Stradbroke Parish Council.**
- **Any external lighting that may be imposed shall be agreed in writing with the LPA.**

106 DC/21/01048 CHERRYGATE FARM, NORWICH ROAD, MENDLESHAM, STOWMARKET, SUFFOLK, IP14 5NE

106.1 Item 7E

Application Proposal	DC/21/01048 Planning Application – Change of use of land and buildings from poultry unit to structural insulated panels manufacturer (Class B2)
Site Location	MENDLESHAM – Cherrygate Farm, Norwich Road, Mendlesham, Stowmarket, Suffolk, IP14 5NE
Applicant	Supersips Ltd

106.2 A break was taken from 12:00pm until 12:04pm after application number DC/21/02047 and before the commencement of application number DC/21/01048.

106.3 Councillor Hicks left the meeting at 12:00pm.

106.4 Councillor Humphreys MBE took the Chair.

106.5 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed use of the site, access to the site, the existing use of the buildings, and the officer recommendation of approval.

106.6 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the response from Highways regarding Heavy Goods Vehicles (HGVs), the conditions applicable to the site access, transport of chemicals via HGVs, the response from the Environment agency, any residential properties on the site, and the number of vehicle movements to and from the site.

106.7 The Case Officer, the Area Planning Manager and the Planning Lawyer provided clarification to Members of the implications of the change of use to class B2, and whether permission could be personalised to a particular user.

106.8 The Case Officer and the Area Planning Manager responded to further questions from Members on issues including: noise pollution, potential odours from the site, the red line area and whether the change of use applied to the buildings on site or the land, whether HGV movements could be restricted, and the future use of the redundant buildings on site.

106.9 Members considered the representation from Kevin Blatch who spoke as an Objector.

- 106.10 The Objector responded to questions from Members on issues including: the traffic crash map information.
- 106.11 Members considered the representation from James Platt who spoke as the Agent.
- 106.12 The Agent responded to questions from Members on issues including: the access to the site, the size of the vehicles visiting the site, potential odour issues and the number of vehicle movements to the site.
- 106.13 The Applicant responded to questions from Members regarding the manufacturing process.
- 106.14 Members considered the representation from Councillor Stringer who spoke as the Ward Member.
- 106.15 Members debated the application on issues including: the potential employment opportunities, access to the site, potential contamination issues, the sustainability of the products, and the suitability of the site.
- 106.16 A break was taken between 13:19pm and 13:43pm to allow Officers to discuss potential additional conditions with the applicant.
- 106.17 The Area Planning Manager read out the revised recommendation as detailed below:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to the agreement of the Environment Agency and Essex and Suffolk Water, or should their holding objection be maintained, REFUSE Planning permission for such reasons considered defensible by Officers at appeal.

Any approval subject to the following conditions:-

- Standard time limit — three years to implement change of use
- Development to accord with approved plans
- Sustainability report to detail compliance with Core Strategy policy CS3
- Site boundary noise levels to be no greater than 5dBA above background levels
- Sound insulation on all buildings to be agreed
- Restriction on location of noisy activities on site such they only occur within insulated buildings
- Sound insulation on external plant, machinery and equipment
- Limit to hours of work to apply to the office and manufacturing process proposed on site
- Use of crew buses for late evening and night workers
- Restriction on parking on site for late evening and night workers
- Details of any illumination to be agreed such that light spill be restricted

to the site itself, that external illumination be set to be motion activated during night hours and for lighting to not adversely impact ecology.

- Such conditions considered necessary following the conclusion of discussions with the Environment Agency.

Plus –

- No outside storage unless agreed
- Restriction on the use of the buildings and land to manufacture of insulated panels manufacturer with incidental storage and office use only.
- The use of the buildings in terms of individual operations to be agreed (but in general accord with the plan provided)
- Scheme of delivery management of materials to be agreed that includes limit to hours of delivery both to and from the site, number of trips and operation of a ring ahead strategy for HGV to be secured.

106.18 Members continued to debate the application on issues including: the use of chemicals on site, and the timescales for conditions.

107.18 Councillor Passmore proposed that the application be approved as detailed in the revised recommendation.

107.19 Councillor Meyer seconded the proposal.

107.20 Councillor Passmore and Councillor Meyer agreed to an additional condition relating to fire hydrants.

By a vote of 6 votes for and 1 against

It was RESOLVED:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to the agreement of the Environment Agency and Essex and Suffolk Water, or should their holding objection be maintained, REFUSE Planning permission for such reasons considered defensible by Officers at appeal.

Any approval subject to the following conditions:-

- **Standard time limit — three years to implement change of use**
- **Development to accord with approved plans**
- **Sustainability report to detail compliance with Core Strategy**

policy CS3

- Site boundary noise levels to be no greater than 5dBA above background levels
- Sound insulation on all buildings to be agreed
- Restriction on location of noisy activities on site such they only occur within insulated buildings
- Sound insulation on external plant, machinery and equipment
- Limit to hours of work to apply to the office and manufacturing process proposed on site
- Use of crew buses for late evening and night workers
- Restriction on parking on site for late evening and night workers
- Details of any illumination to be agreed such that light spill be restricted to the site itself, that external illumination be set to be motion activated during night hours and for lighting to not adversely impact ecology.
- Such conditions considered necessary following the conclusion of discussions with the Environment Agency.

Plus –

- No outside storage unless agreed
- Restriction on the use of the buildings and land to manufacture of insulated panels manufacturer with incidental storage and office use only.
- The use of the buildings in terms of individual operations to be agreed (but in general accord with the plan provided)
- Scheme of delivery management of materials to be agreed that includes limit to hours of delivery both to and from the site, number of trips and operation of a ring ahead strategy for HGV to be secured.
- Fire hydrants.

107 DC/21/05100 ERIC JONES HOUSE, 6 IPSWICH ROAD, STOWMARKET, SUFFOLK, IP14 1BL

107.1 Item 7F

Application	DC/21/05100
Proposal	Full Planning Application – Erection of 2No modular units to provide homeless accommodation.
Site Location	STOWMARKET – Eric Jones House, 6 Ipswich Road, Stowmarket, Suffolk, IP14 1BL
Applicant	Mid Suffolk Council

- 107.2 The Area Planning Manager presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, and the officer recommendation of approval as detailed in the committee report.
- 107.3 The Area Planning Manager responded to questions from Members on issues including: proposed private amenity space for the occupants, the removal of the tree on site and whether this would be replaced, and fire safety issues.
- 107.4 Members considered the representation from Lucy Smith who spoke as the Agent.
- 107.5 The Agent and the Applicants representative, Hazel Ellard, responded to questions from Members on issues including: the existing use of the dwelling on site, and the number of units in the dwelling.
- 107.6 The Planning Lawyer provided clarification that the existing building was not a hostel.
- 107.7 The Agent and the Applicant responded to further questions from Members on issues including: the number of potential occupants, and whether children would be occupying the units.
- 107.8 The Chair read out a written statement from the Ward Member, Councillor Brewster.
- 107.9 The Chair read out a written statement from the Ward Member, Councillor Scarff.
- 107.10 Members debated the application on issues including: the suitability of the location, and the loss of the tree.
- 107.11 Councillor Mansel proposed that the application be approved as detailed in the officer recommendation and with an additional condition relating to a replacement tree.
- 107.12 Councillor Field seconded the proposal.
- 107.13 Members continued to debate the application on issues including: the requirement for an automatic fire alarm system, the overdevelopment of the site, and the importance of providing homeless accommodation.

By a unanimous vote

It was RESOLVED:

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

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

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved plans (Plans submitted that form this application).**
- **Limited construction working hours.**
- **Occupation restriction.**

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

- **Proactive working statement**

And the following additional condition:

- **Replacement tree to be planted in a suitable location on site.**

108 SITE INSPECTION

103.1 None requested.

The business of the meeting was concluded at 2.33 pm.

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Chair

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113.2 It was agreed that the minutes would be amended accordingly and return to the next available meeting for approval.

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

114.1 None received.

115 NA/21/19 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/01132	Julia Ewans (Parish Council Representative) James Alflatt (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/21/02927	Martin Last (Agent) Councillor Mike Norris (Ward Member)

116 DC/21/01132 LAND OFF BURY ROAD, WOOLPIT, SUFFOLK

116.1 Item 7A

Application Proposal	DC/21/01132 Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.
Site Location Applicant	WOOLPIT – Land Off Bury Road, Woolpit, Suffolk Hopkins Homes Limited

116.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including the location and layout of the site, the approved outline planning permission, the proposed housing mix, proposed parking plans, access routes to the site, the responses received from statutory consultees, and the officer recommendation of approval.

116.3 A break was taken from 10:00am until 10:20am.

116.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: drainage on site and the permeability of driveways, the details of the CIL contribution to the NHS, the expected completion date for the development, the proposed heating systems, the position with regard to the emerging Joint Local Plan, the provision of footpaths and cycle paths, adoption of the roads, the housing mix, the height of the buildings, the number of existing three storey dwellings in the village, and pedestrian crossings.

- 116.5 Members considered the representation from Julia Ewans who spoke on behalf of Woolpit Parish Council.
- 116.6 The Parish Council representative responded to questions from Members on issues including: the landscaping areas which the Parish Council wished to be retained.
- 116.7 A short break was taken from 10:57am until 11:01am.
- 116.8 The Area Planning Manager provided clarification of the details included within the outline planning permission and the details under consideration at the meeting.
- 116.9 The Area Planning Manager responded to a question regarding the land ownership in relation to the proposed cycle lanes.
- 116.10 The Parish Council representative responded to further questions from Members on issues including: the imprecise language which the Parish Council felt should be avoided.
- 116.11 Members considered the representation from James Alflatt who spoke as the agent.
- 116.12 The agent and the applicant, Johnathan Lieberman, responded to questions from Members on issues including: the installation of air source heat pumps, the permeability of surfaces, the revised energy strategy, the proposed number of properties complying with M4(3) and M4(2) Building Regulations, the location of the public car park, the rationale behind the inclusion of three storey dwellings, and the use of management companies.
- 116.13 The Area Planning Manager responded to questions regarding the conditions relating to pathways and disability access.
- 116.13 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.
- 116.14 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.
- 116.15 Members debated the application on issues including: the design of the dwellings, the installation of solar panels, the layout of the site, and the amendments made to the original proposal to ensure the development is more sustainable.
- 116.16 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation with the inclusion of a condition relating to the permeability of surfaces.
- 116.17 Members continued to debate the application on issues including: the cycle

path, the location of the car park, the provision of open spaces, and protection of landscaping.

116.18 Councillor Humphreys MBE seconded the proposal and proposed an additional condition relating to landscaping.

116.19 Members debated the application further on issues including: the proposed location for the school, access for cycles, the electricity supply, and The Future Homes Standard.

116.20 Councillor Passmore and Councillor Humphreys MBE agreed to the following conditions and informative notes:

- Hardstanding shall be permeable for private drives unless otherwise agreed.
- Protection of hedge (area including access to white elm road) to be agreed
- Condition on swift boxes to include house martin nest boxes
- Informative – Encourage applicant to discuss open space adoption with Parish.

By a vote of 6 votes for and 1 against

It was RESOLVED:

That the reserved matters are APPROVED subject to the following summarised conditions and those as may be deemed necessary by the Chief Planning Officer

- **Reserved matters permission given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.**
- **Approved Plans (plans submitted and as subsequently amended that form this application).**
- **Final details of external materials, boundary treatments and hard surfacing to be approved.**
- **Provision of fire hydrants**
- **Swift nest bricks**
- **Hedgehog permeable boundaries**
- **Conditions as may be recommended by the Highway Authority, Landscape and Ecology consultants**

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

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

- **Support for sustainable development principles**

And the following additional conditions and informative notes:

- **Hardstanding shall be permeable for private drives unless otherwise agreed.**
- **Protection of hedge (area including access to white elm road) to be agreed**
- **Condition on swift boxes to include house martin nest boxes as well**
- **Informative – Encourage applicant to discuss open space adoption with Parish**

117 DC/21/02927 LAND NORTH WEST OF, HILL HOUSE LANE, NEEDHAM MARKET, SUFFOLK, IP6 8EA

117.1 Item 7B

Application Proposal	DC/21/02927 Application for approval of reserved matters following approval of Outline application DC/17/05549 Town and Country Planning (General Management Procedure) (England) Order 2015 - Appearance, Landscaping, Layout and Scale for Erection of 64 No dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road and additional 2 No. dwellings accessed from Hill House Lane.
Site Location	NEEDHAM MARKET – Land North West of, Hill House Lane, Needham Market, Suffolk, IP6 8EA
Applicant	HHF (EA) Ltd

117.2 A break was taken between 12:01pm and 12:07pm, after application number DC/21/01132 and before the commencement of application number DC/21/02927.

117.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed parking plans, the housing mix, and the officer recommendation of approval.

117.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the proposed pedestrian access to the site, the potential loss of existing landscaping, permeability of driveways, adoption of roads, waste management plans, the response received from strategic housing regarding affordable homes location within the site, sustainability measures, the potential for increased flood risk, and the proposed landscaping scheme.

117.5 Members considered the representation from Martin Last who spoke as the

agent.

117.6 The Agent and the Applicant, Mel Walton, responded to questions from Members on issues including: Electric Vehicle charging points, the ownership of the adjacent land, and the access routes to the site.

117.7 The Chair read out a statement from Ward Member Councillor Mike Norris.

117.8 The Area Planning Manager responded to questions from Members on issues including: other planning applications in the area as mentioned in the Ward Members statement, including the location and number of properties.

117.9 Members debated the application on issues including: secure cycle storage, parking plans, and the outlined planning permission and the conditions previously agreed.

117.10 Councillor Passmore proposed that the application be approved as detailed in the Officer recommendation.

117.11 Councillor Field seconded the motion.

117.12 Members continued to debate the application on issues including: landscaping, and heating sources.

117.13 Councillor Passmore and Councillor Field agreed to the following additional conditions and informative notes:

- Notwithstanding the plans submitted, details of a footpath link between Hill House Lane and the development (that may require a revision to the layout of Plots 65 and 66) shall be submitted to the LPA for approval and implemented as may be approved.
- Details of cycle storage to be agreed for all plots.
- Erection of 1.8 metre fence along boundary Chesford, Dodds Mead and Four Winds shall be secured.
- Informative note to encourage improved landscaping along boundaries.

By a unanimous vote

It was RESOLVED:

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

- **Approved Plans and Documents;**
- **Detailed Landscaping Scheme to be agreed prior to commencement;**
- **Biodiversity Enhancement Scheme required prior to works commencing above slab level**

- Those already imposed by way of the Outline Planning Permission (Ref: DC/17/05549).

(Please see appended decision notice for those already imposed as part of Outline Planning Permission Ref: DC/17/05549)

And the following additional conditions and informative notes:

- Notwithstanding the plans submitted, details of a footpath link between Hill House Lane and the development (that may require a revision to the layout of Plots 65 and 66) shall be submitted to the LPA for approval and implemented as may be approved.
- Details of cycle storage to be agreed for all plots.
- Erection of 1.8 metre fence along boundary Chesford, Dodds Mead and Four Winds shall be secured.
- Informative note to encourage improved landscaping along boundaries.

118 SITE INSPECTION

The business of the meeting was concluded at 1.26 pm.

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Chair

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Agenda Item 8

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

09 FEBRUARY 2022

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
8A	DC/21/00609	Land to the South of Eye Airfield, and North of Castleton Way, Eye	Cllr Peter Gould	Daniel Cameron	35-178
8B	DC/20/04067	Land at Eye Airfield, Castleton Way, Eye, Suffolk	Cllr Peter Gould	Sian Bunbury	179-328
8C	DC/21/05063	Land South of, Forest Road, Onehouse, IP14 3HQ	Cllr John Matthissen	Daniel Cameron	329-418
8D	DC/21/04296	Stonham Barns, Pettaugh Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6AT	Cllr Suzie Morley	Bron Curtis	419-490
8E	DC/21/03292	Land South of Birch Avenue, Bacon, Suffolk	Cllr Andrew Mellen	Bron Curtis	491-560
8F	DC/20/05587	Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ	Cllr Daniel Pratt	Vincent Pearce	561-746

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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 8a

Committee Report

Item No: 8A

Reference: DC/21/00609

Case Officer: Daniel Cameron

Ward: Eye.

Ward Member/s: Cllr Peter Gould.

RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Location

Land To The South Of Eye Airfield, And North Of Castleton Way, Eye

Expiry Date: 26/01/2022

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Persimmon Homes Suffolk

Agent: Pegasus Design

Parish: Eye

Site Area: 4.65ha

Density of Development: 30 dwellings per hectare

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

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

Has the application been subject to Pre-Application Advice: Yes, discussions were held between the Local Planning Authority Officers and the Developer with regards to bringing forward the site and to provide an update on conditions attached to the outline.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The development is a major development of 15 or more residential dwellings and is required to be considered by Development Control Committee under the Scheme of Delegation.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
NPPG - National Planning Practice Guidance

FC1 - Presumption In Favour Of Sustainable Development
FC1.1 - Mid Suffolk Approach To Delivering Sustainable Development
FC2 - Provision And Distribution Of Housing

CS1 Settlement Hierarchy
CS2 Development in the Countryside & Countryside Villages
CS3 Reduce Contributions to Climate Change
CS4 Adapting to Climate Change
CS5 Mid Suffolk's Environment
CS6 Services and Infrastructure
CS9 Density and Mix

SB2 Development appropriate to its setting
GP1 Design and layout of development
H7 Restricting housing development unrelated to needs of countryside
H13 Design and layout of housing development
H14 A range of house types to meet different accommodation needs
H15 Development to reflect local characteristics
H16 Protecting existing residential amenity
H17 Keeping residential development away from pollution
CL8 Protecting wildlife habitats
T4 Planning Obligations and highway infrastructure
T9 Parking Standards
T10 Highway considerations in development
T11 Facilities for pedestrians and cyclists
T12 Designing for people with disabilities
RT12 Footpaths and bridleways
HB1 Protection of Listed Buildings
HB14 Archaeology

Neighbourhood Plan Status and Policies

The Eye Neighbourhood Plan is a made neighbourhood plan and forms part of the adopted development plan. In particular, attention is drawn to the following policies:

Eye 3 – House Types and Sizes
Eye 4 – Land South of Eye Airfield
Eye 16 – Development within the Settlement Boundary
Eye 24 – Improvement of Public Rights of Way
Eye 25 – Electric Vehicle Charging in Development
Eye 28 – Infrastructure

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 Council (Appendix 3)

Initial Eye Town Council – Comments received 25th March 2021

Eye Town Council (ETC) objects to this application.

The Planning Committee has considered the application, after a delegation to do so from full council at its meeting on February 17th 2021, and offers the following reasons and explainers for its objection:

1. Introduction

1.1. The Eye Neighbourhood Plan (ENP) will be put to a referendum of the people of Eye in May 2021. This is the culmination of almost 4 years of public consultation and the referendum version of the ENP has been unanimously adopted by ETC. The ENP was given significant weight by the Inspector in the recent appeal (APP/W3520/W/18/3215534) in Eye for the Housing development on the Tuffs Rd/Maple Way site. It is therefore acknowledged as a significant material consideration in planning decisions and, subject to the referendum outcome, will be part of the Development Plan by the time this Planning Application is determined.

1.2. Taken together with the emerging JLP (which supports the policies of the ENP), the ENP should provide the framework for ETCs comments as well as the basis for MSDCs decision on the application. ETC will support applications which comply with the ENPs policies and work with developers who share the ENPs community vision. For the reasons stated below this application does not conform to the ENP and it should be refused in accordance with para 12 of the NPPF: Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

1.3. The primary driver for the objection is what ETC considers a clear aim from the applicant to exceed, by a distance, the number of homes in the Outline Planning Permission (OPP) for the relevant part of the OPP area under consideration in this application. This is evidenced in the Design, Access and Planning Compliance Statement (DAS) where on page 5 the total of up to 280 homes (citing the OPP reference 3653/15) on the whole site is correctly cited but this up to is omitted from the description of the development on page 2 seeking, in ETCs opinion, to seek to remove the OPPs cap for homes on the site. This is explained in more detail in section 2.

1.4. The DAS refers to only one policy in the ENP which is Policy Eye 4. Policies Eye 1 (Housing Allocations), Eye 2 (Form of Affordable Housing Provision), Eye 3 (House Types and Size), Eye 16, Eye 22 and Eye 25 are relevant and have not been addressed. Again this is referred to in more detail in section 2. The DAS is deficient and should be revised and resubmitted demonstrating how it complies with each of these policies.

2. Specific ENP policy compliance

2.1. The area covered by this application is not the whole area relevant to the up to 280 homes in the OPP. This figure is repeated ENP Policy Eye 1 and ENP Policy Eye 4. The Phasing Plan on drawing LV101-P-103 covers Parcels 13 and 14 from the Eye Airfield Development Plan which should total a maximum of 240 homes from the Indicative Master Plan (IMP) incorporated as Figure 2 in the ENP. This application covers around 40% of this area (subject to survey) and seeks permission for 138 homes.

2.2. This means that a second phase would either contain just 102 homes on the balance 60% of the area which is unlikely. Clues to the intention for the rest of Packages 13 and 14 can be found from sheets 3 and 4 of the drainage drawings prepared by Wormald Burrows (E3803/502) which when added together total 372 comprising 138 for Phase 1 and a further 234 on Phase 2. This constitutes over development and is contrary to Policy Eye 1, Eye 4 and the OPP.

2.3 No mention is made in the DAS of any contribution towards the 18 homes at less than 80% of market rent in Policy Eye 2. This could be corrected in a subsequent phase but at present the application is contrary to Policy Eye 2.

2.4. Policy Eye 3 states that 53% of new homes should be 1-2 bedrooms, 41% 3 bedrooms and 5% 4 or more bedrooms. This is based on the ENPs housing needs survey and admittedly this is a figure for the total number of homes in the ENP. The figures in the 138 homes are 24% 1-2 bedroom, 48% 3 bedroom and 28% 4 or more bedrooms. This would tilt the dwelling mix too far in favour of large homes making it difficult to balance the smaller homes in subsequent applications. The dwelling mix is therefore contrary to Policy Eye 3.

2.5. Policy Eye 16 requires that proposals should take account of the Eye Neighbourhood Masterplanning and Design Guidelines 2019. The DAS makes no reference to these and is therefore contrary to Policy Eye 16. Comments from members of the ETC Planning Committee about the quality of the detail of some of the design solutions are offered in more detail in section 3.

2.6. There are no proposals for EV charging. Policy Eye 25 requires all new development to have one EV charging point per dwelling with off road parking and 10% of the number of spaces for vehicles using communal parking. The application is therefore contrary to Policy Eye 25.

3. Design Quality

3.1 Policy Eye 4 requires the development to be in accordance with the Design Brief and Policy Eye 16 requires proposals to take account of the Eye neighbourhood Masterplanning and Design Guidelines 2019. The application fails to meet the standards required by these and is therefore contrary to the development plan.

3.2 ETC acknowledges that the outline of the IMP is still visible in the application with open spaces largely intact. The problem is that the areas shown for dwellings are packed at a density over 50% greater than numbers in the IMP if ETCs calculations are correct for intended numbers. ETC recognises that this is an indicative plan leaving scope for design flair in terms of, for example, layout and connectivity but numbers have been grossly exceeded.

3.3. The desire to maximise numbers is a cause of poor design throughout the scheme. The finished product will feel overdeveloped and provide a poor quality of living environment for a number of reasons including:

- a. The size of gardens is very small as a direct result of the high density. Apart from an impact on personal leisure space this decreases opportunities to build home-offices where needed and so aid flexible working.
- b. Parking provision is poor. There are still areas of triple parking which are unlikely to be used in practice and communal area parking would be unnecessary at a lower site density. ETCs view is that communal parking is not desirable as it is less secure, needs to be well lit, will incur maintenance costs and can act as a magnet for anti-social behaviour.
- c. ETC notes that the Design Guide supports a varied roof line but as used here offering three storey homes in terraces of 4 decreases on-plot parking and is clearly driven by the desire to minimise the ground floor footprint. This is more suited to an urban environment. Three or 2.5 storey homes are acceptable and there are good examples in Eye but, at their best, as detached dwellings.
- d. Visitor parking is poorly accommodated. ETCs view is that parking will quickly colonise visitor parking areas anyway and also spill out on to the road spaces offering a cluttered built environment.
- e. There are plots overlooking car parking areas mainly as a result of higher density. It is not clear from the plans if these are the affordable proportion in all cases but if so this is a less favourable outlook to homes for sale and should be revised.

- 3.4. There are also concerns about the design of the specific house types:
- a. There is little space allocated for home working within the layout other than a fifth bedroom in two of the types which is presumably not big enough to be called a bedroom.
 - b. Porches, according to the Design Code, are not desirable and are therefore contrary to Policy Eye 16. The porch design offered lacks variety between types and basically looks planted-on.
 - c. Three dwelling types have an entry area sliced from the lounge to form a poor entrance lobby and reduced useable living space.
 - d. Some verges are formed with just an overhanging roof tile. ETC considers that purpose built verges are preferable.
 - d. Soil and vent pipe stacks are shown externally for some house types which is unacceptable.
- 3.5 Connectivity should be addressed at this stage so as to seek to integrate the development into the local Eye economy and encourage walking and cycling. This is mentioned in the ENP in policy 22 and any application on the airfield should show a link up with paths to the airfield and town centre. This is not addressed in the application.
- 3.6. Landscaping should also be addressed now. There are two areas of critical importance: the Greenway at the north of the site described in the IMP as Langton Grove Greenway is not addressed and the raised plateau nature of the site makes the landscaping at the sites western boundary also critical both in terms of screening and the first view driving into town along Castleton Way.

4. Local issues raised

4.1. Surface water drainage has been raised by both councillors and members of the public as a matter of concern. There has been an historic problem with surface water run-off in Gaye Crescent and surface water drains in Victoria Hill regularly overflow. This is not specifically a comment on this application but a note to MSDC in the evaluation of any application on this site to have SuDS calculations independently checked.

5. ETC engagement

5.1 ETC has engaged positively with the progress of this development and the applicant has received consistent advice about what is needed for the proposal to comply with relevant policies. It is therefore disappointing that the current application fails to comply with these policies in so many areas. A number of matters noted in the Pre-Application meeting and the meeting with the applicant, MSDC and ETC in February 2021 are likewise not fully addressed. The application deviates from or leaves several areas from relevant documents such as the Design Brief in a similar state.

5.2. A summary of these has been prepared and it is attached as Appendix A. There is a good deal of overlap between this and matters highlighted in this objection but ETC hopes that this list will serve as the basis for an agenda for a future discussion on how this site can be developed in a manner shaped by the community.

DC/00609/21 Appendix A

Summary of common issues raised with Persimmon:

1. The Eye Neighbourhood Plan holds considerable weight and encouragement to adhere to the policies within it see para 8 of pre-Application discussion notes
2. Policy Eye 4 requires the development to accord with the Approved Design brief taken to be a suite of documents approved by MSDC. Conflict with these would equate to conflict with the development plan (once the ENP is made). A key test of the application is how it has engaged with and adhered to these documents. A compliance statement is strongly recommended Paras 9 – 14 of the pre-Application discussion notes and para 2 of the notes for the meeting 22nd February.
3. Compliance with outline planning permission required see pre-Application notes para 5 and note (2) of meeting held 22nd February.
4. The ENP sets out an expectation of housing mix para 29 of pre-Application discussion notes and note (3) of meeting 22nd February.

5. Need for current application site to be set in the context of the development of the site as a whole and preferably within an overall masterplan para 6 of pre-Application discussion notes and note (2) of meeting 22nd February.
6. Condition 12 requires an energy strategy which should support the application and EV charging and broadband should be considered in detail Para 31 of pre-Application discussion notes and need to comply with ENP 27 EV charging note 6 of meeting 22nd February.
7. The need for an overarching landscape strategy para 6 of pre-Application discussion notes.
8. Triple parking should be avoided para 16 of pre-Application discussion notes.
9. Affordable housing faces onto parking areas which is not consistent with a tenure blind ethos para 18 of pre-Application discussion notes.
10. The design does not facilitate a perimeter means of circulation para 19 pre-Application discussion notes
11. Opportunities for public art should be explored with ETC para 24 of pre-Application discussion notes.
12. Design includes a significant amount of regimentation and uniformity para 26 of pre-Application discussion notes.
13. Consideration should be given to the connection of the site allocated in ENP Policy Eye 7 and 8 para 32 and 33 of the pre-Application discussion notes.
14. ENP Policy Eye 2 requires some affordable housing to be provided at less than 80% of market rents
15. Pedestrian crossing of Castleton way should be reconsidered to be closer to the footpath between the development leading to the Town centre
16. The development should be connected to the new right of way to the west of the Town para 5 of the pre-Application discussion notes and note (1) meeting notes 22nd February.

Further Eye Town Council – Comments received 24th November 2021

Eye Town Council agrees that no objection is made to the Reserved Matters application for the first phase of the development of land South of Eye Airfield for the reasons stated in the report prepared by the Project Co-ordinator, but that the District Council be informed of the following concerns and, where relevant, works with the Town Council on implementation/improvements:

1. The dwelling mix is not near the mix listed in Policy Eye 3 of the Eye Neighbourhood Plan. This should be rebalanced as far as possible in a future phase. It is imperative that overall site numbers are restricted to a maximum of 265.
2. That the sustainability and biodiversity of the scheme should be enhanced and that a proposal for this to be put to MSDC should be delegated to the chair of planning with Cllr Henderson leading.
3. That MSDC undertake a thorough and independent check of the drainage calculations for both foul and surface water discharge.
4. That progress on the detailed design of the housing types be undertaken with input, where relevant, from ETC to support item 2 above.
5. That the Healing Wood Project under the direction of Cllr Henderson be considered key to the connectivity between the development and the town and that MSDC be requested to contribute to funding for this important scheme via District Councillor Peter Gould.

Project Co-Ordinator Report:

1. It is recommended that no objection is made to the Reserved Matters proposed for the first phase of the development of land South of Eye Airfield but that the District Council be informed that the Town Council is concerned that the dwelling sizes proposed for this phase do not conform to the mix required by Policy Eye 3 of the Eye Neighbourhood Plan. If this is accepted for Phase 1, the proposals for Phase 2 should seek to rebalance the overall provision on the site by providing more 2/3- bedroom homes.

Background

2. Outline planning permission was granted for 280 homes South of Eye Airfield in March 2018

(Application No 3563/15). The site is split into two with 15 dwellings and an elderly-persons home having an access from Victoria Hill while the remaining 265 homes have an access from Castleton Way. This proposal concerns Phase 1 of the 265 home part of the site.

3. In granting Outline permission with a Section106 agreement certain matters were 'Reserved' for subsequent approval including detailed design and layout. This means that some issues such as the number of affordable homes, road layouts and contributions to infrastructure improvements are already approved and are fixed.

4. The Town Council has previously objected to the Reserved Matters proposals (Planning Committee 15th February 2021) for the following reasons:

Conflict with several policies in the ENP and the Indicative Master Plan.

Numbers of homes planned for the overall site versus those on the Indicative Master Plan. This would exceed the OPP by a large margin if approved for both phases.

The site density, small garden size and use of communal parking areas.

Dwelling sizes not matching the ENP preferred dwelling mix.

The overall design quality not meeting the requirements of the Design Guide.

5. A number of meetings have been held since then which have resulted in significant improvements to the Reserved Matters proposals.

The Eye Neighbourhood Plan

6. The Reserved Matters proposals have to be considered against the policies of the Development Plan made up of the Local Plan and the Neighbourhood Plan. The District Council will consider the Local Plan policies, this report focuses on the Eye Neighbourhood Plan (ENP).

7. The most relevant policies of the ENP are:

Policy Eye 4 (PE4) - requires 280 dwellings to be developed on the (whole) site and that development should be in accord with the Design Brief.

PE3 - requires 53% of new homes to be 1 or 2 bedroom, 41% 3 bedroom and 5% 4 or more bedroom and 29% bungalows and 14% flats.

PE16 - requires development to take account of the Eye Neighbourhood Masterplanning and Design Guideline 2019, the use of high-quality materials and traditional features and that it demonstrates a clear understanding of the rural context of Eye with appropriate landscaping, boundary and screening planting.

PE 25 - requires all dwellings with off road parking to have EV charging available.

The Reserved Matters proposals

8. The key document is the Design and Access Strategy which can be viewed at DC_21_00609-REVISED_DESIGN_STATEMENT-7860096.pdf (baberghmidsuffolk.gov.uk).

9. The proposal is for 138 homes on 4.65 hectares at 30 dwellings per hectare. It shows: The location of 28 affordable homes; 12 for rent, 9 shared ownership and 7 discounted market value.

The layout of substantial areas of open space which accord to the Design Brief.

The street hierarchy/materials including shared space.

Pedestrian and cycle routes within the development and links with routes adjoining the development.

Garage and outside parking spaces.

EV charging access points.

Street scenes and wall/roof finish materials.

Landscape strategy.

Drainage strategy.

Revisions to the proposals

10. The main improvements since the original proposals were published in February 2021 include: The application is for 138 dwellings and covers over half of the site. There is therefore some confidence that the total number of dwellings will be within the 265 provided for on this part of the

site in the Neighbourhood Plan and the Outline permission.

The size of homes is now closer to the mix required in PE3 (but still contains too many 4+ bedroom homes and too few 2/3-bedroom homes and not enough bungalows and flats).

The layout has improved with more garden space and the key open space proposed in the Design Guidelines retained.

Cycle connectivity has been improved with a segregated link from the Castleton Road junction to Victoria Mill.

Design is improved particularly the areas closest to the Castleton Way entrance to the site.

Parking arrangements have been improved with triple parking removed.

Outstanding Issues

Design

11. While significant improvements have been made, the revised proposals are still somewhat short of the standards envisaged in the site-specific Design Guide and the Eye Neighbourhood Plan Design Guidance. In particular, standard house types are overused, there is insufficient variation in materials and building heights and some detailing such as the overuse of porches is disappointing.

12. These limitations may not be sufficient to justify the Reserved Matters proposals not being approved.

House types and sizes

13. Meeting local housing needs was an important reason for local people to support the provision of new housing in the ENP. This led to a Local Housing Needs Assessment being prepared and to the requirements for smaller homes rather than larger ones and significant proportions of bungalows and flats being required by PE3.

14. Persimmon argue that the changes in working habits brought about by COVID justify more 3 bedroom and fewer 2-bedroom homes. While this is likely to be true, the provision of fewer 2-bedroom homes will reduce the number of local people that will be able to access to market housing. This is especially important as the site provides for only 20% affordable homes substantially less than the 35% target required in the emerging Local Plan.

15. The comparison of the Reserve Matters proposals and the ENP requirements is as follows:

Bedrooms Reserve Matters Proposals % ENP %

2 bedroom 19 53

3 bedroom 51 41

4+ bedrooms 30 5

House types

Houses 82 48

Bungalows 18 29

Flats 0 14

16. The likely effect of this distribution of types and sizes is that the development will serve the needs of fewer local people and attract more people into the area from outside.¹

17. The District Councils Housing Strategy response includes the comment that:

'Please can you ensure that Phase 2 only has 2 bedroom starter homes on site. As you can see from our earlier responses the need in our districts is predominately for 1 and 2 bedroom homes and not 3 or 4 bedroom.'

18. If this mix of house types and sizes is to be accepted then a similar comment should be made - that the 127 dwellings on phase 2 of the site should rebalance the contribution made by the site to meeting local housing needs.

Sustainable Development

19. The proposals do not meet high sustainable development standards, for example, high standards of insulation. It is understood that higher standards are likely to be required by

Government in the next few years and that volume housebuilders such as Persimmon have promised to be ready to implement them then. Given Phase 2 is some years away those proposals should meet the latest higher sustainable development standards.

Drainage

20. Surface water drainage has been raised by both councillors and members of the public as a matter of concern. There has been an historic problem with surface water run-off in Gaye Crescent and surface water drains in Victoria Hill regularly overflow. This is not specifically a comment on this application but a note to MSDC in the evaluation of any application on this site to have SuDS calculations independently checked.

National Consultee (Appendix 4)

Anglian Water – Comments received 25th February 2021

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We note the applicant states the SuDS scheme may / will be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact planningliaison@anglianwater.co.uk We request that we are consulted on any forthcoming application to discharge Condition 18 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

Environment Agency – Comments received 19th April 2021

Thank you for your consultation dated 10 February 2021. Please accept our apologies for the delay in providing this response. We have reviewed the application as submitted and have no objections. We are including advisory comments on Groundwater and Contaminated Land as well as on Water Resources below.

Groundwater and Contaminated Land

We have reviewed the Peter Brett Phase 2 Ground Investigation Report, July 2018, the Wormald Burrows Partnership Ltd Drainage Strategy, November 2020 and associated plans. Based on the information provided, we recommend the following informative is attached to any planning permission granted. We note infiltration drainage is not proposed at the site. Therefore, we have no further comments in relation to surface water drainage.

Advice to Applicant / LPA

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

We recommend that developers should:

- 1) Refer to our 'Groundwater Protection' website;
- 2) Refer to our CL:AIRE Water and Land Library (WALL) and the CLR11 risk management framework provided in <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> when dealing with land affected by contamination, and also includes the Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 3) Refer to our Land Contamination Technical Guidance;
- 4) Refer to 'Position Statement on the Definition of Waste: Development Industry Code of Practice';
- 5) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice*
- 6) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';
- 7) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.
- 8) Refer to our 'Dewatering building sites and other excavations: environmental permits' guidance when temporary dewatering is proposed.

Water Resources

This development is within the Hartismere Water Resource Zone. All the water supplied within the Hartismere WRZ is sourced from groundwater abstracted from Chalk and Crag boreholes.

The WFD groundwater body from which these abstractions come from is Broadland Rivers Chalk and Crag groundwater body (GB40501G400300). This WFD groundwater is failing the Groundwater Dependent Terrestrial Ecosystems (GWDTE) test. These are wetlands that depend on groundwater flows and/or chemical inputs to maintain them in favourable ecological condition. Any wetland that is significantly damaged by abstraction pressure will cause the whole associated groundwater body to be at Poor status. All these GW abstractions in the Hartismere WRZ can also affect baseflow to rivers especially within the Waveney catchment. More information on WFD status in the Waveney catchment can be found here: <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3518>

Under the WFD, we need to ensure that our licensing decisions do not cause water bodies to deteriorate and are consistent with enabling water bodies to meet their objectives set out in the River Basin Management Plans. We would be in breach of our duties under the WFD Regulations for us to grant a licence that did not meet those requirements.

ESW are currently carrying out investigations into the sustainability of their groundwater sources as part of their Business Plans, 2020-25 (Water Industry National Environment Programme [WINEP] investigations). These WINEP investigations are being undertaken to determine if their groundwater abstractions are impacting on surface water flows and the ability of a waterbody/waterbodies to achieve good hydrological status under the Water Framework Directive (WFD). Specifically for this development at Eye, the 'Broadland Rivers Chalk and Crag Groundwater unit' investigation is looking at the impact of groundwater abstraction on resulting base-flows to waterbodies in the River End 3

Waveney catchment. This groundwater unit failed the groundwater and dependent terrestrial ecosystem test in 2015.

It is likely that we will see further reductions in public water supply abstraction licences in the next few years as a result of the outcome of these investigations, which are due for completion 31/03/2022.

Our Abstraction Licensing Strategy for this area states that there is no additional groundwater availability and in order to reduce the risk of abstraction to the environment we have had to start a programme of reducing groundwater licences across East Anglia. More information can be found in our Abstraction Licensing Strategy: <https://www.gov.uk/government/publications/cams-broadland-abstraction-licensing-strategy>

Because of this we therefore advise:

- Water efficient measures within the new build – helping to keep per capita daily water demand down to 110 litres per person per day
- Measures to improve groundwater recharge where possible, this could also form part of ecological enhancements for the site.

We trust this advice is useful.

Historic England – Comments received 1st March 2021

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Ministry of Defence Safeguarding Dept. – Comments received 10th February 2021

This application relates to site outside of Ministry of Defence safeguarding areas. We can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal.

County Council Responses (Appendix 5)

Archaeological Service – Comments received 11th February 2021

The development site is located just beyond the southeast boundary of the former Second World War airfield at Eye. A first phase of archaeological evaluation across the development area has defined extensive archaeological remains, recorded within the County Historic Environment Record (EYE 123).

Significant archaeological remains have been recorded in the western half of phase 1, comprising postholes ascribed to a possible Early Neolithic settlement site, alongside Early and Middle Iron Age occupation in the form of a trackway and also a series of discrete and dispersed pits and postholes. A number of features containing Roman material were located within the southern half of this area, likely to be a continuation of the Roman activity detected at Hartismere School (EYE 094). In the eastern half of this parcel, were three graves and a horse burial which are potentially of Anglo-Saxon date. These may form a small burial ground associated with the settlement site located to the south at Hartismere School (EYE 083). Although consideration has been given to preserving the cemetery *in situ* as an area of green space, the development will destroy known archaeological remains across the rest of this area.

Across the remainder of phase 1 and all of phase 2, only low-level evaluation has been undertaken so far, with scattered pits, postholes and ditches recorded. However, based upon the evaluation results so far and the recorded archaeology in the vicinity, there is a strong possibility that additional heritage assets of archaeological interest will be encountered across the rest of the development area. Any groundworks causing significant ground disturbance therefore have potential to damage or destroy any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework,

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

Archaeological conditions have been applied to granted application 3563/15.

Initial Development Contributions – Comments received 15th February 2021

I refer to the proposal: submission of details (reserved matters in part – phase 1) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for 138 dwellings including affordable housing, car parking, open space provision and associated infrastructure.

The outline planning application under reference 3563/15 has an associated planning obligation dated 26 March 2018. The planning obligations previously secured under the first planning permission must be retained in respect of this application if Mid Suffolk District Council make a resolution to approve.

The Eye Neighbourhood Development Plan (NDP). Policy EYE3 – Land south of Eye Airfield. Land with outline permission for 280 dwellings and a Care Home south of Eye Airfield should be developed in accord with the approved Design Brief.

Further Development Contributions – Comments received 3rd November 2021

I refer to the proposal: submission of details (reserved matters in part – phase 1) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for 138 dwellings including affordable housing, car parking, open space provision and associated infrastructure.

Reason(s) for re-consultation: revised plans dated 21/10/21.

Consultation responses were previously submitted by way of letters dated 30 November 2020, 15 February 2021, and 17 September 2021.

There are currently two separate reserved matters planning applications under references DC/21/00609 and DC/20/04067 (Parcel 15) for which outline planning permission was granted under reference 3563/15. This outline permission has a sealed planning obligation dated 26 March 2018, which is relevant to the two pending reserved matters applications. As set out in the letter dated 17 September 2021 local circumstances have changed in respect of the early years position i.e., there is no longer any early years facilities at St Peter & St Paul CEVA Primary School. The Sixth Schedule paragraph 1 of the planning obligation currently states that the Early Years Contribution and the Parcel 15 Early Years Contribution is to be used for improving and enhancing facilities and creating additional early years places with associated facilities at the existing early years setting at St Peter & St Paul CEVA Primary School. In the circumstances, prior to the grant of planning permission for either DC/21/00609 or DC/20/04067 a Deed of Variation needs to be entered into to amend the Sixth Schedule paragraph 1 to the following 'The County Council covenants to use the Early Years Contribution and the Parcel 15 Early Years Contribution for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality'.

N.B – a Deed of Variation to the Section 106 can be negotiated and agreed outside of the planning process.

Fire and Rescue Team – Comments received 10th February 2021

The Suffolk Fire & Rescue Service made comment on the original planning application, which we noted had been published. Please ensure that Condition 21 on that Decision Notice is brought forward to this planning application as we will require Fire Hydrants to be installed on all Phases of the build.

N.B – Conditions attached to the outline planning permission continue to apply and informatives are suggested to make this point clear. There is therefore no requirement to bring conditions forward as suggested here.

Initial Floods and Water Team – Comments received 24th February 2021

A holding objection is recommended at this time and is necessary because the applicant has not submitted any details of the proposed landscaping of the SuDS features and additional information needs to be submitted in relation to the attenuation basin design

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.

Further Floods and Water Team – Comments received 25th October 2021

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00609. The submitted documents have been reviewed and we recommend **approval** at this time.

Initial Highway Authority – Comments received 25th February

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

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. However, we recommend the footway widths are increased to 2.0m (as outlined in Manual for Streets).
- A drawing showing the forward visibility of the bends and junctions is required to ensure the layout meets with Suffolk Design Guide (for spine road) and Manual for Streets (for minor and shared surface roads).
- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July 2020 where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. A shared footway has been included in the design to accommodate cycling along the spine road.
- Shared surface roads are to have a maintenance strip 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.
- The footway on the left side of the spine road is separated by a 1m wide verge which is the minimum width we will accept.
- Connectivity with the existing footway network is insufficient. When the next phase comes forward, the site will be linked to Victoria Hill but there are no pedestrian links to the footways on Gaye Crescent or Haygate (as indicated on the masterplan drawing supplied with the outline planning application).
- Connectivity to Public Rights of Way (PROW) network needs to be considered. The drawings are not showing any connections to the existing footpath (FP14) adjacent to the allotments and FP15 (on the east boundary of the site).
- No details have been supplied where the spine road intersects the PROW footpath 14 (& FP43) east of the sub-station near plot 56. We recommend a table-top crossing feature is introduced to allow safe access for pedestrians.

- We recommend all permissive footways within the site are to have bound surfacing to enable use throughout the year.
- Dimensions of the parking spaces and garages have not been specified, a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, the car parking spaces are the correct size but the garages are undersize.
- There are several 4 and 5 bed-roomed dwellings with triple parking layout. This layout is acceptable on private drives as indicated in Suffolk Guidance for Parking 2019. However, we would like to point out that this layout is not favoured by the Planning Committees so we recommend that all triple parking is removed.

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

Further Highway Authority – Comments received 5th November 2021

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

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide.
- The forward visibility of the bends and junctions has not been supplied to show the layout meets with Suffolk Design Guide (for spine road) and Manual for Streets (for minor and shared surface roads).
- Connectivity to Public Rights of Way (PROW) network is not sufficient as highlighted in PROW response dated 29th October 2021 specifically no details have been supplied where the spine road intersects the PROW footpath 14 (& FP43) east of the sub-station near plot 40. We recommend a table-top crossing feature is introduced to allow safe access for pedestrians and the items raised by the PROW team.

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

N.B – Further plans have since been submitted that deal with these comments.

Initial Public Rights of Way Team – Comments received 11th March 2021

Thank you for your consultation concerning the above application, and please accept our apologies for not getting our response to you by the agreed extension deadline of 10.03.21. We would be grateful if you would still take the following into account:

The proposed site does contain public rights of way (PROW): Footpaths 13, 14 and 15 Eye all run through the proposed site. The Definitive Map for Eye can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Eye.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal, however the Applicant MUST contact the Area Rights of Way Officer (sam.trayton@suffolk.gov.uk) to discuss their plans in relation to FP14 where the proposed estate road crosses it. It is unlawful to disturb the surface of a PROW without consent from us as the Highway Authority. It is also unlawful to obstruct a PROW without permission, therefore the Applicant should also discuss with us how construction will be managed around the routes on site. There is currently no plan showing the existing PROW and how they relate to the proposed site layout, and we think it is important for the Applicant produce such a plan as part of their application documents.

Further Public Rights of Way Team – Comments received 29th October 2021

Thank you for your consultation concerning the above application. For information, we last responded to this application on 11 March 2021. With this consultation we have been able to look at the details for Phase 1. As outlined in the previous response, the proposed site does contain public rights of way (PROW). This includes Eye Public Footpath 14 and Eye Public Footpath 43 which run north-south through Phase 1, and Eye Public Footpath 15 which lies on the western boundary of Phase 1.

We accept this proposal. It is encouraging to see the details for Phase 1 and the proposed new walking and cycling routes through the development that connect to existing public rights of way. However, we do have the following comments to make:

- A diversion of Eye Public Footpath 14 and Eye Public Footpath 43 may be required where crossed by the spine road.
- Early contact with the rights of way team is essential to identify if this is needed and progress any legal order making. Please note, legal works will carry a timescale.
- The crossing of Eye Public Footpath 14 and Eye Public Footpath 43 by the spine road will also need to be discussed with regard to this being a safe crossing – a raised platform, or similar, may be required at this point.
- Site plans for Phase 1 indicate proposed cycle and pedestrian routes connecting to existing public rights of way. It is unlawful to cycle on a footpath so Eye Public Footpath 14 will need to be upgraded to bridleway status and surfaced appropriately to ensure ongoing cycle journeys are possible.
- The legal works for this will be £5,000 and will need to be provided as a Section 106 obligation under the Town and Country Planning Act 1990.
- Any physical works required to Eye Public Footpath 14 will need to be delivered as a Section 278 agreement under the Highways Act 1980.
- Off-site works to improve the Public Rights of Way network may also be required to ensure ongoing journeys from the development on foot or by cycle into Eye town centre, onto promoted trails, and into the wider countryside are commensurate with the future needs of the community.
- These improvements should encourage and enable sustainable and accessible journeys and a full costing of these offsite improvements will be provided in due course. Any improvements will need to be provided as a Section 106 obligation under the Town and Country Planning Act 1990.
- The Design Statement, 5.25 states “Where possible pedestrian links will be suitable for use by disabled people”. There is a concern as to why this would not be possible in all instances.

Travel Plan Officer – Comments received 10th February 2021

Thank you for consulting me about the reserved matters planning application for phase one of the residential development at Land to the South of Eye Airfield and North of Castleton Way in Eye. On reviewing the application documents, I have no comment to make for this specific application, as the Residential Travel Plan requirement is secured through the supporting Section 106 Agreement.

Internal Consultee Responses (Appendix 6)

Environmental Health Team - Land Contamination – Comments received 8th March 2021

Many thanks for your comments in relation to the above submission. I can confirm that I have no comments with respect to land contamination but would recommend contacting the Environment Agency who previously requested conditions relating to land contamination at the site and the protection of groundwater.

Heritage Team – Comments received 10th February 2021

The Heritage Team do not wish to offer comment on this application.

Place Services Ecology – Comments received 16th March 2021

We have reviewed the submitted documents for this application, including the Breeding Bird Update (MLM, January 2019), Great Crested Newt eDNA Survey (MLM, June 2018) and Skylark Mitigation Plan. Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, September 2014), Breeding Bird Survey (MLM, October 2015), Great Crested Newt Survey (MLM, October 2015), Reptile Survey (MLM, October 2015) Building Inspection and Bat Detector Survey (MLM, October 2015).

These documents provide the LPA with certainty of the likely impacts on designated sites, protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Public Realm Team – Comments received 17th February 2021

Public Realm Officers note the references made to the deficiencies in open space provision in Eye and welcome the inclusion of large areas of open spaces with the overall development master plan. Officers support the level of open space provision associated with this phase of development and the overall approach to delivering public open space and play opportunities on this site.

Initial Strategic Housing Team – Comments received 22nd March 2021

There is a signed s106 associated with this proposal which requires the submission of an Affordable Housing Scheme for the Council to consider at reserved matters application stage. Please can this be forwarded for the Strategic Housing team, this is to include size (NDSS), specification, phasing and distribution across the whole site. We also wish to see the maximum occupancy proposed for each affordable dwelling.

The open market mix should ensure that it follows the SHMA recommendations as follows:

The table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

From the plans provided it would appear that the provision of 2 bed roomed accommodation within this proposal is lower than the SHMA target so the Council would be looking for an uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms.

Further Strategic Housing Team – Comments received 8th November 2021

This is an application for 138 dwellings.

There are 2 phases for this site. The ‘signed’ section states that the developer needs to provide 20% affordable housing.

Phase 1 has been put forward for approval at reserved matters stage. At this stage we expect to agree the detail of each affordable housing dwelling and its location.

Phase 1 has a total of 138 dwellings and therefore a total of 28 dwellings will need to be provided on site as per the signed S106.

However, having looked at the response done previously there seems to be some discrepancy and would ask for the following to be changed.

1. We need all 3 bedroom houses to be for 5 persons and not 4 as stated above. We would expect to see plots 99,100,125, 126, 127 and 128 to be changed to 3 bedroom 5 person houses and the size to be changed to 93sqm from the proposed 90sqm.
2. Also we note that plots 80, 81, 82 and 83 are for 2 bedroom 3 persons houses again these are not acceptable and we would ask for them to be changed to 2 bedroom 4 person houses with a sqm no smaller than 79sqm from the proposed 62sqm.

These amendments affect a total of 10 dwellings over a third of all those being delivered on site.

I also note that it is proposed to build 7 x 3 bedroom starter homes when our earlier response agreed a limit of 6 x 3 bedroom and 10 x 2 bedroom starter homes for both phases. We need to ask that one of the 3 bedrooms is changed to a 2 bedroom 4 person dwelling. Please can you ensure that Phase 2 only has 2 bedroom starter homes on site. As you can see from our earlier responses the need in our districts is predominately for 1 and 2 bedroom homes and not three to four.

N.B – Revised plans have been submitted which deal with the issues raised by the Strategic Housing Team.

Other Consultee Responses (Appendix 7)

British Horse Society – Comments received 10th February 2021

The British Horse Society has no objection to this application in principle but believes that the equestrian community have been excluded from these proposals. There is an active equestrian community surrounding Stowmarket who will be affected by this development. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just 18% of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

Mid Suffolk Disability Forum – Comments received 10th February 2021

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

It is also our view that 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. It has not been possible to ascertain how many bungalows are included within this development.

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

of access.

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

Suffolk Preservation Society – Comment received 3rd March 2021

The SPS do not wish to comment on this application.

Suffolk Wildlife Trust – Comments received 3rd March 2021

We note as part of the proposals that open spaces will be created within the development, as well as a woodland belt around the eastern and northern site boundary and attenuation basins. However, it is unclear what species will be used for the replacement planting which will be submitted within a later application. Whilst the application dictates that these features will be planted, there is no indication of the composition and range of species. In order to maximise the potential for biodiversity, a diverse range of native species should be used and this detailed within a planting specification. 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. These should be secured as a condition of planning consent, should permission be granted.

We have read the Breeding Bird Update (MLM, January 2019) and are satisfied with the findings of the consultant. A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the update, as well as from the ecological reports detailed in Condition 8 of outline application 3563/15, are to be incorporated within the development, including their locations.

As foraging and commuting bats were identified as potentially using hedgerows and trees adjacent to the site with the outline application 3563/15 (Building Inspection and Bat Detector Survey, MLM, October 2015), then it is important that there is no light spill from external lighting and that dark corridors are retained around the site for the foraging and commuting bats. Therefore, a lighting strategy in accordance with current guidelines¹ should be designed. This should be implemented as a condition of planning consent, should permission be granted.

We note the Skylark Mitigation Plan accompanying the application, however no detail is supplied regarding management measures, monitoring or the length of time it is to be implemented. It is also unclear whether a number of the plots are on hardstanding, or close to access routes. Therefore, the mitigation plan should be updated to address these concerns.

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

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

B: Representations

At the time of writing this report at least 2 letters/emails/online comments have been received. It is the officer opinion that this represents 2 general comments. A verbal update shall be provided as necessary.

Views are summarised below:

- Shadow flicker from the wind turbines on Eye Airfield may be an issue. Enforcement action resulted in management equipment being installed and calibrated to reduce the impact on existing properties. New properties should be similarly protected.
- Reduction in the size of the buffer zone between the outline application and the reserved matters application. No indication on application who would be responsible for the maintenance of the buffer zone and amenity areas within the site.

(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: 3563/15	Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.	DECISION: GTD 27.03.2018
REF: 1658/15	Formal request for a screening opinion for the erection of 290 Dwellings, new internal road Layout, parking, open space, landscaping and associated infrastructure	DECISION: EAN 01.09.2015
REF: DC/20/04067	Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings	DECISION: PCO
REF: DC/21/00609	Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site is located to the north-west of the Town of Eye. Victoria Hill is located to the east of the site and Castleton Way is located to the south. The site comprises part of Eye Airfield, a now disused wartime airfield. Industrial and commercial development is located further to the west adjacent to the A140 located to the west. At present the site is composed of agricultural land which is clear, open and gently undulating.
- 1.2 The site forms part of the allocated housing site in the Eye Neighbourhood Plan (Policy Eye 4) known as land south of Eye Airfield; it benefits from a 2018 outline planning permission (3563/15) for up to 280 dwellings, a 60-bed residential care home, nursery car park and the re-location of farm buildings. It should be noted that application DC/20/04067 would deliver 15 of the 280 allocated dwellings leaving 265 dwellings to be delivered along with the 60-bed care home.
- 1.3 Existing residential development is located along the southern and eastern boundaries of the application site. A number of Grade II listed buildings are located to the north-east of the site and the Eye Conservation Area is located to the south of the application site. A number of public rights of way are noted within the site itself and part of the site sits within an area of archaeological potential.

2. The Proposal

- 2.1 This application seeks to provide reserved matters details pursuant to the outline planning permission. In this regard, the details under consideration relate to appearance, layout, landscaping and scale.
- 2.2 Access has already been determined as part of the outline. For the avoidance of doubt the outline application allows for a maximum of 15 dwellings to utilise the existing access to the site off Langton Grove. These dwellings are accommodated within application DC/20/04067, therefore, all the dwellings within this application will be served via the creation of a new access point onto Castleton Way. In addition, two pedestrian, cycle and emergency vehicle accesses off Haygate and Victoria Hill are to be brought forward as part of the overall scheme. The connection to Victoria Hill is proposed to be brought forward in line with the delivery of the dwellings within this application as is the car park.
- 2.3 This application covers an area of 4.65ha and brings forward 138 new residential dwellings, including 28 affordable dwellings. It is positioned as a first phase of development for the remaining 265 dwellings allocated on the site. The remaining 127 dwellings to be delivered as part of the application will be delivered as part of a separate approval process.
- 2.4 Of the 138 dwellings brought forward within this application, the open market housing mix is as follows and includes the delivery of 21 bungalows:

No. Beds	No. of Units
2	10
3	58
4	16

5	26
TOTAL	110

- 2.5 The 28 affordable dwellings equate to an on-site delivery of 20% of all dwellings as affordable housing. This accords with the existing Section 106 Agreement for the site, agreed as part of the outline planning permission. The affordable housing mix is as follows and includes the delivery of four bungalows:

No. Beds	No. of Units
2	16
3	12
TOTAL	28

Affordable dwellings are spread throughout the site in groups of no more than 6 dwellings each and are intended to provide 12 units for affordable rent, 9 units for shared ownership and 7 units for discount market value sale.

- 2.6 Development within the site is set around a number of large areas of public open space such that its frames and overlooks the open space to enhance passive surveillance of the area and is supported by a main spine road running through the site which is intended to be lined with trees. The main route curves within the site and no property is given direct access to it, rather, properties are served by secondary shared surface streets and private drives.
- 2.7 Parking within the scheme has been designed to meet the requirements of adopted parking standards. Overall, the proposed development incorporates:
- 302 no. allocated parking spaces.
 - 16 no. allocated parking spaces within garages.
 - 90 no. unallocated parking spaces within garages.
 - 36 no. visitor parking spaces.
 - 138 no. cycle parking spaces.

Where parking is within garages, internal dimensions for each space measures 7m x 3m while parking bays measure 5m x 2.5m. Triple parking has been excluded from the entirety of the site. In instances where a dwelling requires three parking spaces an additional parking space is provided to the frontage of the dwelling or to its side.

- 2.8 Ducting for electric vehicle charging is provided to all units to allow the installation of charging unit at a later date and covered, secure cycle parking is provided for all units.
- 2.9 Building heights include a number of single storey bungalows, as well as a small number of 2.5 storey dwellings placed at strategic points within the site while the majority (75%) of development within the site will be two storeys high. Lower height buildings are located close to areas of open space and the fringes of the site, with two storey development located along the main routes through the site. Each dwelling is to be delivered with a good-sized private amenity space and back-to-back distances are considered to be acceptable.
- 2.10 The following material palette is proposed for the dwellings:
- Walls materials:
 - Red brick; and
 - Render (colour: salmon, blue, cream and off-white/grey).

- Roofing materials:
 - Slate effect tile;
 - Red pantile; and
 - Grey tile.
- Doors, windows and other materials:
 - Black front doors;
 - White barge boards/fascias/canopies;
 - White uPVC windows;
 - Black rainwater goods.

Materials are proposed to vary throughout the development to better and denote the various character areas within the site.

3. The Principle of Development

- 3.1 The site benefits from outline planning permission under reference 3563/15. This position is reflected within the Eye Neighbourhood Plan.
- 3.2 An indicative masterplan was produced and approved at outline stage. While the proposed layout follows the design principles set out within the indicative masterplan, it should be noted that the masterplan is *indicative* only and therefore some degree of deviation from it is acceptable. It forms part of the suite of approved plans consented at the outline stage only insofar as it relates to access points to the site and the developable area. A developer is free to amend a development as they wish within the confines of the approved description of development. The key test is determining whether the revised layout accords with the development principles consented at the outline stage. In this case, Officers consider that this test is met. The reserved matters application considered here brings forward residential development, as contemplated at the outline stage. The fact that the layout is not strictly in full accordance with the indicative masterplan is not a fatal to the application. The development therefore accords with the outline planning permission and the neighbourhood plan allocation.

4. Nearby Services and Connections Assessment of Proposal

- 4.1 Eye is located at the pinnacle of the settlement hierarchy set out within Core Strategy policy CS1. The site is located close to the established community and within walking distance of the town centre such that access could be made on foot or by bicycle. This would give access to a wide range of services and facilities as well as public transport nodes, education facilities and healthcare.
- 4.2 The reserved matters application seeks to integrate itself within the pedestrian and cycle network within Eye to enhance its permeability and better integrate itself into the surrounding area. A footpath/cycleway is proposed to run alongside the main route through the site connecting to Eye at Victoria Hill. Connection to the existing public rights of way network is also proposed along with connection to neighbouring residential development passing through the proposed open space within the site.
- 4.3 SCC Public Rights of Way Team comments on pedestrian links within the site are noted. Given these may connect to land outside of the ownership of the applicant, where possible they will be made accessible to disabled users, however, existing gradients may prevent this.

5. Design and Layout

- 5.1 The design of the scheme has been revised significantly in collaboration with representatives of Eye Town Council, Persimmon and Pegasus such that it better reflects the indicative masterplan and supporting design brief previously agreed.
- 5.2 The design of the site changes through four distinct character areas starting at the entrance to the site from Castleton Way and the edge of the development through to more densely occupied streets closer to Eye and finally, lower rise development surrounding the open space.

Character Area 1 – Eye Gateway

Forms the entrance of the development and shows a formal gateway appearance of continual frontages of predominantly two-storey terraced dwellings. Materials proposed as red brick with some render in colours traditionally seen within Eye with slate tiles and pantiles to roofs. Flat entrance canopies are noted as are details such as quoins and splayed headers. Occasional chimneys are noted in prominent locations and dwellings are set back to provide front gardens and additional soft landscaping.

Character Area 2 – Green Edge

Positioned along the edges of the development at locations where development will interface with countryside beyond the application site and also the allotment site. Looser urban grain to development when compared to the gateway character area. Again, predominately two-storey development, although now detached with larger gardens. Materials are proposed as predominantly red brick with dental course detailing and occasional use of cream render. Slate tiles are used to the roofs.

Character Area 3 – Hayward Greenway

Used to frame open space and arranged in a crescent, dwellings within this area are typically low density and predominantly single storey. This area forms the transition between the open space and development within the site. Again, red brick is predominant with occasional use of cream render and pantiles are utilised for roofs. Additional glazing detail is added to windows. Chimneys are added to prominent buildings and canopies are again utilised as with the Gateway. Timber bollards separate public open space from private.

Character Area 4 – Neighbourhood Housing

Mix of detached, semi-detached and terraced dwellings with occasional 2.5 storey dwellings to show key landmarks and nodal points within the site. Predominant use of red brick and occasional detailing and use of off-white/grey render with slate tile and pantiles noted to roofs. Dwellings here form the core of the development and mirrors the village street design suggested within the design brief. Development is high density with tight urban form and consistent dwelling line.

- 5.3 It is considered that the proposed design meets with the requirements set out within paragraph 130 of the NPPF as well as Saved Local Plan policy GP1 and H15. Policy Eye16 of the Eye Neighbourhood Plan is directly applicable to these considerations and sets out a number of considerations with regards to design and materials. It is considered that the proposed design meets a number of these requirements, most notably responding well to surrounding development and the built form shown within the historic core of Eye.
- 5.4 An energy strategy has been provided by the applicant in order to provide detail of the requirements of Condition 12 of the Outline Planning Permission. It notes that some properties within the site are to be developed with photovoltaic panels installed to south facing roofs and that optional installation of panels is being explored by the developer. Insulation on each dwelling is to

exceed the requirements of Building Regulations Part L by 10% while the emission rate for the site will better the requirements of Building Regulations Part L by 19%. Increased insulation, thermal bridging and passive solar gain are all intended to be utilised.

- 5.5 Gas condensing boilers are proposed to be installed within the initial phase of build out within the site, however, changes to Building Regulations will require other units within the scheme to be brought forward with heat pumps once regulations are altered by Government. Green utility connection is to be offered to all purchasers.

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

- 6.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not consistent with the Framework and is afforded limited weight.
- 6.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 6.3 Details of landscaping are supplied with the application and include the following significant elements:
- Entrance Area – Create pleasant green frontage to development. Proposed tree, wildflower and bulb planting to create colour and interest.
 - Central Open Space – Key landscape feature within site. Provides open space, feature play area, orchard tree planting, grassed areas for informal play and footways and cycleway links.
 - Southern Green Crescent – Informal green space. Hosts attenuation basin and access links. Native shrub and tree planting proposed.
 - Woodland Buffer – Linear buffer to northern and western edges of development to form woodland. Native species planted to strengthen and form green visual edge to development.
 - Pocket Parks – Two to be located within housing areas. Small, landscaped spaces offering seating and subtle play features for younger children.
 - Archaeological Area – Limited landscaping proposed to this area. Interpretation of archaeology to be considered.
 - Tree Lined Road – Central route through the site. Mix of tree species to create year-round interest and colour when moving through development.
- 6.4 Planting within the remainder of the site to be reflective of the character area. Frontage gardens to the spine road to be more formally planted and to secondary streets, less so.
- 6.5 Eye is noted to be deficient in terms of the availability of open space within the town and the quantity and quality of open space to be provided as part of this application is welcomed especially when consideration of the connectivity of the site both to Eye and the wider countryside is noted. Benefits in terms of open space delivery from this site are considered to be felt more widely within Eye.
- 6.6 The Council's retained ecological consultant has advised that with regards to ecology and biodiversity, the development can be made acceptable. Suggested conditions are noted in this

regard and recommended to be attached to any positive determination of this application. It is not considered that the development would give rise to adverse impacts with regards to ecology, biodiversity or protected species.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1 No objection is noted from the Council's Environmental Health team with regards to land contamination and the submitted flood risk details are considered to be acceptable to the County Council's Flood and Water Team.
- 7.2 Anglian Water have considered that foul water flows can be adequately accommodated within their system and while they note that the developer has not made contact regarding surface water drainage, it is not a requirement that this be done at the planning stage and more normally occurs post-planning with the developer required to ensure that the network can accommodate any flows in this regard.

8. Heritage Issues

- 8.1 A number of Grade II listed buildings are noted to the north-east of the site and the site is around 150m (at its closest point) to the Eye Conservation Area.
- 8.2 In consultation on the outline planning application, Historic England noted that development on the site could result in harm to these designated heritage assets. In consulting on this application where further detail has been provided neither Historic England, the Council's retained heritage advisor or the Suffolk Preservation Society have responded to note an objection to the proposed reserved matters details.
- 8.3 It is therefore considered that the proposed development would not adversely affect designated heritage assets to such a degree that they would be considered to constitute harm to either the setting of the listed buildings or the conservation area.
- 8.4 Planning conditions to secure archaeological investigation of the site have already been applied to the outline planning permission.

9. Impact on Residential Amenity

- 9.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 9.2 Back-to-back distances within the site are good and a landscaped buffer exists to separate the proposed dwellings from those positioned along Castleton Way. It is considered that sufficient private amenity space is provided to all dwellings. No concerns have been raised in this regard by statutory consultees or neighbouring dwellings in objection to the application. Concern regarding strobing effects from nearby turbines are noted, however, this has already been considered within the layout of the proposed development such that dwellings are orientated and positioned to mitigate this impact.

10. Planning Obligations / CIL

- 10.1 An existing Section 106 Agreement exists which covers the development and secures the following (with monetary contributions index linked):
- 20% of on site units to be occupied as affordable housing.
 - Early years education contribution of £161,411.
 - Total (primary and secondary) education contributions of £1,673,525.
 - Full residential travel plan.
 - Workforce travel plan.
 - Healthcare contribution of £100,380.
 - Highways Safety contribution of £70,982.
 - Library contribution of £57,240.
 - Open space provision and maintenance.
 - Public rights of way contribution of £43,678.
 - Public transport contribution of £35,018.
 - Sports facilities contribution of £100,000.
- 10.2 Comments from SCC regarding a required deed of variation to the Section 106 Agreement is required. This does not prevent the Local Planning Authority from delivering reserved matters approval on this site and can be negotiated separately from the planning process.
- 10.3 The delivery of residential dwellings will also deliver CIL.

11. Town Council Comments

- 11.1 Eye Town Council have been heavily involved in renegotiating the scheme during the course of this application. The layout has been subject to change and the scheme now more closely resembles the impression given within the design brief agreed at outline stage. Their submitted comments reflect this, however, two further points are raised.
- 11.2 With regards to design, opposition is noted to use of standard house types. With regards to the submission before members a number of alterations and non-standard house types are noted within the scheme, most notably within the entrance to the site where terraced house types are arranged in a curve and also around the open space, where non-standard bungalows have been utilised. Standard house types have been presented with additional detailing and materials reflective of Eye such that they would not appear to be out of keeping within the surrounding area. The Town Council specifically note that their objection in this regard is not sufficient in their view to oppose the granting of this reserved matters application.
- 11.3 Policy Eye3 sets out a housing mix which should be achieved across all the various residential development sites within the Neighbourhood Plan. Development should deliver a mix of house types consistent with the policy with deviation only to be brought forward with supporting evidence.
- 11.4 In this instance the Developer has cited the changing preferences of customers as a result of the Covid-19 pandemic showing a desire for three-bedroomed units over 2 bedroomed ones to provide additional space to work from home. The Town Council would like to see this addressed when considering the details of phase two development on this site such that delivery of housing across the site is more in line with the adopted policy.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. For the purposes of this application the adopted development plan includes the Mid Suffolk Core Strategy Focussed Review (2012), Mid Suffolk Core Strategy (2008) and Mid Suffolk Local Plan (1998).
- 12.2 Consideration of the principle of development and whether the site is a sustainable one for housing delivery has already been undertaken through the outline planning permission (3563/15). Following this determination, the site has been allocated within the Eye Neighbourhood Plan.
- 12.3 To that end, this application seeks agreement of the reserved matters of appearance, layout, landscaping and scale. Access having already been agreed under the outline.
- 12.4 The layout of the site would provide a significant amount of open space within the development and Eye is noted as being deficient in its provision of open space. A number of significant landscaping components and associated planting would be delivered as part of the application and no ecological harm is noted as a result of the proposed development.
- 12.5 The layout of the development has been discussed and amended during the course of the application. The resultant layout now suits all parties and would deliver an attractive, open development. The appearance of development within the scheme shifts within the site dependent on its location and the overall design is traditional, taking key elements of design from the character of development seen within Eye itself and is reflective of the traditional design aesthetic visible within the town.
- 12.6 In terms of scale, no concerns are raised in this regard. The site is predominantly two-storey with occasional 2.5 storey development and some single storey development mainly set around the Haygate Greenway.
- 12.7 The recommendation put before members is to approve the reserved matters as brought forward.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to grant the reserved matters application subject to the following conditions and informatives:

Conditions

- Reserved matters granted pursuant to 3563/15. Conditions attached to 3563/15 remain in force.
- Development to be brought forward in accordance with approved plans and documents.
- Garages to be retained as parking.
- Bicycle parking to be provided prior to occupation.
- Electric vehicle ducting to be provided prior to occupation.

Informatives

- Reminder that both the outline and reserved matters decisions form the planning permission for this site and that both continue to apply.
- Confirmation on any conditions discharged as part of this application.
- Informatives recommended by Anglian Water.
- Informative on discovery of unexpected contamination during development.
- Informative on public rights of way.

For the avoidance of doubt, the conditions attached to the outline planning permission already granted remain in place, they secure the following:

- Soft landscaping scheme;
- Control of emergency access points;
- Site levels (both existing and proposed);
- Boundary treatments for individual properties;
- Design of the care home be limited to two storeys;
- Ecological mitigation;
- Restriction on use of piling;
- Implementation of the soft landscaping scheme;
- Energy and renewables strategy in accordance with policy CS3 to be submitted and agreed;
- Details of illumination within the site;
- Archaeological investigation of the site;
- Submission of post investigation report;
- Waste minimisation and recycling strategy to be submitted and agreed;
- Tree protection for retained trees and hedgerows;
- Landscape management plan to be submitted and agreed;
- Provision of fire hydrants within site;
- Construction management plan to be submitted and agreed;
- Land contamination process to be followed;
- Delivery of access on Castleton Way;
- Delivery of zebra crossing and school drop off area;
- Delivery of internal carriageways and footways;

- HGV deliveries to accord with delivery management plan which is to be submitted and agreed;
and
- Delivery of access to Langton Grove.

Given these will remain in force, there is no requirement to reimpose these conditions on this reserved matters application.

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Application No: DC/21/00609

Location: Land to the South of Eye Airfield and North of Castleton Way, Eye

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>Outline planning permission was granted under reference 3563/15.</i>	
Appendix 3: Town/Parish Council/s	<i>Eye Town Council</i>	
Appendix 4: National Consultee Responses	<i>Anglian Water Environment Agency Historic England Ministry of Defence</i>	
Appendix 5: County Council Responses	<i>Archaeology Service Development Contributions Fire and Rescue Team Floods and Water Team Highways Team Public Rights of Way Team Travel Plan Officer</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health – Land Contamination Heritage Place Services – Ecology Public Realm Strategic Housing</i>	
Appendix 7: Any other consultee responses	<i>British Horse Society Mid Suffolk Disability Forum</i>	



Babergh and Mid Suffolk District Councils



	<i>Suffolk Preservation Society</i> <i>Suffolk Wildlife Trust</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/a	

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



Comments for Planning Application DC/21/00609

Application Summary

Application Number: DC/21/00609

Address: Land To The South Of Eye Airfield And North Of Castleton Way Eye

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Case Officer: Daniel Cameron

Customer Details

Name: Mrs Michelle Salazar

Address: 1 Tacon Close, Eye, Suffolk IP23 7AU

Comment Details

Commenter Type: Parish Clerk

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

Comment Reasons:

Comment: Eye Town Council

Report to Planning Committee 15/11/21

Reserved Matters Application for 138 Dwellings South of Eye Airfield (Phase 1) (DC/21/00609)

Recommendation

1. It is recommended that no objection is made to the Reserved Matters proposed for the first phase of the development of land South of Eye Airfield but that the District Council be informed that the Town Council is concerned that the dwelling sizes proposed for this phase do not conform to the mix required by Policy Eye 3 of the Eye Neighbourhood Plan. If this is accepted for Phase 1, the proposals for Phase 2 should seek to rebalance the overall provision on the site by providing more 2/3- bedroom homes.

Background

2. Outline planning permission was granted for 280 homes South of Eye Airfield in March 2018 (Application No 3563/15). The site is split into two with 15 dwellings and an elderly-persons home having an access from Victoria Hill while the remaining 265 homes have an access from Castleton Way. This proposal concerns Phase 1 of the 265 home part of the site.

3. In granting Outline permission with a Section 106 agreement certain matters were 'Reserved' for subsequent approval including detailed design and layout. This means that some issues such as the number of affordable homes, road layouts and contributions to infrastructure improvements are already approved and are fixed.

4. The Town Council has previously objected to the Reserved Matters proposals (Planning Committee 15th February 2021) for the following reasons:

Conflict with several policies in the ENP and the Indicative Master Plan.

Numbers of homes planned for the overall site versus those on the Indicative Master Plan. This

would exceed the OPP by a large margin if approved for both phases.
The site density, small garden size and use of communal parking areas.
Dwelling sizes not matching the ENP preferred dwelling mix.
The overall design quality not meeting the requirements of the Design Guide.
5. A number of meetings have been held since then which have resulted in significant improvements to the Reserved Matters proposals.

The Eye Neighbourhood Plan

6. The Reserved Matters proposals have to be considered against the policies of the Development Plan made up of the Local Plan and the Neighbourhood Plan. The District Council will consider the Local Plan policies, this report focuses on the Eye Neighbourhood Plan (ENP).

7. The most relevant policies of the ENP are:

Policy Eye 4 (PE4) - requires 280 dwellings to be developed on the (whole) site and that development should be in accord with the Design Brief.

PE3 - requires 53% of new homes to be 1 or 2 bedroom, 41% 3 bedroom and 5% 4 or more bedroom and 29% bungalows and 14% flats.

PE16 - requires development to take account of the Eye Neighbourhood Masterplanning and Design Guideline 2019, the use of high-quality materials and traditional features and that it demonstrates a clear understanding of the rural context of Eye with appropriate landscaping, boundary and screening planting.

PE 25 - requires all dwellings with off road parking to have EV charging available.

The Reserved Matters proposals

8. The key document is the Design and Access Strategy which can be viewed at [DC_21_00609-REVISED_DESIGN_STATEMENT-7860096.pdf](#) (baberghmidsuffolk.gov.uk).

9. The proposal is for 138 homes on 4.65 hectares at 30 dwellings per hectare. It shows:
The location of 28 affordable homes; 12 for rent, 9 shared ownership and 7 discounted market value.

The layout of substantial areas of open space which accord to the Design Brief.

The street hierarchy/materials including shared space.

Pedestrian and cycle routes within the development and links with routes adjoining the development.

Garage and outside parking spaces.

EV charging access points.

Street scenes and wall/roof finish materials.

Landscape strategy.

Drainage strategy.

Revisions to the proposals

10. The main improvements since the original proposals were published in February 2021 include:
The application is for 138 dwellings and covers over half of the site. There is therefore some

confidence that the total number of dwellings will be within the 265 provided for on this part of the site in the Neighbourhood Plan and the Outline permission.

The size of homes is now closer to the mix required in PE3 (but still contains too many 4+ bedroom homes and too few 2/3-bedroom homes and not enough bungalows and flats).

The layout has improved with more garden space and the key open space proposed in the Design Guidelines retained.

Cycle connectivity has been improved with a segregated link from the Castleton Road junction to Victoria Mill.

Design is improved particularly the areas closest to the Castleton Way entrance to the site.

Parking arrangements have been improved with triple parking removed.

Outstanding Issues

Design

11. While significant improvements have been made, the revised proposals are still somewhat short of the standards envisaged in the site-specific Design Guide and the Eye Neighbourhood Plan Design Guidance. In particular, standard house types are overused, there is insufficient variation in materials and building heights and some detailing such as the over use of porches is disappointing.

12. These limitations may not be sufficient to justify the Reserved Matters proposals not being approved.

House types and sizes

13. Meeting local housing needs was an important reason for local people to support the provision of new housing in the ENP. This led to a Local Housing Needs Assessment being prepared and to the requirements for smaller homes rather than larger ones and significant proportions of bungalows and flats being required by PE3.

14. Persimmon argue that the changes in working habits brought about by COVID justify more 3 bedroom and fewer 2-bedroom homes. While this is likely to be true, the provision of fewer 2-bedroom homes will reduce the number of local people that will be able to access to market housing. This is especially important as the site provides for only 20% affordable homes substantially less than the 35% target required in the emerging Local Plan.

15. The comparison of the Reserve Matters proposals and the ENP requirements is as follows:

Bedrooms Reserve Matters Proposals % ENP %

2 bedroom 19 53

3 bedroom 51 41

4+ bedrooms 30 5

House types

Houses 82 48

Bungalows 18 29

Flats 0 14

16. The likely effect of this distribution of types and sizes is that the development will serve the needs of fewer local people and attract more people into the area from outside.1.

17. The District Councils Housing Strategy response includes the comment that:

'Please can you ensure that Phase 2 only has 2 bedroom starter homes on site. As you can see from our earlier responses the need in our districts is predominately for 1 and 2 bedroom homes and not 3 or 4 bedroom.'

18. If this mix of house types and sizes is to be accepted then a similar comment should be made - that the 127 dwellings on phase 2 of the site should rebalance the contribution made by the site to meeting local housing needs.

Sustainable Development

19. The proposals do not meet high sustainable development standards, for example, high standards of insulation. It is understood that higher standards are likely to be required by Government in the next few years and that volume housebuilders such as Persimmon have promised to be ready to implement them then. Given Phase 2 is some years away those proposals should meet the latest higher sustainable development standards.

Drainage

20. Surface water drainage has been raised by both councillors and members of the public as a matter of concern. There has been an historic problem with surface water run-off in Gaye Crescent and surface water drains in Victoria Hill regularly overflow. This is not specifically a comment on this application but a note to MSDC in the evaluation of any application on this site to have SuDS calculations independently checked.

ETC Project Co-ordinator - November 2021

Consultee Comments for Planning Application DC/21/00609

Application Summary

Application Number: DC/21/00609

Address: Land To The South Of Eye Airfield And North Of Castleton Way Eye

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning

Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Wendy Alcock

Address: The Common Room, Tacon Close, Suffolk IP23 7AU

Email: Not Available

On Behalf Of: Eye Town Clerk

Comments

DC/21/00609- Reserved Matters Application for Residential Development South of Eye Airfield

Eye Town Council (ETC) objects to this application

The Planning Committee has considered the application, after a delegation to do so from full council at its meeting on February 17th 2021, and offers the following reasons and explainers for its objection:

1. Introduction

1.1. The Eye Neighbourhood Plan (ENP) will be put to a referendum of the people of Eye in May 2021. This is the culmination of almost 4 years of public consultation and the referendum version of the ENP has been unanimously adopted by ETC. The ENP was given significant weight by the Inspector in the recent appeal (APP/W3520/W/18/3215534) in Eye for the Housing development on the Tuffs Rd/Maple Way site. It is therefore acknowledged as a significant material consideration in planning decisions and, subject to the referendum outcome, will be part of the Development Plan by the time this Planning Application is determined.

1.2. Taken together with the emerging JLP (which supports the policies of the ENP), the ENP should provide the framework for ETCs comments as well as the basis for MSDCs decision on the application. ETC will support applications which comply with the ENPs policies and work with developers who share the ENPs community vision. For the reasons stated below this application does not conform to the ENP and it should be refused in accordance with para 12 of the NPPF: Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

1.3. The primary driver for the objection is what ETC considers a clear aim from the applicant to exceed, by a distance, the number of homes in the Outline Planning Permission (OPP) for the relevant part of the OPP area under consideration in this application. This is evidenced in the Design, Access and Planning Compliance Statement (DAS) where on page 5 the total of up to 280 homes (citing the OPP reference 3653/15) on the whole site is correctly cited but this up to is omitted from the description of the development on page 2 seeking, in ETCs opinion, to seek to remove the OPPs cap for homes on the site. This is explained in more detail in section 2.

1.4. The DAS refers to only one policy in the ENP which is Policy Eye 4. Policies Eye 1 (Housing Allocations), Eye 2 (Form of Affordable Housing Provision), Eye 3 (House Types and Size), Eye 16, Eye 22 and Eye 25 are relevant and have not been addressed. Again this is referred to in more detail in section 2. The DAS is deficient and should be revised and resubmitted demonstrating how it complies with each of these policies.

2. Specific ENP policy compliance

2.1. The area covered by this application is not the whole area relevant to the up to 280 homes in the OPP. This figure is repeated ENP Policy Eye 1 and ENP Policy Eye 4. The Phasing Plan on drawing LV101-P-103 covers Parcels 13 and 14 from the Eye Airfield Development Plan which should total a maximum of 240 homes from the Indicative Master Plan (IMP) incorporated as Figure 2 in the ENP. This application covers around 40% of this area (subject to survey) and seeks permission for 138 homes.

2.2. This means that a second phase would either contain just 102 homes on the balance 60% of the area which is unlikely. Clues to the intention for the rest of Packages 13 and 14 can be found from sheets 3 and 4 of the drainage drawings prepared by Wormald Burrows (E3803/502) which when added together total 372 comprising 138 for Phase 1 and a further 234 on Phase 2. This constitutes over development and is contrary to Policy Eye 1, Eye 4 and the OPP.

2.3 No mention is made in the DAS of any contribution towards the 18 homes at less than 80% of market rent in Policy Eye 2. This could be corrected in a subsequent phase but at present the application is contrary to Policy Eye 2.

2.4. Policy Eye 3 states that 53% of new homes should be 1-2 bedrooms, 41% 3 bedrooms and 5% 4 or more bedrooms. This is based on the ENPs housing needs survey and admittedly this is a figure for the total number of homes in the ENP. The figures in the 138 homes are 24% 1-2 bedroom, 48% 3 bedroom and 28% 4 or more bedrooms. This would tilt the dwelling mix too far in favour of large homes making it difficult to balance the smaller homes in subsequent applications. The dwelling mix is therefore contrary to Policy Eye 3.

2.5. Policy Eye 16 requires that proposals should take account of the Eye Neighbourhood Master planning and Design Guidelines 2019. The DAS makes no reference to these and is therefore contrary to Policy Eye 16. Comments from members of the ETC Planning Committee about the quality of the detail of some of the design solutions are offered in more detail in section 3.

2.6. There are no proposals for EV charging. Policy Eye 25 requires all new development to have one EV charging point per dwelling with off road parking and 10% of the number of spaces for vehicles using communal parking. The application is therefore contrary to Policy Eye 25.

3. Design Quality

3.1 Policy Eye 4 requires the development to be in accordance with the Design Brief and Policy

Eye 16 requires proposals to take account of the Eye neighbourhood Masterplanning and Design Guidelines 2019. The application fails to meet the standards required by these and is therefore contrary to the development plan.

3.2 ETC acknowledges that the outline of the IMP is still visible in the application with open spaces largely intact. The problem is that the areas shown for dwellings are packed at a density over 50% greater than numbers in the IMP if ETCs calculations are correct for intended numbers. ETC recognises that this is an indicative plan leaving scope for design flair in terms of, for example, layout and connectivity but numbers have been grossly exceeded.

3.3. The desire to maximise numbers is a cause of poor design throughout the scheme. The finished product will feel overdeveloped and provide a poor quality of living environment for a number of reasons including:

a. The size of gardens is very small as a direct result of the high density. Apart from an impact on personal leisure space this decreases opportunities to build home-offices where needed and so aid flexible working.

b. Parking provision is poor. There are still areas of triple parking which are unlikely to be used in practice and communal area parking would be unnecessary at a lower site density. ETCs view is that communal parking is not desirable as it is less secure, needs to be well lit, will incur maintenance costs and can act as a magnet for anti-social behaviour.

c. ETC notes that the Design Guide supports a varied roof line but as used here offering three storey homes in terraces of 4 decreases on-plot parking and is clearly driven by the desire to minimise the ground floor footprint. This is more suited to an urban environment. Three or 2.5 storey homes are acceptable and there are good examples in Eye but, at their best, as detached dwellings.

d. Visitor parking is poorly accommodated. ETCs view is that parking will quickly colonise visitor parking areas anyway and also spill out on to the road spaces offering a cluttered built environment.

e. There are plots overlooking car parking areas mainly as a result of higher density. It is not clear from the plans if these are the affordable proportion in all cases but if so this is a less favourable outlook to homes for sale and should be revised.

3.4. There are also concerns about the design of the specific house types:

a. There is little space allocated for home working within the layout other than a fifth bedroom in two of the types which is presumably not big enough to be called a bedroom.

b. Porches, according to the Design Code, are not desirable and are therefore contrary to Policy Eye 16. The porch design offered lacks variety between types and basically looks planted-on.

c. Three dwelling types have an entry area sliced from the lounge to form a poor entrance lobby and reduced useable living space.

d. Some verges are formed with just an overhanging roof tile. ETC considers that purpose built verges are preferable.

d. Soil and vent pipe stacks are shown externally for some house types which is unacceptable.

3.5 Connectivity should be addressed at this stage so as to seek to integrate the development into the local Eye economy and encourage walking and cycling. This is mentioned in the ENP in

policy 22 and any application on the airfield should show a link up with paths to the airfield and town centre. This is not addressed in the application.

3.6. Landscaping should also be addressed now. There are two areas of critical importance: the Greenway at the north of the site described in the IMP as Langton Grove Greenway is not addressed and the raised plateau nature of the site makes the landscaping at the sites western boundary also critical both in terms of screening and the first view driving into town along Castleton Way.

4. Local issues raised

4.1. Surface water drainage has been raised by both councillors and members of the public as a matter of concern. There has been an historic problem with surface water run-off in Gaye Crescent and surface water drains in Victoria Hill regularly overflow. This is not specifically a comment on this application but a note to MSDC in the evaluation of any application on this site to have SuDS calculations independently checked.

5. ETC engagement

5.1 ETC has engaged positively with the progress of this development and the applicant has received consistent advice about what is needed for the proposal to comply with relevant policies. It is therefore disappointing that the current application fails to comply with these policies in so many areas. A number of matters noted in the Pre-Application meeting and the meeting with the applicant, MSDC and ETC in February 2021 are likewise not fully addressed. The application deviates from or leaves several areas from relevant documents such as the Design Brief in a similar state.

5.2. A summary of these has been prepared and it is attached as Appendix A. There is a good deal of overlap between this and matters highlighted in this objection but ETC hopes that this list will serve as the basis for an agenda for a future discussion on how this site can be developed in a manner shaped by the community.

DC/00609/21 Appendix A

Summary of common issues raised with Persimmon:

1. The Eye Neighbourhood Plan holds considerable weight and encouragement to adhere to the policies within it see para 8 of pre-Application discussion notes
2. Policy Eye 4 requires the development to accord with the Approved Design brief taken to be a suite of documents approved by MSDC. Conflict with these would equate to conflict with the development plan (once the ENP is made). A key test of the application is how it has engaged with and adhered to these documents. A compliance statement is strongly recommended Paras 9 - 14 of the pre-Application discussion notes and para 2 of the notes for the meeting 22nd February
3. Compliance with outline planning permission required see pre-Application notes para 5 and note (2) of meeting held 22nd February.
4. The ENP sets out an expectation of housing mix para 29 of pre-Application discussion notes and note (3) of meeting 22nd February.
5. Need for current application site to be set in the context of the development of the site as a

whole and preferably within an overall masterplan para 6 of pre-Application discussion notes and note (2) of meeting 22nd February.

6. Condition 12 requires an energy strategy which should support the application and EV charging and broadband should be considered in detail Para 31 of pre-Application discussion notes and need to comply with ENP 27 EV charging note 6 of meeting 22nd February.

7. The need for an overarching landscape strategy para 6 of pre-Application discussion notes

8. Triple parking should be avoided para 16 of pre-Application discussion notes

9. Affordable housing faces onto parking areas which is not consistent with a tenure blind ethos para 18 of pre-Application discussion notes.

10. The design does not facilitate a perimeter means of circulation para 19 pre-Application discussion notes

11. Opportunities for public art should be explored with ETC para 24 of pre-Application discussion notes

12. Design includes a significant amount of regimentation and uniformity para 26 of pre-Application discussion notes.

13. Consideration should be given to the connection of the site allocated in ENP Policy Eye 7 and 8 para 32 and 33 of the pre-Application discussion notes.

14. ENP Policy Eye 2 requires some affordable housing to be provided at less than 80% of market rents

15. Pedestrian crossing of Castleton way should be reconsidered to be closer to the footpath between the development leading to the Town centre

16. The development should be connected to the new right of way to the west of the Town para 5 of the pre-Application discussion notes and note (1) meeting notes 22nd February.

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

Sent: 22 Nov 2021 09:43:35

To:

Cc:

Subject: FW: Phase 1-Land To The South Of Eye Airfield And North Of Castleton Way Eye - DC/21/00609

Attachments:

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

Sent: 20 November 2021 19:28

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

Subject: Phase 1-Land To The South Of Eye Airfield And North Of Castleton Way Eye - DC/21/00609

Dear Daniel,

Our Reference: PLN-0134622

Please see below our response for the Reserved Matters application- Phase 1-Land To The South Of Eye Airfield And North Of Castleton Way Eye - DC/21/00609

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We note the applicant states the SuDS scheme may / will be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact planningliaison@anglianwater.co.uk We request that we are consulted on any forthcoming application to discharge Condition 18 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

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

Kind Regards,
Sushil



Planning & Capacity Team

Development Services

Telephone: 07929 786 955

Anglian Water Services Limited

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

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The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee. Anglian Water cannot accept

From: Planning Liaison
Sent: 15 November 2021 12:25
Subject: RE:PLN-0114718 - DC/21/00609 Land to the South of Eye Airfield and North of Castleton Way.(Land Contamination)

Good afternoon Daniel

Our reference: PLN-0114718

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

We have reviewed the submitted documents and can confirm we have no further comments to add to our previous response:

Foul Water:

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water:

We note the applicant states the SuDS scheme may / will be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact planningliaison@anglianwater.co.uk We request that we are consulted on any forthcoming application to discharge Condition 18 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information. Please do not hesitate to contact the Planning & Capacity Team on the number below or via email should you have any questions related to our planning application response. Kind Regards

Kind Regards

Sandra



Sandra De Olim

Pre-Development Advisor

Email: planningliaison@anglianwater.co.uk

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

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

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 25 February 2021 19:24
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Phase 1-Land To The South Of Eye Airfield And North Of Castleton Way Eye - DC/21/00609

Dear Daniel Cameron,

Our Reference: PLN-0114718

Please see below our response for the Reserved Matters application- Phase 1-Land To The South Of Eye Airfield And North Of Castleton Way Eye - DC/21/00609

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We note the applicant states the SuDS scheme may / will be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact planningliaison@anglianwater.co.uk We request that we are consulted on any forthcoming application to discharge Condition 18 of the outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

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

Kind Regards,
Sushil



Planning & Capacity Team

Development Services
Telephone: 07929 786 955

Anglian Water Services Limited

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

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

Sent: 10 Nov 2021 11:11:34

To:

Cc:

Subject: FW: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye

Attachments:

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

Sent: 10 November 2021 09:53

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

Subject: RE: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye

Good morning,

We reviewed the newly submitted documents for the application and these did not change or alter our previous response dated 19 April 2021 and referenced AE/2021/125913.

Kind Regards

Natalie Kermath

Sustainable Places Planning Advisor – East Anglia Area (East)

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

natalie.kermath@environment-agency.gov.uk

Mobile : 07464538523

Landline : 02077141064



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

Our ref: AE/2021/125913/01-L01
Your ref: DC/21/00609
Date: 19 April 2021

Dear Mr Cameron

**SUBMISSION OF DETAILS (RESERVED MATTERS IN PART-PHASE 1) FOR
OUTLINE PLANNING PERMISSION 3563/15 - APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE FOR 138 DWELLINGS, INCLUDING AFFORDABLE
HOUSING, CAR PARKING, OPEN SPACE PROVISION AND ASSOCIATED
INFRASTRUCTURE.**

LAND TO THE SOUTH OF EYE AIRFIELD AND NORTH OF CASTLETON WAY EYE

Thank you for your consultation dated 10 February 2021. Please accept our apologies for the delay in providing this response. We have reviewed the application as submitted and have no objections. We are including advisory comments on Groundwater and Contaminated Land as well as on Water Resources below.

Groundwater and Contaminated Land

We have reviewed the Peter Brett Phase 2 Ground Investigation Report, July 2018, the Wormald Burrows Partnership Ltd Drainage Strategy, November 2020 and associated plans. Based on the information provided, we recommend the following informative is attached to any planning permission granted. We note infiltration drainage is not proposed at the site. Therefore, we have no further comments in relation to surface water drainage.

Advice to Applicant / LPA

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

We recommend that developers should:

- 1) Refer to our '[Groundwater Protection](#)' website;

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

- 2) Refer to our [CL:AIRE Water and Land Library \(WALL\)](#) and the CLR11 risk management framework provided in <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> when dealing with land affected by contamination, and also includes the [Guiding Principles for Land Contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 3) Refer to our [Land Contamination Technical Guidance](#);
- 4) Refer to '[Position Statement on the Definition of Waste: Development Industry Code of Practice](#)';
- 5) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice*
- 6) Refer to our '[Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination](#)' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of '[Piling Into Contaminated Sites](#)';
- 7) Refer to our '[Good Practice for Decommissioning Boreholes and Wells](#)'.
- 8) Refer to our '[Dewatering building sites and other excavations: environmental permits](#)' guidance when temporary dewatering is proposed

Water Resources

This development is within the Hartismere Water Resource Zone. All the water supplied within the Hartismere WRZ is sourced from groundwater abstracted from Chalk and Crag boreholes.

The WFD groundwater body from which these abstractions come from is Broadland Rivers Chalk and Crag groundwater body (GB40501G400300). This WFD groundwater is failing the Groundwater Dependent Terrestrial Ecosystems (GWDTE) test. These are wetlands that depend on groundwater flows and/or chemical inputs to maintain them in favourable ecological condition. Any wetland that is significantly damaged by abstraction pressure will cause the whole associated groundwater body to be at Poor status.

All these GW abstractions in the Hartismere WRZ can also affect baseflow to rivers especially within the Waveney catchment. More information on WFD status in the Waveney catchment can be found here: <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3518>

Under the WFD, we need to ensure that our licensing decisions do not cause water bodies to deteriorate and are consistent with enabling water bodies to meet their objectives set out in the River Basin Management Plans. We would be in breach of our duties under the WFD Regulations for us to grant a licence that did not meet those requirements.

ESW are currently carrying out investigations into the sustainability of their groundwater sources as part of their Business Plans, 2020-25 (Water Industry National Environment Programme [WINEP] investigations). These WINEP investigations are being undertaken to determine if their groundwater abstractions are impacting on surface water flows and the ability of a waterbody/waterbodies to achieve good hydrological status under the Water Framework Directive (WFD). Specifically for this development at Eye, the 'Broadland Rivers Chalk and Crag Groundwater unit' investigation is looking at the impact of groundwater abstraction on resulting base-flows to waterbodies in the River

Waveney catchment. This groundwater unit failed the groundwater and dependent terrestrial ecosystem test in 2015.

It is likely that we will see further reductions in public water supply abstraction licences in the next few years as a result of the outcome of these investigations, which are due for completion 31/03/2022.

Our Abstraction Licensing Strategy for this area states that there is no additional groundwater availability and in order to reduce the risk of abstraction to the environment we have had to start a programme of reducing groundwater licences across East Anglia. More information can be found in our Abstraction Licensing Strategy:

<https://www.gov.uk/government/publications/cams-broadland-abstraction-licensing-strategy>

Because of this we therefore advise:

- Water efficient measures within the new build – helping to keep per capita daily water demand down to 110 litres per person per day
- Measures to improve groundwater recharge where possible, this could also form part of ecological enhancements for the site.

We trust this advice is useful.

Yours sincerely



Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

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

End

3

Mr Daniel Cameron
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russel Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01372810

8 November 2021

Dear Mr Cameron

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

**LAND TO THE SOUTH OF EYE AIRFIELD AND NORTH OF CASTLETON WAY,
EYE, IP23 7BN
Application No. DC/21/00609**

Thank you for your letter of 21 October 2021 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



Mr Daniel Cameron
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russel Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W**: P01372810

1 March 2021

Dear Mr Cameron

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

**LAND TO THE SOUTH OD EYE AIRFIELD AND NORTH OF CASTLETON WAY,
EYE, IP23 7BN
Application No. DC/21/00609**

Thank you for your letter of 10 February 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Ministry of Defence

Daniel Cameron
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BXI

Your reference: DC/21/00609
Our reference: 10036373

Dear Mr Cameron

MOD Safeguarding – SITE OUTSIDE SAFEGUARDING AREA

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

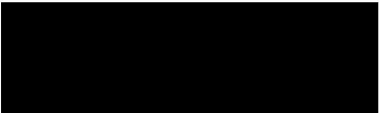
Location: Land to The South of Eye Airfield and North of Castleton Way, Eye

Grid Ref: E: 614162 – N: 274455

Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence (MOD) statutory safeguarding areas (SOSA). We can therefore confirm that the MOD has no safeguarding objections to this proposal.

I trust this adequately explains our position on this matter, however, should you have any questions regarding this matter please do not hesitate to contact me.

Yours sincerely



Debi Parker
Safeguarding Officer
Estates - Safeguarding

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation Head Office
St George's House
DMS Whittington
Lichfield
Staffordshire
WS14 9PY

Tel: 07970 171 309

E-mail: DIO-safeguarding-statutory@mod.gov.uk

www.mod.uk/DIO

10 November 2021



**Ministry
of Defence**

**Defence
Infrastructure
Organisation**

Daniel Cameron
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Safeguarding Department
Statutory & Offshore
Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: 07800 505824

E-mail: DIO-safeguarding-statutory@mod.gov.uk

www.mod.uk/DIO

10 February 2021

Your reference: DC/21/00609
Our reference: DIO/SUT/10036373 Rev 1/2021

Dear Daniel,

MOD Safeguarding –SITE OUTSIDE SAFEGUARDING AREA (SOSA)

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Location: Land to The South of Eye Airfield, And North Of Castleton Way, Eye

Grid Ref: E 614162 N 274455

Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence safeguarding areas. We can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely


Chris Waldron

DIO safeguarding Officer

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 22 Oct 2021 10:29:16
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/21/00609
Attachments:

-----Original Message----- From: Rachael Abraham Sent: 21 October 2021 17:43 To: Daniel Cameron Cc: BMSDC Planning Mailbox Subject: RE: MSDC Planning Re-consultation Request - DC/21/00609 Dear Daniel, Thank you for re-consulting us on the revised plans for the above application. Our advice remains the same as that sent on 11/2/21. Best wishes, Rachael Rachael Abraham B.A. (Hons), M.A. Senior Archaeological Officer Please note that my working days are Tuesday-Thursday Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY

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

Philip Isbell
Chief Planning Officer
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2021_00609
Date: 11th February 2021

For the Attention of Daniel Cameron

Dear Mr Isbell

PLANNING APPLICATION DC/21/00609/RM – LAND SOUTH OF EYE AIRFIELD AND NORTH OF CASTLETONWAY, EYE: ARCHAEOLOGY

The development site is located just beyond the southeast boundary of the former Second World War airfield at Eye. A first phase of archaeological evaluation across the development area has defined extensive archaeological remains, recorded within the County Historic Environment Record (EYE 123).

Significant archaeological remains have been recorded in the western half of phase 1, comprising postholes ascribed to a possible Early Neolithic settlement site, alongside Early and Middle Iron Age occupation in the form of a trackway and also a series of discrete and dispersed pits and postholes. A number of features containing Roman material were located within the southern half of this area, likely to be a continuation of the Roman activity detected at Hartismere School (EYE 094). In the eastern half of this parcel, were three graves and a horse burial which are potentially of Anglo-Saxon date. These may form a small burial ground associated with the settlement site located to the south at Hartismere School (EYE 083). Although consideration has been given to preserving the cemetery *in situ* as an area of green space, the development will destroy known archaeological remains across the rest of this area.

Across the remainder of phase 1 and all of phase 2, only low-level evaluation has been undertaken so far, with scattered pits, postholes and ditches recorded. However, based upon the evaluation results so far and the recorded archaeology in the vicinity, there is a strong possibility that additional heritage assets of archaeological interest will be encountered across the rest of the development area. Any groundworks causing significant ground disturbance therefore have potential to damage or destroy any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National

Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

Archaeological conditions have been applied to granted application 3563/15. However, should the LPA be minded to apply further conditions in relation to the current application, the following two conditions, used together, would be appropriate:

1. No development shall take place within any phase until the implementation of a programme of archaeological work has been secured, following the completion of an archaeological evaluation to inform the mitigation strategy for the site, 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.
- h. Mitigation details for the preservation in situ of the cemetery situated within parcel 13a and a management plan for the ongoing protection of this area.

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

REASON:

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

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

In this case, prior to any groundworks at the site (including site preparation, infrastructure or landscaping work) a second phase of archaeological evaluation will be required within the western half of phase 1 and all of phase 2. 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.

Within the western half of phase 1, an extensive archaeological excavation is required prior to the commencement of any development or site preparation work in this part of the proposal area. Based upon the plans submitted with the application, the most archaeologically sensitive areas have currently been designated as open space. Provided that ground disturbance is avoided entirely in this part of the site and that measures are put in place to secure the in-situ preservation of the archaeology (as set out in a management plan), then excavation of this part of the parcel will not be required. Should any groundworks be planned, then this area will need to be included within the excavation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Your ref: DC/21/00609
Our ref: Eye – land to the south of Eye airfield,
north of Castleton Way 32879
Date: 03 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Daniel Cameron,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Daniel,

Eye: land to the south of Eye airfield, north of Castleton Way – reserved matters application

I refer to the proposal: submission of details (reserved matters in part – phase 1) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for 138 dwellings including affordable housing, car parking, open space provision and associated infrastructure.


Reason(s) for re-consultation: revised plans dated 21/10/21.

Consultation responses were previously submitted by way of letters dated 30 November 2020, 15 February 2021, and 17 September 2021.

There are currently two separate reserved matters planning applications under references DC/21/00609 and DC/20/04067 (Parcel 15) for which outline planning permission was granted under reference 3563/15. This outline permission has a sealed planning obligation dated 26 March 2018, which is relevant to the two pending reserved matters applications. As set out in the letter dated 17 September 2021 local circumstances have changed in respect of the early years position i.e., there is no longer any early years facilities at St Peter & St Paul CEVA Primary School. The Sixth Schedule paragraph 1 of the planning obligation currently states that the Early Years Contribution and the Parcel 15 Early Years Contribution is to be used for improving and enhancing facilities and creating additional early years places with associated facilities at the existing early years setting at St Peter & St Paul CEVA Primary School. In the circumstances, prior to the grant of planning permission for either DC/21/00609 or DC/20/04067 a Deed of Variation needs to be entered into to amend the Sixth Schedule paragraph 1 to the following 'The County Council covenants to use the Early Years Contribution and the Parcel 15 Early Years Contribution for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality'.

I have copied to county council colleagues who deal with highways, flood planning, and archaeological matters.

Yours sincerely


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

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

Your ref: DC/21/00609
Our ref: Eye – land to the south of Eye airfield,
north of Castleton Way 32879
Date: 15 February 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Daniel Cameron,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Daniel,

Eye: land to the south of Eye airfield, north of Castleton Way – reserved matters application

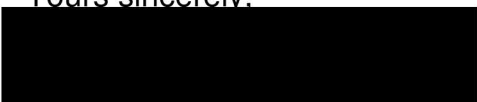
I refer to the proposal: submission of details (reserved matters in part – phase 1) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for 138 dwellings including affordable housing, car parking, open space provision and associated infrastructure.

The outline planning application under reference 3563/15 has an associated planning obligation dated 26 March 2018. The planning obligations previously secured under the first planning permission must be retained in respect of this application if Mid Suffolk District Council make a resolution to approve.

The Eye Neighbourhood Development Plan (NDP). Policy EYE3 – Land south of Eye Airfield. Land with outline permission for 280 dwellings and a Care Home south of Eye Airfield should be developed in accord with the approved Design Brief.

I have copied to county council colleagues who deal with highways, flood planning, and archaeological matters.

Yours sincerely,



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

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

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

Sent: 10 Nov 2021 11:18:58

To:

Cc:

Subject: FW: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye

Attachments:

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

Sent: 10 November 2021 10:14

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

Subject: FW: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye

Fire Ref.: F190946

Good Morning,

Thank you for your letter regarding the re-consultation for this site.

Condiiton 21 in the original Decision Notice for planning application 3563/15 needs to follow this build to it conclusion.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,
A Stordy
Admin to Water Officer
Fire and Public Safety Directorate, SCC
3rd Floor, Lime Block, Endeavour House
Russell Road, IP1 2BX

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

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

we

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

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

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

Sent: 10 February 2021 09:04

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

Subject: FW: MSDC Planning Consultation Request - DC/21/00609

Fire Ref.: 3563/15

Good Morning,

Thank you for your letter relating to DC/21/00609 (Original Planning Application: 3563/15).

The Suffolk Fire & Rescue Service made comment on the original planning application, which we noted had been published. Please ensure that Condition 21 on that Decision Notice is brought forward to this planning application as we will require Fire Hydrants to be installed on all Phases of the build.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

3rd Floor, Lime Block

Endeavour House

Russell Road

IP1 2BX

Tel.: 01473 260564

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

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 25 Oct 2021 04:02:50

To:

Cc:

Subject: FW: 2021-10-25 JS Reply Land To The South Of Eye Airfield, And North Of Castleton Way, Eye Ref DC/21/00609 RMA

Attachments:

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

Sent: 25 October 2021 12:33

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

Cc: Daniel Cameron <Daniel.Cameron@babberghmidsuffolk.gov.uk>

Subject: 2021-10-25 JS Reply Land To The South Of Eye Airfield, And North Of Castleton Way, Eye Ref DC/21/00609 RMA

Dear Daniel Cameron,

Subject: Land To The South Of Eye Airfield, And North Of Castleton Way , Eye Ref DC/21/00609 - Reserved Matters Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00609.

The following submitted documents have been reviewed and we recommend **approval** at this time:

- Planning Layout Phase 1A Ref LV101-P-100 Rev B
- Planning Layout Phase 1A ref LV101-P-101
- Phasing Plan Ref LV101-P-103
- Drainage Strategy Ref E3803-DRAINAGE STRATEGY-NOV20-Rev1
- Detailed Soft On-plot Landscape Proposal (Sheet 7 of 7) Ref p21-1325_15

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****

Dear Daniel Cameron,

Subject: Land To The South Of Eye Airfield, And North Of Castleton Way Eye Ref DC/21/00609 - Reserved Matters Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00609.

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

- Site Location Plan Ref LV101-P-102
- Planning Layout Phase 1A Ref LV101-P-100 Rev B
- Planning Layout Phase 1A ref LV101-P-101
- Phasing Plan Ref LV101-P-103
- Exceedance flows sheet 1 to 4 Ref E3803/590, 591, 592, 593
- Drainage Strategy Ref E3803-DRAINAGE STRATEGY-NOV20-Rev0
- Pond details 1 to 4 Ref E3803/570. 571, 572, 573
- Drainage Strategy Plan 1 to 4 Ref E3803/500, 501, 502, 503

A holding objection is necessary because the applicant has not submitted any details of the proposed landscaping of the SuDS features and additional information needs to be submitted in relation to the attenuation basin design

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

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

1. Submit a landscaping and establishment plan covering the first five years.
 - a. LLFA has a Suffolk SuDs Palette guidance document
<https://www.suffolk.gov.uk/assets/Roads-and-transport/Flooding-and-drainage/Suffolk-Suds-Palette-002.pdf>
2. Location of inlets and outlets of basins need to be as far away from each other as possible, otherwise no treatment is achieved
3. A typical cross section of the basins is to be submitted depicting 1:4 side slopes, 1.5m width wet/dry benches, 3m maintenance strip and 300mm freeboard

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Your Ref: DC/21/00609
Our Ref: SCC/CON/4852/21
Date: 5 November 2021



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/00609

PROPOSAL: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

LOCATION: Land To The South Of Eye Airfield, And North Of Castleton Way , Eye,

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

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide.
- the forward visibility of the bends and junctions has not been supplied to show the layout meets with Suffolk Design Guide (for spine road) and Manual for Streets (for minor and shared surface roads).
- connectivity to Public Rights of Way (PROW) network is not sufficient as highlighted in PROW response dated 29th October 2021 specifically no details have been supplied where the spine road intersects the PROW footpath 14 (& FP43) east of the sub-station near plot 40. We recommend a table-top crossing feature is introduced to allow safe access for pedestrians and the items raised by the PROW team.

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

Yours sincerely,

Samantha Harvey
Principle Engineer (Technical Approval)
Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00609

PROPOSAL: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

LOCATION: Land To The South Of Eye Airfield, And North Of Castleton Way Eye Suffolk

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

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. However, we recommend the footway widths are increased to 2.0m (as outlined in Manual for Streets).
- a drawing showing the forward visibility of the bends and junctions is required to ensure the layout meets with Suffolk Design Guide (for spine road) and Manual for Streets (for minor and shared surface roads).
- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July 2020 where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. A shared footway has been included in the design to accommodate cycling along the spine road.
- the shared surface roads are to have a maintenance strip 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.
- The footway on the left side of the spine road is separated by a 1m wide verge which is the minimum width we will accept.
- connectivity with the existing footway network is insufficient. When the next phase comes forward, the site will be linked to Victoria Hill but there are no pedestrian links to the footways on Gaye Crescent or Haygate (as indicated on the masterplan drawing supplied with the outline planning application).
- connectivity to Public Rights of Way (PROW) network needs to be considered. The drawings are not showing any connections to the existing footpath (FP14) adjacent to the allotments and FP15 (on the east boundary of the site).

- No details have been supplied where the spine road intersects the PROW footpath 14 (& FP43) east of the sub-station near plot 56. We recommend a table-top crossing feature is introduced to allow safe access for pedestrians.
- We recommend all permissive footways within the site are to have bound surfacing to enable use throughout the year.
- Dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, the car parking spaces are the correct size but the garages are undersize.
- There are several 4 and 5 bed-roomed dwellings with triple parking layout. This layout is acceptable on private drives as indicated in Suffolk Guidance for Parking 2019. However, we would like to point out that this layout is not favoured by the Planning Committees so we recommend that all triple parking is removed.

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

Sent: 29 Oct 2021 03:27:07

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/00609

Attachments:

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 29 October 2021 15:06

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@baberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Claire Dickson <Claire.Dickson@suffolk.gov.uk>

Subject: RE: MSDC Planning Re-consultation Request - DC/21/00609

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/00609

Thank you for your consultation concerning the above application. For information, we last responded to this application on 11 March 2021. With this consultation we have been able to look at the details for Phase 1. As outlined in the previous response, the proposed site does contain public rights of way (PROW). This includes Eye Public Footpath 14 and Eye Public Footpath 43 which run north-south through Phase 1, and Eye Public Footpath 15 which lies on the western boundary of Phase 1.

We accept this proposal. It is encouraging to see the details for Phase 1 and the proposed new walking and cycling routes through the development that connect to existing public rights of way. However, we do have the following comments to make:

- **A diversion of Eye Public Footpath 14 and Eye Public Footpath 43 may be required where crossed by the spine road. Early contact with the rights of way team is essential to identify if this is needed and progress any legal order making. Please note, legal works will carry a timescale.**
- **The crossing of Eye Public Footpath 14 and Eye Public Footpath 43 by the spine road will also need to be discussed with regard to this being a safe crossing – a raised platform, or similar, may be required at this point.**
- **Site plans for Phase 1 indicate proposed cycle and pedestrian routes connecting to existing public rights of way. It is unlawful to cycle on a footpath so Eye Public Footpath 14 will need to be upgraded to bridleway status and surfaced appropriately to ensure ongoing cycle journeys are possible.**
- **The legal works for this will be £5,000 and will need to be provided as a Section 106 obligation under the Town and Country Planning Act 1990.**
- **Any physical works required to Eye Public Footpath 14 will need to be delivered as a Section 278 agreement under the Highways Act 1980.**
- **Off-site works to improve the Public Rights of Way network may also be required to ensure ongoing journeys from the development on foot or by cycle into Eye town centre, onto promoted trails, and into the wider countryside are commensurate with the future needs of the community.**
- **These improvements should encourage and enable sustainable and accessible journeys and a full costing of these off-site improvements will be provided in due course. Any improvements will need to be provided as a Section 106 obligation under the Town and Country Planning Act 1990.**
- **The Design Statement, 5.25 states “Where possible pedestrian links will be suitable for use by disabled people”. There is a concern as to why this would not be possible in all instances.**

We would also highlight the following:

Suffolk County Council’s Green Access Strategy (2020-2030) sets out the council’s commitment to ensuring and promoting sustainable travel options for all. The strategy focuses on walking and cycling for commuting, accessing services and facilities, and for leisure reasons. Specifically, 2.1 “Seeks opportunities to enhance public rights of way, including new linkages and upgrading routes where there is a need, to improve access for all and support healthy and sustainable access between communities and services. Funding to be sought through development and transport funding, external grants, other councils and partnership working.”

The Public Rights of Way network supports all 3 of the overarching objectives of the Ministry of Housing Communities & Local Government's (MHCLG) National Planning Policy Framework (NPPF) (v3.0 2021):

1. Build a strong, responsive and competitive economy;
2. Support strong, vibrant and healthy communities;
3. Protect and enhance our natural, built and historic environment.

The NPPF refers to the Public Rights of Way network specifically:

100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails;

In addition, the Public Rights of Way network supports NPPF sections:

85. make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport);
92. achieve healthy, inclusive and safe places a) ...that allow for easy pedestrian and cycle connections within and between neighbourhoods; b) ...use of attractive, well-designed, clear and legible pedestrian and cycle routes; c) support healthy lifestyles,... through the provision of safe and accessible green infrastructure,... that encourage walking and cycling;
98. Access to a network of high quality open spaces;
104. c) opportunities to promote walking, cycling and public transport use are identified and pursued;
106. d) provide for attractive and well-designed walking and cycling networks;
112. a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;
112. c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Furthermore, we ask that the following is taken into account:

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

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

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in->

[suffolk/public-rights-of-way-contacts/](https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-contacts/) **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

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

Thank you for taking the time to consider this response.

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

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 11 March 2021 14:25

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

Cc: David Falk <david.falk@suffolk.gov.uk>; Sam Trayton <Sam.Trayton@suffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/00609

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land south of Eye Airfield and north of Castleton Way, Eye – DC/21/00609

Thank you for your consultation concerning the above application, and please accept our apologies for not getting our response to you by the agreed extension deadline of 10.03.21. We would be grateful if you would still take the following into account:

The proposed site does contain public rights of way (PROW): Footpaths 13, 14 and 15 Eye all run through the proposed site. The Definitive Map for Eye can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Eye.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal, however the Applicant MUST contact the Area Rights of Way Officer (sam.trayton@suffolk.gov.uk) to discuss their plans in relation to FP14 where the proposed estate road crosses it. It is unlawful to disturb the surface of a PROW without consent from us as the Highway Authority. It is also unlawful to obstruct a PROW without permission, therefore the Applicant should also discuss with us how construction will be managed around the routes on site. There is currently no plan showing the existing PROW and how they relate to the proposed site layout, and we think it is important for the to Applicant produce such a plan as part of their application documents.

The Applicant MUST take the following into account:

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

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

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To discuss applying for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

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

Thank you for taking the time to consider this response.

Public Rights of Way Team

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

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 10 February 2021 08:21
To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/00609 (land south of Eye Airfield - with ST)

Please find attached planning consultation request letter relating to planning application - DC/21/00609 - Land To The South Of Eye Airfield, And North Of Castleton Way , Eye,

Kind Regards

Planning Support Team

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

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

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

Sent: 21 Oct 2021 04:20:41

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/00609

Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 21 October 2021 15:44

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

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

Subject: RE: MSDC Planning Re-consultation Request - DC/21/00609

Dear Daniel,

Thank you for notifying me about the re-consultation. On reviewing the documents, I have no comment to add from my response previous dated 10th February 2021.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

From: Chris Ward

Sent: 10 February 2021 11:06

Subject: RE: MSDC Planning Consultation Request - DC/21/00609

Dear Daniel,

Thank you for consulting me about the reserved matters planning application for phase one of the residential development at Land to the South of Eye Airfield and North of Castleton Way in Eye. On reviewing the application documents I have no comment to make for this specific application, as the Residential Travel Plan requirement is secured through the supporting Section 106 Agreement.

However, I would just like to point out that there is a pre-commencement requirement in the Section 106 for a Interim Travel Plan to be submitted. This Travel Plan must be written in accordance of the Suffolk County Council Travel Plan Guidance (<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>), in addition to addressing any concerns raised by Suffolk County Council (as Highway Authority) as part of the outline planning application (3563/15) consultation.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>
Sent: 15 Nov 2021 03:26:48
To:
Cc:
Subject: FW: (299655) DC/21/00609. Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 15 November 2021 12:01
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>
Subject: (299655) DC/21/00609. Land Contamination

EP Reference : 299655
DC/21/00609. Land Contamination
Land to the South of Eye Airfield, & North of, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing -

Many thanks of your request for comments in relation to the above application. I can confirm that I have no comments to make in addition to those made on 8th March 2021 in relation to this application.

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

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 08 March 2021 07:54
To: Daniel Cameron <Daniel.Cameron@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/00609. Land Contamination

Dear Daniel

EP Reference : 289113
DC/21/00609. Land Contamination
Land to the South of Eye Airfield, & North of, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning
Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138
dwellings, including affordable housing, car parking

Many thanks for your comments in relation to the above submission. I can confirm that I have no comments with respect to land contamination but would recommend contacting the Environment Agency who previously requested conditions relating to land contamination at the site and the protection of groundwater.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk

Work: 01449 724715

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

From: Paul Harrison
Sent: 10 February 2021 16:04
Subject: DC 21 00609 RM Phase 1 of 3563 15

Heritage consultation response

Daniel

I do not wish to offer comment on behalf of Heritage team on this application.

Paul

Paul Harrison
Heritage and Design Officer
Babergh and Mid Suffolk District Councils



24 November 2021

Daniel Cameron
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/00609
Location: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure

Dear Dan,

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

Summary

We have reviewed the revised documentation submitted provided on the 21st October 2021, this includes the detailed public open space landscape proposals (Pegasus Design Ltd, October 2021) and the Detailed Soft On-plot Landscape Proposal (Pegasus Design Ltd, October 2021).

We have also re-assessed the submitted ecological reports for this application, including the Breeding Bird Update (MLM, January 2019), Great Crested Newt eDNA Survey (MLM, June 2018) and Skylark Mitigation Plan, as well as the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, September 2014), Breeding Bird Survey (MLM, October 2015), Great Crested Newt Survey (MLM, October 2015), Reptile Survey (MLM, October 2015) Building Inspection and Bat Detector Survey (MLM, October 2015). Therefore, it is indicated that these documents still provide the LPA with certainty of the likely impacts on designated sites, protected and Priority species/habitats.

It is indicated that we support the planting specifications and schedule for the soft landscaping for this scheme, as included within the open space landscape proposals (Pegasus Design Ltd, October 2021) and the Detailed Soft On-plot Landscape Proposal (Pegasus Design Ltd, October 2021). We are pleased



to see the incorporation of dense woodland buffers, appropriate tree planting, Wildflower lawns and wildflower meadows within wetland areas.

However, we also encourage the developer to demonstrate that measurable biodiversity net gains will be achieved for this application. This is because the NPPF sets out that projects should aim to provide biodiversity net gains, under paragraphs 174[d] and 180[d]. As a result, a Biodiversity Gain Assessment could be submitted to the local planning authority which uses the DEFRA Biodiversity Metric 3.0 (or any successor). The Biodiversity Gain Assessment should inform the soft landscape proposals and should follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹.

In addition, it is still indicated that a Landscape Ecological Management Plan, as secured under condition 20 of the outline consent, which should ideally be submitted to support Reserved Matters Stage. This should be completed in line with the soft landscaping proposals, as well as the Biodiversity Gain Assessment and must summarise the design objectives, management responsibilities and maintenance schedules for these features. The management plan should include a works schedule, which can be delivered over the indicated ten-year period.

Furthermore, it is still recommended that bespoke enhancement measures should be secured for this application, as outlined within the Phase 1 Survey (James Blake Associates, Sep 2014). This should include the provision of bird and bat boxes / integrated bricks (including measures for Swift), reptile hibernacula and hedgehog highways (13 x 13 cm holes at the base of fencing) and should be informed by a suitably qualified ecologist. As a result, it is recommended that this further information is either provided to support this application or secured prior to slab level (due to possible provision of integrated enhancements) in line with the following condition of any consent:

1. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

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

¹ <https://cieem.net/wp-content/uploads/2021/07/CIEEM-BNG-Report-and-Audit-templates2.pdf>



In addition, it is still highlighted that a wildlife friendly lighting scheme is required, which shall be secured under condition 13 of outline stage. This strategy should follow current guidelines² and therefore it is highlighted that a professional ecologist should be consulted to advise the lighting strategy for this scheme. As a result, it is advised that the following measures should be indicated to demonstrate that impacts upon foraging and commuting bats will be avoided.

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Warm White lights should be used preferably be used near Environmentally Sensitive Zones (2700k – 3000k), with highway lighting no greater than 4000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux (strong moonlight) via a polar luminance diagram.

Furthermore, it is still highlighted that we agree in principle with the site location for the proposed Skylark mitigation, outlined within the Skylark Mitigation Plan, as required under condition 9 of the outline consent. However, it is highlighted that a skylark mitigation strategy should be provided to outline methodology of the Skylark Plots, as well as the mechanism for implementation & monitoring of delivery for the 10-year period.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

² ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



16 March 2021

Daniel Cameron
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/00609
Location: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure

Dear Dan,

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

Summary

We have reviewed the submitted documents for this application, including the Breeding Bird Update (MLM, January 2019), Great Crested Newt eDNA Survey (MLM, June 2018) and Skylark Mitigation Plan. Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, September 2014), Breeding Bird Survey (MLM, October 2015), Great Crested Newt Survey (MLM, October 2015), Reptile Survey (MLM, October 2015) Building Inspection and Bat Detector Survey (MLM, October 2015).

These documents provide the LPA with certainty of the likely impacts on designated sites, protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

However, we note that a soft landscaping scheme, as required under condition 3 of the outline consent has not been submitted to support this application. The soft landscaping scheme will need to provide a detailed planting plan and schedule, which includes plant sizes and proposed numbers and stocking densities. The soft landscaping scheme should be considered in consideration of the Tree Protection Plan, to ensure that measures are in line with British standards (BS5837:2012). It is highlighted that there are opportunities for biodiversity net gains via the proposed woodland tree



belt, the inclusion of native species hedgerows, meadow planting within public open space and aquatic species planting within the attenuation basins. Therefore, this should be considered into the design of the soft landscaping scheme, which should be informed by the applicant's suitably qualified ecologist.

A Landscape Ecological Management Plan, as secured under condition 20 of the outline consent, should also ideally be submitted to support Reserved Matters Stage. This should be completed in line with the soft landscaping proposals and must summarise the design objectives, management responsibilities and maintenance schedules for these features. The management plan should include a works schedule, which can be delivered over the indicated ten-year period.

Furthermore, it is recommended bespoke enhancement measures are secured for this application, as outlined within the Phase 1 Survey (James Blake Associates, Sep 2014). This should include the provision of bird and bat boxes / integrated bricks (including measures for Swift), reptile hibernacula and hedgehog highways (13 x 13 cm holes at the base of fencing) and should be informed by a suitably qualified ecologist. As a result, it is recommended that this further information is either provided to support this application or secured prior to occupation in line with the following condition of any consent:

1. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

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

In addition, it is highlighted that a wildlife friendly lighting scheme is required, which shall be secured under condition 13 of outline stage. This strategy should follow current guidelines¹ and therefore it is highlighted that a professional ecologist should be consulted to advise the lighting strategy for this scheme. As a result, it is advised that the following measures should be indicated to demonstrate that impacts upon foraging and commuting bats will be avoided.

- Light levels should be as low as possible as required to fulfil the lighting need.

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



- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Warm White lights should be used preferably be used near Environmentally Sensitive Zones (2700k – 3000k), with highway lighting no greater than 4000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux (strong moonlight) via a polar luminance diagram.

Furthermore, it is highlighted that we agree in principle with the site location for the proposed Skylark mitigation, outlined within the Skylark Mitigation Plan, as required under condition 9 of the outline consent. However, it is highlighted that a skylark mitigation strategy should be provided to outline methodology of the Skylark Plots, as well as the mechanism for implementation & monitoring of delivery for the 10-year period.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 03 November 2021 15:39

Subject: RE: MSDC Planning Re-consultation Request - DC/21/00609

Public Realm Officers welcome the proposed treatment of the public open space and the details for the play equipment - particularly the aeroplane link to the airfield site. There are no objections to this development on the grounds of open space or play provision.

Regards

Dave Hughes

Public Realm Officer

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

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

Sent: 17 February 2021 14:51

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

Subject: RE: MSDC Planning Consultation Request - DC/21/00609

Public Realm Officers note the references made to the deficiencies in open space provision in Eye and welcome the inclusion of large areas of open spaces with the overall development master plan. Officers support the level of open space provision associated with this phase of development and the overall approach to delivering public open space and play opportunities on this site.

Regards

Dave Hughes
Public Realm Officer

Consultation Response Pro forma

Mid Suffolk

1	Application Number	DC/21/00609 – Land To The south Of Eye Airfield, And North Of Castleton Way, Eye	
2	Date of Response	08.11.2021	
3	Responding Officer	Name:	SACHA TILLER
		Job Title:	HOUSING ENABLING
		Responding on behalf of...	HOUSING STRATEGY
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.	<p>This is an application for 138 dwellings.</p> <p>There are 2 phases for this site. The 'signed' section states that the developer needs to provide 20% affordable housing.</p> <p>Phase 1 has been put forward for approval at reserved matters stage. At this stage we expect to agree the detail of each affordable housing dwelling and its location.</p> <p>Phase 1 has a total of 138 dwellings and therefore a total of 28 dwellings will need to be provided on site as per the signed S106.</p>	

At this stage Permission Homes have confirmed they propose to provide following regarding the affordable housing mix. Detail sheet below completed by Permission in November 2021.

QUANTITY OF AFFORDABLE HOUSING ONLY	BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person	TYPE FLAT/HOUSE/ BUNGALOW/ MANSIONETTE	SIZE (Sqm only)	TENURE	NDSS Minimum Standard	PLOT No. on plan attached.
				A/R		
				S/O		
				Other please specify		
6	2B4P	Wareham - House	80	A/R	79sqm	42, 43, 44, 94, 95, 96
2	3B5P	S103H - House	96	A/R	93sqm	40, 41
4	2B3P	Wentwood - Bungalow	62	A/R	63sqm	80, 81, 82, 83
6	2B4P	Wareham -	80	S/O	79sqm	84, 85, 97, 98, 109, 110

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.

		House				
3	3B5P	S103H - House	96	S/O	93sqm	111, 112, 113
1	3B5P	S103H - House	96	DOMV	93sqm	114
6	3B4P	Sherwood	90	DOMV	93sqm	99, 100, 125, 126, 127, 128
Total 28						

5	<p>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>	<p>However, having looked at the response done previously there seems to be some discrepancy and would ask for the following to be changed.</p> <ol style="list-style-type: none"> 1. We need all 3 bedroom houses to be for 5 persons and not 4 as stated above. We would expect to see plots 99,100,125, 126, 127 and 128 to be changed to 3 bedroom 5 person houses and the size to be changed to 93sqm from the proposed 90sqm. 2. Also we note that plots 80, 81, 82 and 83 are for 2 bedroom 3 persons houses again these are not acceptable and we would ask for them to be changed to 2 bedroom 4 person houses with a sqm no smaller than 79sqm from the proposed 62sqm. <p>These amendments affect a total of 10 dwellings over a third of all those being delivered on site.</p> <p>I also note that it is proposed to build 7 x 3 bedroom starter homes when our earlier response agreed a limit of 6 x 3 bedroom and 10 x 2 bedroom starter homes for both phases. We need to ask that one of the 3 bedrooms is changed to a 2 bedroom 4 person dwelling. Please can you ensure that Phase 2 only has 2 bedroom starter homes on site. As you can see from our earlier responses the need in our districts is predominately for 1 and 2 bedroom homes and not 3/4.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>Note: With regard to the Discount Market Sale/Starter Homes we have provided you with a criteria will regard to the Eligibility, Covenant, Marketing, Record keeping of the proposed applicants to ensure these homes are allocated to persons who fit the criteria and most in need.</p> <p>If you require clarification on this please do not hesitate to contact me at strategic.housing@baberghmidsuffolk.gov.uk</p>
7	<p>Recommended conditions</p>	<p>Should any things change from what has been agreed permission should be re-sought.</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.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Daniel Cameron – Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 22nd March 2021

APPLICATION FOR RESERVED MATTERS - DC/21/00609

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Location: Land To The South of Eye Airfield and North of Castleton Way, Eye

Consultation Response:

There is a signed s106 associated with this proposal which requires the submission of an Affordable Housing Scheme for the Council to consider at reserved matters application stage.

Please can this be forwarded for the Strategic Housing team, this is to include size (NDSS), specification, phasing and distribution across the whole site. We also wish to see the maximum occupancy proposed for each affordable dwelling.

The open market mix should ensure that it follows the SHMA recommendations as follows:

The table below sets out the recommendations in the Strategic Housing Market Assessment (updated 2019) for new owner-occupied dwellings for the next 18 years up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home required	Current size profile	Size profile 2036	Change required	% of change
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

From the plans provided it would appear that the provision of 2 bedrooled accommodation within this proposal is lower than the SHMA target so the Council would be looking for an

uplift in the number of 2 bed dwellings for open market sale on this development and a reduction in the number of 3 and 4 bedrooms.

Patron Her Majesty The Queen

The British Horse Society

Email enquiry@bhs.org.uk

Abbey Park,

Website www.bhs.org.uk

Stareton,

Tel 02476 840500

Kenilworth,

Fax 02476 840501

Bringing Horses and People Together

Warwickshire CV8 2XZ

The logo for The British Horse Society, featuring the text "The British Horse Society" in white on a dark red square background.

Daniel Cameron
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
Via email

10th February 2021

Dear Mr Cameron,

RE: DC/21/00609 | Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure. | Land To The South Of Eye Airfield And North Of Castleton Way Eye

I am responding to this consultation on behalf of The British Horse Society, an equestrian Charity which represents the 3 million horse riders in the UK. The British Horse Society has no objection to this application in principle but believes that the equestrian community have been excluded from these proposals. There is an active equestrian community surrounding Stowmarket who will be affected by this development. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just 18% of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

Increasing pressure for development of houses and industry is making even fewer of those bridleways and byways available. Ancient 'green lane' bridleways, byways and unsurfaced roads are being tarmacked as access roads or cycle tracks and engulfed by new development spreading into the countryside. Traffic increases with new development or change of use so roads become even less safe for riders and carriage-drivers (equestrians) to use to access any traffic-free routes there may be. Riders are also increasingly excluded from verges by creation of foot-cycleways – segregated provision for other vulnerable non-motorised users but equestrians are excluded and forced into the carriageway. Historically verges have provided a refuge and could, if mown, provide a segregated route.

Road Safety is a particular concern to equestrians, who are among the most vulnerable road users. Between November 2010 and March 2019, the BHS received reports of 3,737 road incidents, in which **315 horses and 43 people were killed**. Research indicates however that only 1 in 10 incidents are being reported to the BHS; in 2016-17 alone, **3,863** horse riders and carriage drivers in England and Wales were admitted to hospital after being injured in transport accidents. (NHS Hospital Episodes Statistics).

The BHS actively campaigns to improve road safety by making motorists aware of what to do when they encounter horses on the road (see <https://www.bhs.org.uk/our-work/safety/dead-slow> – we recommend taking a few minutes to watch the 'Dead Slow' virtual reality film for an impression of how vulnerable equestrians are in proximity to cars and lorries).

Because of the difficulties that equestrians encounter on roads, they avoid using them wherever possible. Road use is often unavoidable, however it is simply because people have nowhere else to exercise their

The British Horse Society is an Appointed Representative of South Essex Insurance Brokers Limited who are authorised and regulated by the Financial Conduct Authority.

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horses. The main off-road access available to them is the network of Rights of Way (RoW). England and Wales have over 140,000 miles of RoW, but only 22% of this network is available for horse riders (who may only use routes designated as Bridleways and Byways) and a mere 5% to carriage drivers (who only have access to Byways). An additional factor is that the network is fragmented, and roads are often the only available links between one RoW and the next.

The demand for safe access to the countryside for the health and well being of local residents who have been subjected to Covid 19 lockdown restrictions has increased tenfold. It is acknowledged that it is highly likely that the post Covid new 'norm' will see significant changes in the work / home lifestyle balance resulting in increased pressure on the rights of way network. During the pandemic, the value of horses has increased substantially with people spending more time at home looking to find enjoyable ways to exercise, they are able and want to own horses. It is highly likely that the need and demand for improved equestrian access is likely to rise. It is morally, socially, economically and environmentally correct that public money should be spent to benefit the maximum number of users – no matter what label is given to the funding pot therefore where any walking and cycling routes are provided these should be available for equestrians also.

Failure to accommodate the needs of these users would be contrary to National and Local Policies such as:

- **Highways England Accessibility Strategy** states:
'Our vision focuses on supporting our road users' journeys, pedestrians, cyclists, equestrians, those with disabilities (such as users with mobility or sensory impairments) and other vulnerable users – while delivering longer-term benefits for communities and users alike.
We want to address the barriers our roads can sometimes create, help expand people's travel choices, enhance and improve network facilities, and make everyday journeys as easy as possible.
This will be achieved by ensuring our network supports and contributes to accessible, inclusive and integrated journeys which are safe, secure, comfortable and attractive.'
- **NPPF policy 58 Requiring Good design**
Create safe and accessible environments.
- **Paragraphs 73 and 81 of the NPPF** require Local Authorities to plan positively for access to high quality open spaces for sport and recreation which can make important contributions to the health and wellbeing of communities and to plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation.
- **NPPF Section 8**
Promoting healthy communities
Policy 73 access to high quality open spaces for sport and recreation and can make important contribution to the health and wellbeing of communities.
Policy 75 Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users. For example by adding links to existing rights of way networks.
Policy 81 local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation.
- **The Suffolk Rights of Way Improvement Plan** – '2.3 Connectivity – 2.3.1 Take a whole highways approach when considering the journeys of vulnerable users.'
- **The British Horse Society's report Making Ways for Horses** – off-road Equestrian Access in England – Equestrian Access Forum August 2012, highlights the importance of horse riding for health and well being. Access for horse riders, which inevitably involves crossing roads, is central to riding activities without which the level of participation is likely to decline

which will have a negative impact on the local economy (Making Ways for Horses – off-road Equestrian Access in England – Equestrian Access Forum August 2012).

Mitigation must therefore be considered for the equestrian community; The British Horse Society believes that this development provides great opportunities to provide safe off-road routes for all vulnerable road users including equestrians and we would welcome the opportunity to discuss these opportunities at the earliest stage. In order to maximise opportunities within Suffolk to help provide more off-road links for equestrians they should support the automatic inclusion of horse riders on shared off-road routes, unless there are specific reasons why this is not possible.

Conflict with cyclists is sometimes given as a reason for excluding horses from shared routes, but this rarely has anything to do with either the horse or the bicycle, simply the inconsiderate person who happens to be riding one or the other. Horse riders and cyclists as two vulnerable road user groups have more in common with each other than differences. This is illustrated by the work that the BHS are doing in partnership with Cycling UK in the current 'Be Nice, Say Hi!' campaign and with Sustrans in their 'Paths for Everyone' initiative.

The key to a successful shared route is the design: for example, rather than positioning a cycle path down the centre of a route with verges either side, the cycle path should be positioned to one side and the two verges combined to provide a soft surface for walkers, runners and horses on the other. (This also addresses the issue of horse droppings which, as research has confirmed, represent no danger to health and disperse quickly, particularly on unsurfaced paths.)

Then Design and Access Statement mentions walking and cycling only, stating: 'The layout of internal footways along both the major and minor access roads creates a permeable layout that encourages walking and cycling with accesses throughout to Public Open Spaces. These modes of sustainable transport are further encouraged by ensuring that all public spaces are overlooked, which is considered to be the first step towards the provision of safe and accessible routes, and crime prevention.' This statement completely excludes equestrians and The British Horse Society believes these routes should be available to the widest number of users as a Non-Motorised User routes to include equestrians. One of the design principles is to 'Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;'. Historically, pedestrians and cyclists have been considered as the main vulnerable road users. Equestrians are however increasingly recognised as being part of this group: during the Parliamentary Debate on Road Safety in November 2018 Jesse Norman, Under Secretary of State for Transport, stated that:

“We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders.”

It is essential that in projects such as this, every opportunity is taken to benefit as many people as possible including those least active in the population (NHS, 2019). Therapeutic and physical benefits of horse riding and carriage driving have been proven for people with disabilities (Favali and Milton, 2010). According to Church et al (2010) over 90% of equestrians are women and 37% of these are over 45 years of age and over a third would pursue no other physical activity. 'Horse riding induces physiologically positive effects such as muscle strength, balance...and psychologically positive changes' (Sung et al, 2015). In the current climate mental health is hugely important and horse riding and carriage driving play a large part in enhancing physical and psychological health therefore should be included in improving quality of life and wellbeing through an inclusive transport system accessible to all which emphasises sustainable and active travel.

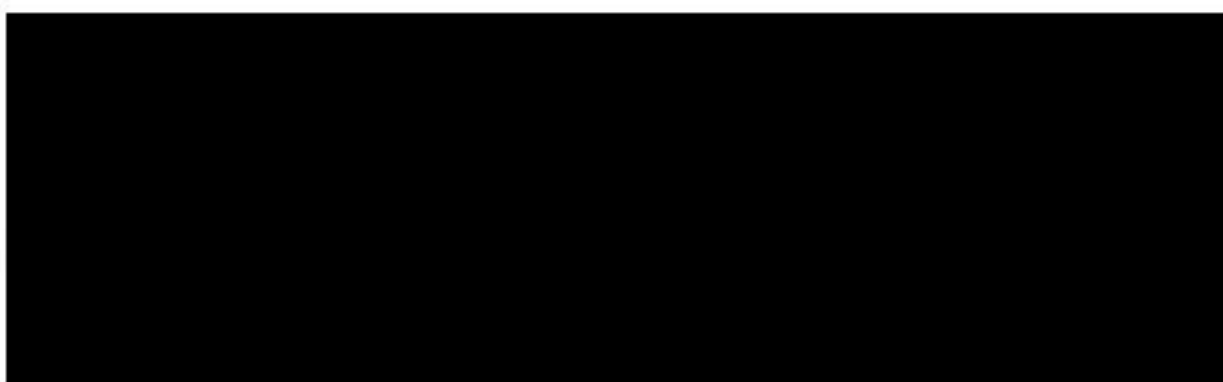
Horse riding is a year-round activity which (along with associated activities such as mucking out and pasture maintenance) expends sufficient energy to be classed as moderate intensity exercise. The majority of those who ride regularly are women, and a significant proportion of riders are over 45. For some older or disabled people, being on horseback or in a horse-drawn carriage gives them access to the countryside and a freedom of movement that they would not otherwise be able to achieve. Most riders and carriage-drivers

wish to take their horses out on bridleways and byways, away from motor traffic, for the physical and mental health benefits to animal and human, in exactly the same way as most walkers (with and without dogs) and cyclists. Many are unable to do so because the traffic on tarmac roads is too dangerous for such vulnerable road users, and there are generally so few traffic free routes available to equestrians. There are also considerable psychological and social benefits from equestrian activities, as the BHS is demonstrating through the [Changing Lives through Horses](#) initiative.

Equestrianism is a popular activity in this part of Suffolk, and one which contributes significantly to the local economy. The equestrian community in Suffolk currently has many difficulties in finding safe access within the area, as identified in Suffolk's policies. Many of these issues could be addressed and resolved through good planning of future routes. We hope therefore that the applicant will support this, and local equestrians affected by this development, and would be happy to support and facilitate consultation with the local equestrian community-

If you have any questions, or would like to discuss any aspect of this response further, please do not hesitate to contact me.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Charlotte Ditchburn (Miss.)
Access Field Officer, East Region

Consultee Comments for Planning Application DC/21/00609

Application Summary

Application Number: DC/21/00609

Address: Land To The South Of Eye Airfield And North Of Castleton Way Eye

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum has no further comments to make on this application.

Comments for Planning Application DC/21/00609

Application Summary

Application Number: DC/21/00609

Address: Land To The South Of Eye Airfield And North Of Castleton Way Eye

Proposal: Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.

Case Officer: Daniel Cameron

Customer Details

Name: Mrs Linda Hoggarth

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

Comment Details

Commenter Type: Amenity Group

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

Comment Reasons:

Comment: These comments are submitted by the Mid Suffolk Disability Forum.

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

It is also our view that 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. It has not been possible to ascertain how many bungalows are included within this development.

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

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

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 11 Nov 2021 12:33:01

To:

Cc:

Subject: FW: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye

Attachments:

-----Original Message----- From: sps@suffolksociety.org Sent: 11 November 2021 10:17 To: BMSDC Planning Area Team Yellow Cc: director ; bethany Subject: Re: Reconsultation Request - DC/21/00609 - Land To The South Of Eye Airfield And North Of Castleton Way, Eye Good morning Many thanks for your recent correspondence reference the above application. We confirm that the SPS has no further comment to make in response to this application. Many thanks Julie Howe Office Manager Suffolk Preservation Society

From: Fiona Cairns

Sent: 03 March 2021 08:55

Subject: RE: DC/21/00609 Land To The South Of Eye Airfield And North Of Castleton Way

Dear Josie

Thank you for your email. The SPS do not wish to comment on this application.

Regards

Fiona Cairns IHBC MRTPI
Director
Suffolk Preservation Society
Little Hall, Market Place
Lavenham
Suffolk



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

3rd March 2021

Dear Daniel,

RE: DC/21/00609 - Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure. Land To The South Of Eye Airfield And North Of Castleton Way, Eye

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

We note as part of the proposals that open spaces will be created within the development, as well as a woodland belt around the eastern and northern site boundary and attenuation basins. However, it is unclear what species will be used for the replacement planting which will be submitted within a later application. Whilst the application dictates that these features will be planted, there is no indication of the composition and range of species. In order to maximise the potential for biodiversity, a diverse range of native species should be used and this detailed within a planting specification. 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. These should be secured as a condition of planning consent, should permission be granted.

We have read the Breeding Bird Update (MLM, January 2019) and are satisfied with the findings of the consultant. A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the update, as well as from the ecological reports detailed in Condition 8 of outline application 3563/15, are to be incorporated within the development, including their locations.

As foraging and commuting bats were identified as potentially using hedgerows and trees adjacent to the site with the outline application 3563/15 (Building Inspection and Bat Detector Survey, MLM, October 2015), then it is important that there is no light spill from external lighting and that dark corridors are retained around the site for the foraging and commuting bats. Therefore, a lighting strategy in accordance with current guidelines¹ should be designed. This should be implemented as a condition of planning consent, should permission be granted.

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

We note the Skylark Mitigation Plan accompanying the application, however no detail is supplied regarding management measures, monitoring or the length of time it is to be implemented. It is also unclear whether a number of the plots are on hardstanding, or close to access routes. Therefore, the mitigation plan should be updated to address these concerns.

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

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

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

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Pegasus Group
Suite 4, Pioneer House
Chivers Way, Histon
Cambridge
CB24 9NL

Applicant:

Mr Baldwin
C/O Agent

Date Application Received: 02-Oct-15

Application Reference: 3563/15

Date Registered: 30-Oct-15

Proposal & Location of Development:

Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Land At Eye Airfield, Castleton Way, Eye,

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

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

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

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

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF RESERVED MATTERS

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

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

3. REQUIREMENT OF RESERVED MATTERS

The reserved matters relevant to each phase shall include the following:-

a) Details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction.

b) A 'soft landscaping scheme':

The 'soft landscaping scheme' shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development.

c) Details of the areas to be provided for the storage of Refuse/Recycling bins.

d) Details relating to the implementation, treatment, management and control of any or all emergency access points.

e) Details of existing and proposed levels of the site and finished floor levels as measured from a fixed off site datum point.

f) Details of the boundary treatments for individual buildings and dwellings.

g) Details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The parking areas/provision provided shall accord with the requirements of the Local Planning Authority's adopted parking standards, being Suffolk Guidance for Parking.

h) Details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage/prevention of discharge of surface water from the development onto the highway).

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required in order to secure an

appropriate level of detail within the reserved matters application(s) in accordance with the considerations relevant to the granting of this outline permission.

4. LISTING OF APPROVED PLANS

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

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing no. T.0283 41B, dated 30/10/2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans:

Drawing no. T.0283 41B, dated 30/10/2015;
Drawing no. T.0283 38F, dated 09/05/2016 (only in so far as it relates to the access points serving the development hereby approved);
Drawing P682 SK 014 Rev 2 (Langton Grove Access);
Drawing P681/011 Rev 07 (Castleton Way Access);
Drawing P681/011A Rev 07 (Castleton Way Access with Indicative School Drop-Off Area).

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

5. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced a scheme for the carrying out of the development in successive phases (including trigger points for each successive phase following the first) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with those phases of development as may be agreed.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: AMOUNT OF RESIDENTIAL DEVELOPMENT

The quantum of residential development shall be limited to a maximum of 280 no. dwellings and a 60 no. bedroom care home.

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

7. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS (CARE HOME)

The care home hereby approved shall be of a maximum of two storeys in height.

Reason - In order to secure a design that is appropriate for its location and so as to protect the visual amenities and character of the area, the historic environment and to safeguard local distinctiveness.

8. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION

The development shall be implemented and completed in accordance with those recommendations as set out within the following documents:

Phase 1 Habitat Survey, JBA Consulting (September 2014);
Breeding Bird Survey, MLM Environmental (October 2015);
Great Crested Newt Survey, MLM Environmental (October 2015);
Reptile Survey, MLM Environmental (October 2015).

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

9. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION (SKYLARKS)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no development shall commence until a scheme for the provision of an alternative habitat for skylarks, to compensate for habitat lost through all phases of this scheme, shall be submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented before the first phase of the development commences and shall be maintained for a period of not less than 10 years.

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

10. SPECIFIC RESTRICTION ON DEVELOPMENT: PILING AND PENETRATIVE METHODS

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To adequately protect the aquatic environment from pollution or contamination.

11. SPECIFIC REQUIREMENT OF DEVELOPMENT: SOFT LANDSCAPING SCHEME

Following the approval of the 'soft landscaping scheme' (pursuant to condition 3 above), the 'soft landscaping scheme' shall be implemented in accordance with the approved details within the first planting season (October - March) following the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The approved 'soft landscaping scheme' shall be carried out in its entirety.

If within a period of five years, any of the existing or proposed plants identified in the approved 'soft landscaping scheme' die, are removed, or in the opinion of the Local Planning Authority become seriously damaged or diseased then they shall be replaced in the next planting season with others of a similar size and species.

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF RENEWABLES DETAILS WITH RESERVED MATTERS APPLICATION.

Before any development is commenced on any phase, an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence above ground level until full Design Stage calculations under the National Calculation Method have been submitted to and approved in writing by the Local Planning Authority demonstrating that the development is capable of achieving the required standard in accordance with the approved Energy Strategy, and any subsequent approved revisions.

Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built certificates derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved Energy Strategy (and any subsequent approved revisions) should be submitted to the Local Planning Authority and approved in writing.

Reason - In order to ensure the long-term sustainability of the development through on-site use of renewable resources and sustainable construction techniques and materials, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site (other than those relating to highways or estate roads), details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority.

Vegetation to be affected by any proposed lighting shall be illuminated to a level no greater than 1 lux (strong moonlight).

The lighting shall be carried out and retained as may be approved.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS (1)

No development shall take place on any phase within the 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.
- h) Mitigation details for the preservation in situ of the cemetery situated within 'parcel 13a' (as identified on the approved plans) and a management plan for the ongoing protection of this area.

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

15. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS (2)

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition no. 17 above 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.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: WASTE
MANAGEMENT

No development shall commence on any phase until a waste minimisation and recycling strategy (to include a Site Waste Management Plan) relating to the construction and

occupation stages of the development has been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and occupied in accordance with the approved strategy.

Reason - In the interests of minimising and managing waste arising from the development as supported by the National Planning Policy Framework (2012).

17. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: FOUL SEWERAGE DETAILS

No development shall commence on any phase until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

No development shall commence on any phase until details of a scheme for the disposal of surface water has been submitted to and, agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Such details shall include:

- a) Design calculations, construction and landscaping details.
- b) Proposed levels
- c) Proposals for water quality control
- d) Means of protecting SuDS, swales basins and soakaways and permeable paving from sediments and compaction.
- e) Erosion protection measures
- f) Plans showing exceedance routes and areas where flooding will occur at a 100 year Return period including climate change.
- g) A programme for its implementation, and
- h) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- i) Arrangements to enable any Surface water drainage within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.

Reason - To safeguard the ground water environment and minimise the risk of flooding over the lifetime of the development; to ensure clear arrangements are in place for ongoing operation and maintenance.

19. ACTION REQUIRED PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area or relevant phase, shall be protected in accordance with a scheme of tree protection,

(BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason - For the avoidance of damage to trees and hedgerows within the site and in the interests of visual amenity and the character and appearance of the area.

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: LANDSCAPE MANAGEMENT

Prior to the commencement of development on any phase, a Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved, in writing, by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved.

The schedule of landscape maintenance shall run for a period of not less than 10 years.

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

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FIRE HYDRANTS

No development shall commence on any phase until details (including the number, locations, timetable for installation and specifications) of the provision of fire hydrants throughout the development have been submitted to, and approved in writing by the Local Planning Authority. The approved hydrants shall be installed in accordance with the approved timetable.

Reason - In the interests of safeguarding residential amenity by providing suitable fire-fighting infrastructure.

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

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

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.

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

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

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

23. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (1)

No development shall take place on any phase until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- b) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) The results of the site investigation and detailed risk assessment referred to in (2) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health

of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

24. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (2)

No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (3)

No development shall take place on any phase until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

26. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION (4)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (1)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new roundabout access from Castleton Way (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any part of the development being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

28. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (2)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new Zebra crossing and School Drop Off Parking Area (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved crossing and parking area shall be laid out and constructed in its entirety prior to first occupation of any property on the site. Thereafter the parking area and crossing shall be retained in its approved form.

Reason - To ensure that the crossing is located in the most appropriate location and designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

29. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (3)

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or above in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

30. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (4)

The new estate road junction with Castleton Way, inclusive of cleared land within the sight splays to this junction, must be formed prior to any other works commencing or delivery of any other materials.

Reason - To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

31. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (5)

Before the development hereby permitted is commenced details of the travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be submitted to and approved in writing by the

Local Planning Authority and such approved arrangements shall be implemented before the development is first occupied and thereafter adhered to.

Reason - In the interests of sustainable development, as supported by the principles and policies contained within the NPPF.

32. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (6)

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason - To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

33. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (7)

The approved Langton Grove access (Drawing P682 SK 014 Rev 2) shall be laid out and constructed in its entirety prior to any dwelling within the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only) being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

NOTES:

1. When determining planning applications the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how in dealing with the application they have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In this case the Local Planning Authority worked with the agent/applicant to address issues including heritage, highways, flood risk and safeguarding from accidents. Following minor amendments/amplifications, additional information received and subsequent re-consultation exercises, the Local Planning Authority was able to reach a decision having had regard for all material planning considerations and relevant statutory duties and responsibilities.

2. 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.

3. The submitted scheme of archaeological investigation should be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
4. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
5. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
6. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway

shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341414. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

7. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
8. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

This relates to document reference: 3563/15

Signed: Philip Isbell

Dated: 27th March 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

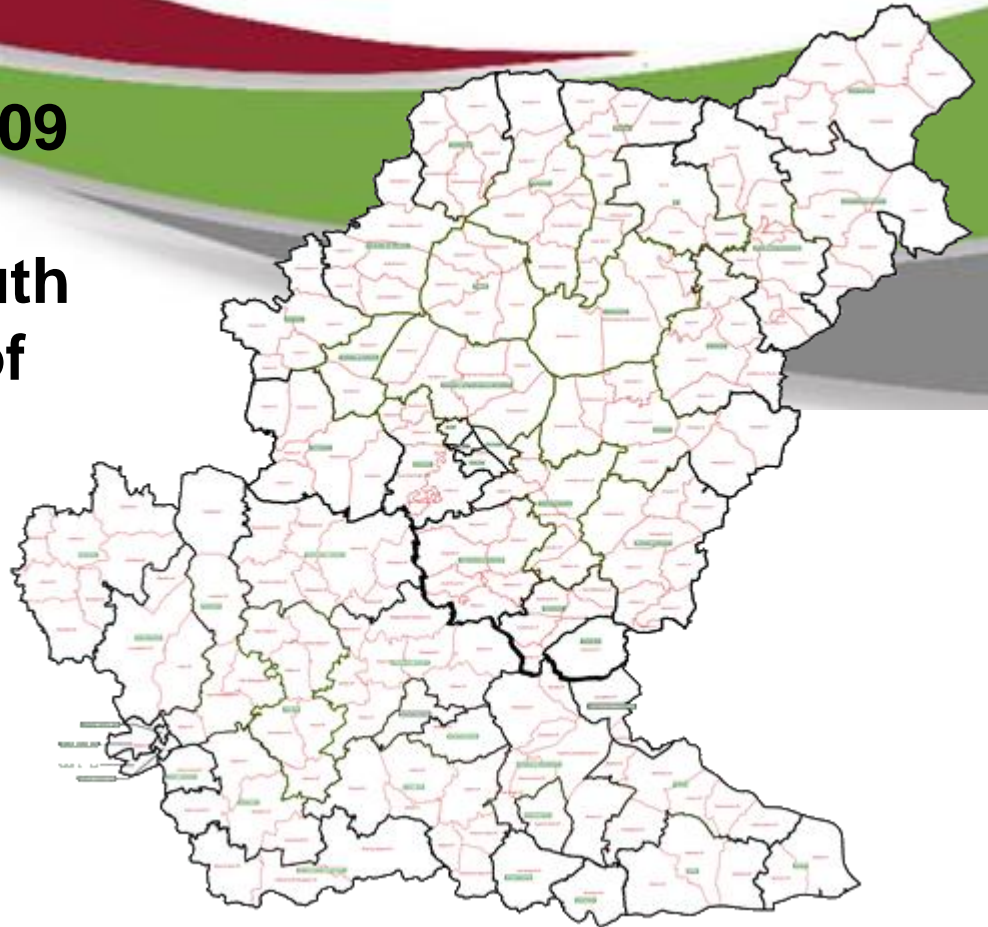
*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

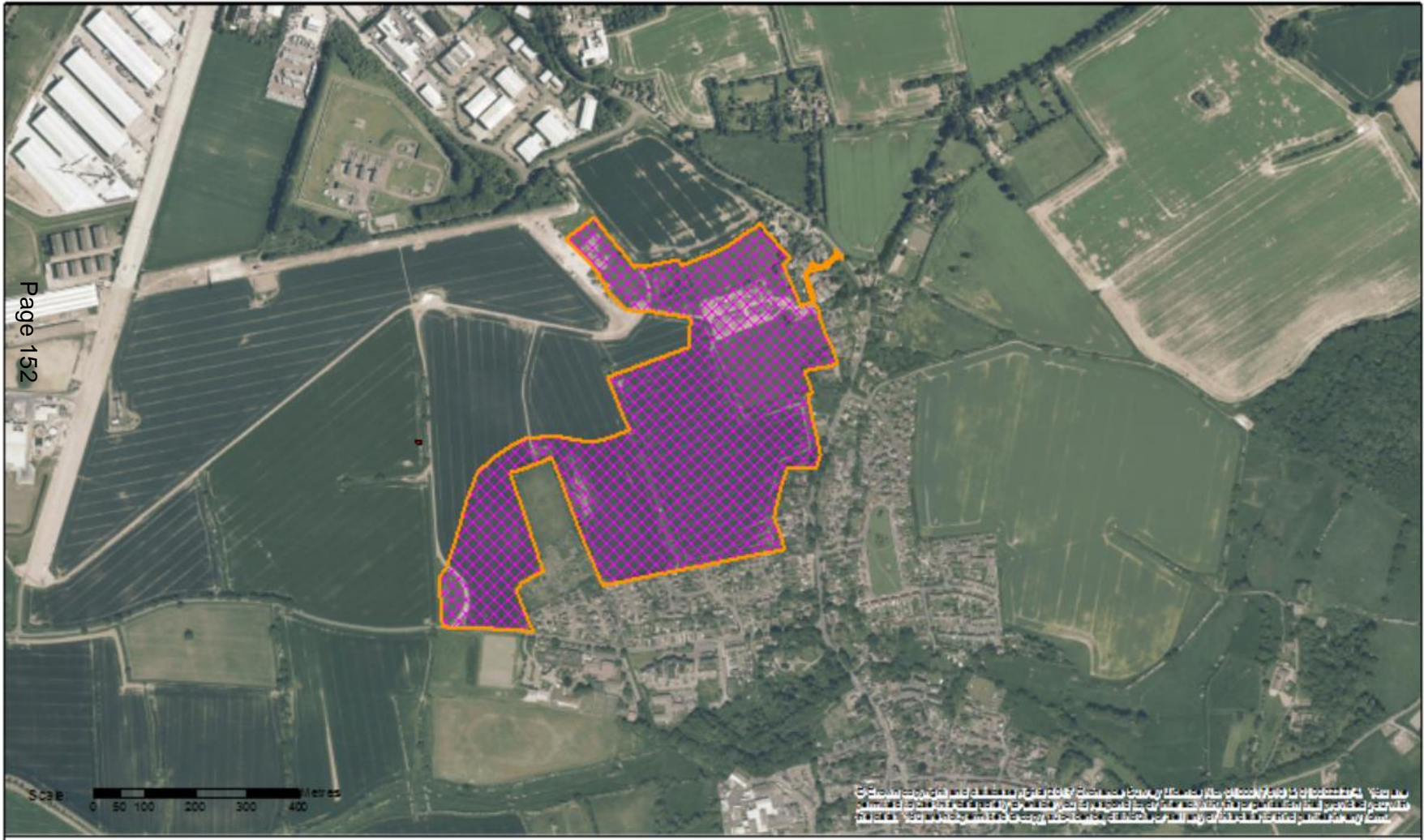
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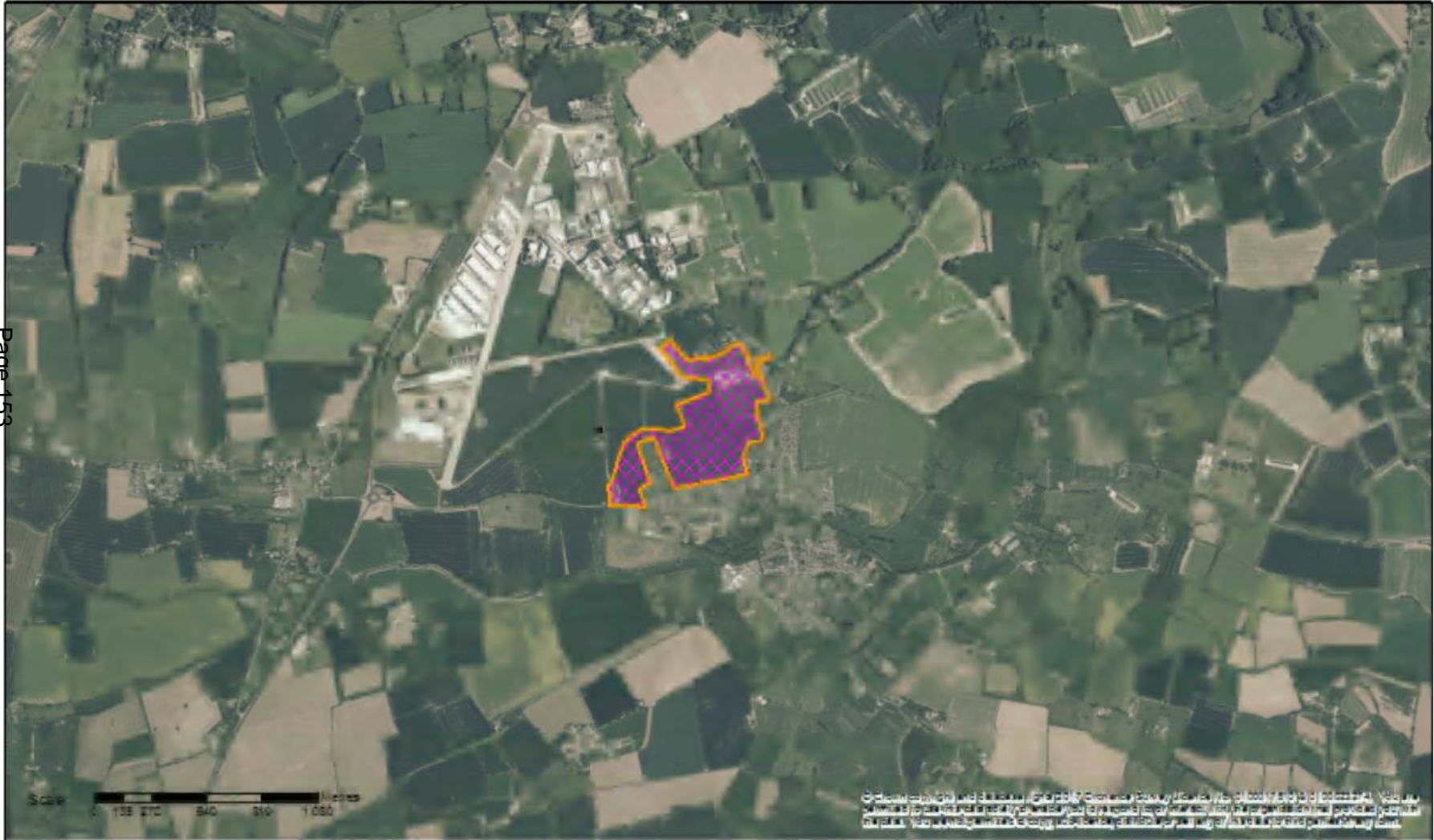
Application No: DC/21/00609

**Address: Land To The South
of Eye Airfield and North of
Castledon Way, Eye**

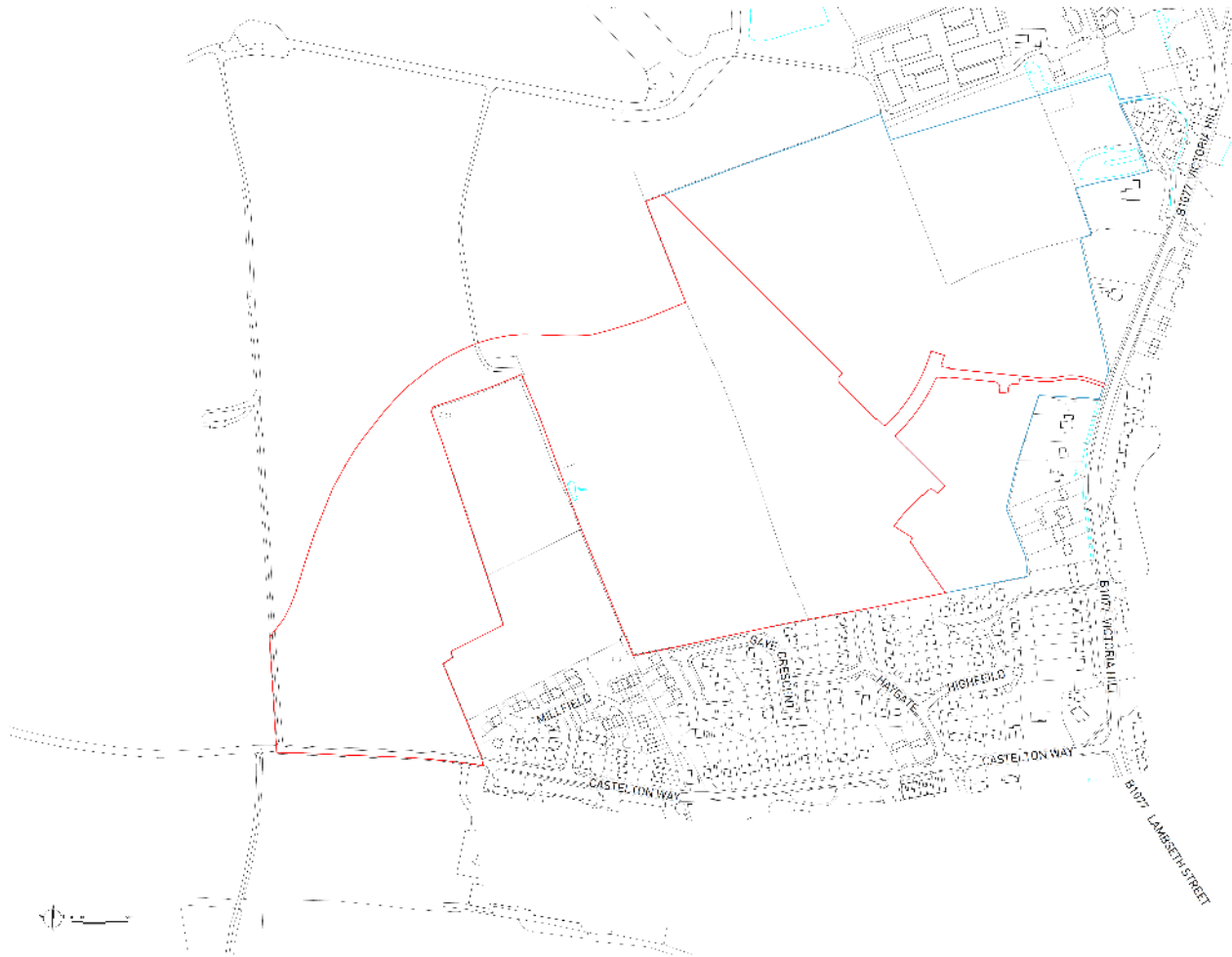
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Site Location Plan



- KEY**
- FIELD-41971-21-102
 - LAND-USE-APPLICATION-2018-02-01

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - SITE LOCATION PLAN



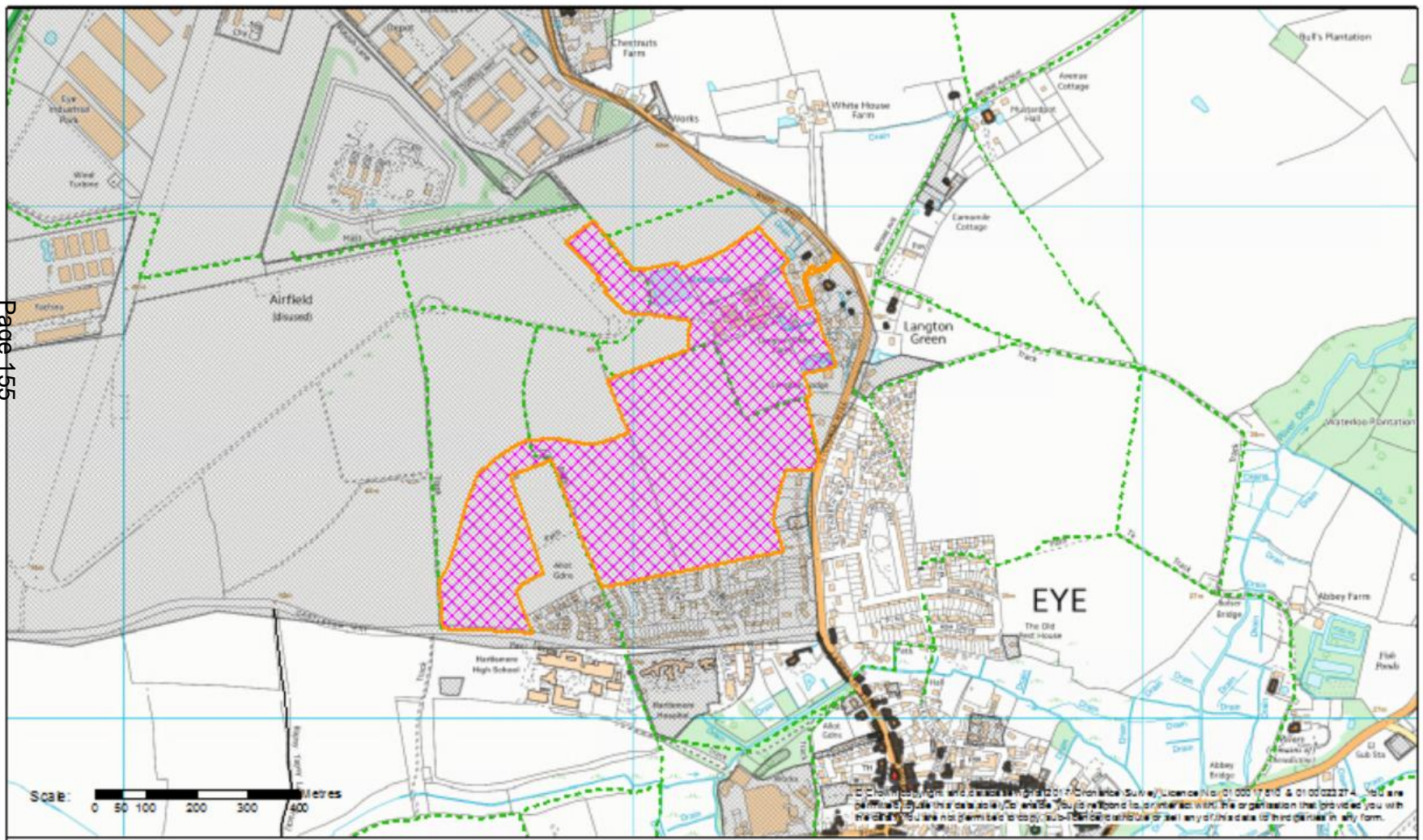
Constraints Map

Potentially Contaminated Land

- | | |
|---|--|
| <p>Public Rights of Way</p> <ul style="list-style-type: none"> ⋯ Footpath - - - Bridleway - · - · - Restricted Byway - · - · - Byway Open to All Traffic | <p>Listed Buildings</p> <ul style="list-style-type: none"> ■ Grade I ■ Grade II ■ Grade II* |
|---|--|

Slide 5

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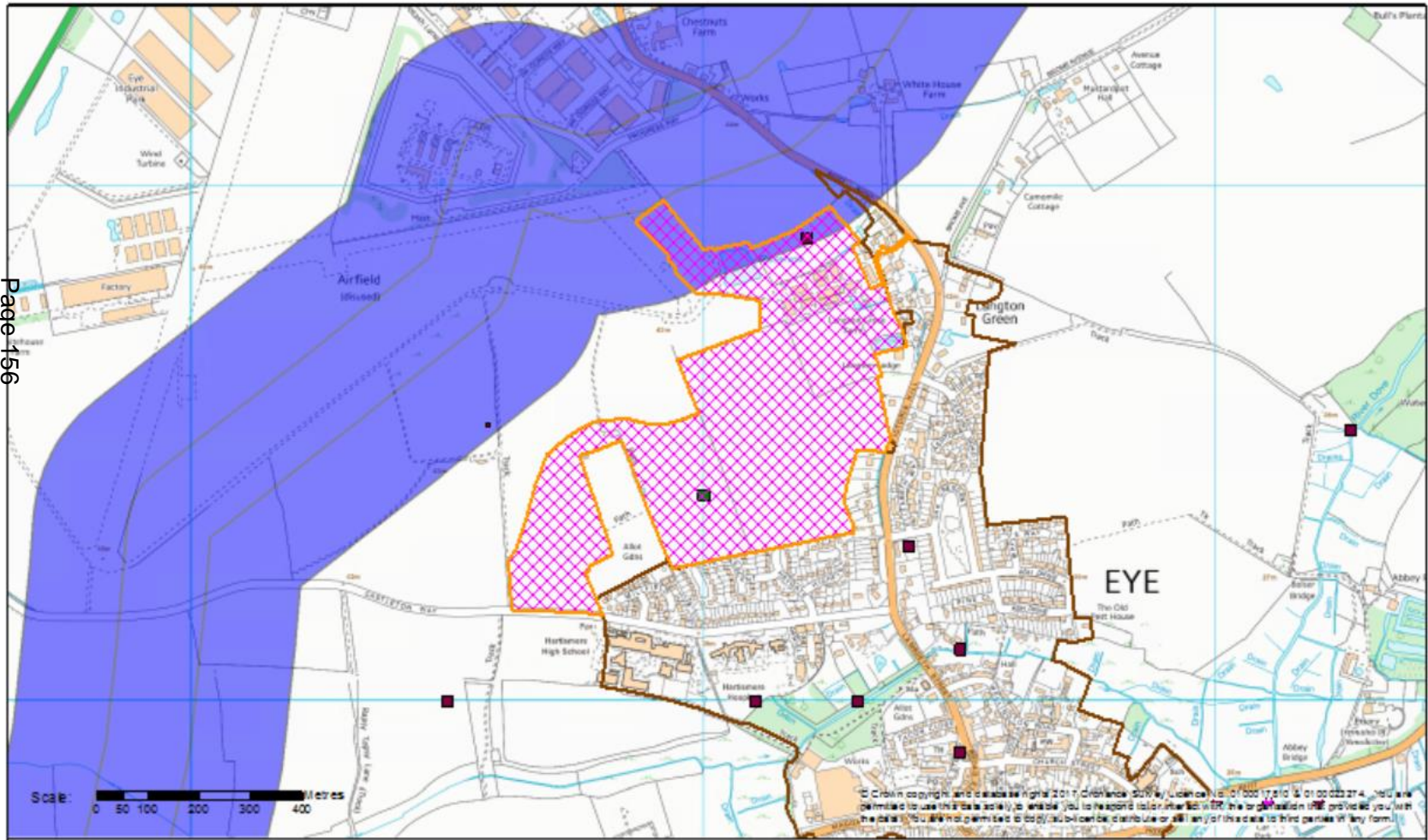
Constraints Map

Biodiversity - Schedule 9 Animals, Birds, Crayfish, Plants

 Biodiversity - Schedule 9 Animals e.g. Eastern Grey Squirrel

 Built Up Area Boundaries

 High Pressure Gas Pipeline 30.48 Buffer



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Site Layout

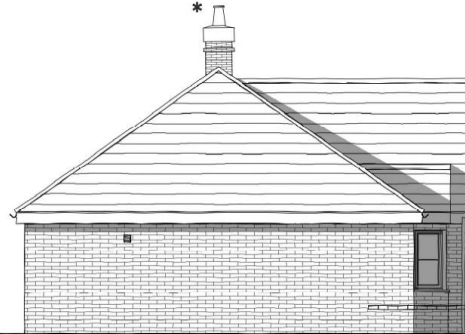


Plans and elevations Bentley

Slide 8



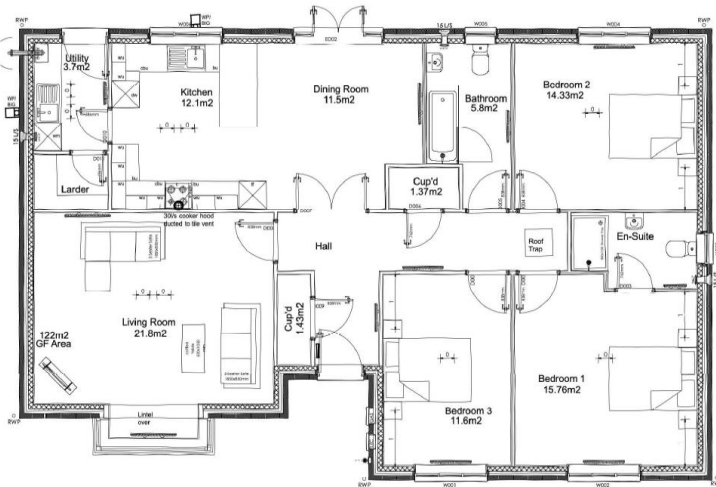
FRONT ELEVATION



SIDE ELEVATION

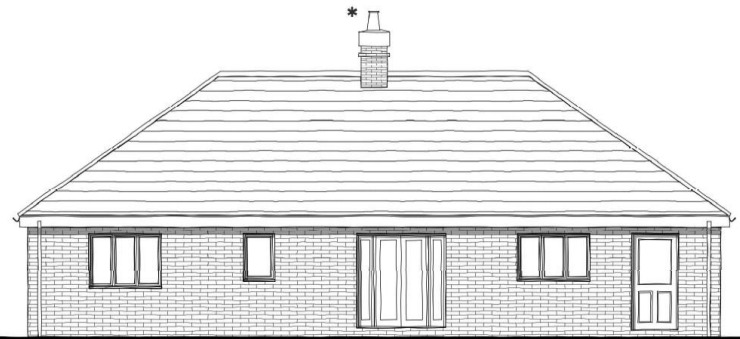


SIDE ELEVATION



GROUND FLOOR PLAN

1:100 Scale



REAR ELEVATION

* Chimney - Plots 61, 68H, 106, 136 only

PLOTS: 61, 68H, 88, 106, 120H, 134H, 135H, 136, 137

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - BENTLEY CA3 | ELEVATIONS AND FLOOR PLANS [BRICK]



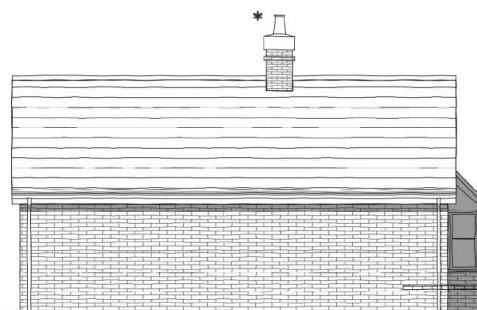
Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number: 100020203. Ordnance Survey Licence number: 100000446. Ordnance Survey Licence number: 0100001473. Standard 05 licence rights conditions apply. Figures accurate to 100mm unless otherwise stated. All dimensions shown shall be for building purposes, or for site of origin. Check or otherwise regular engineering practices to suit. Tel: 01286 447111 www.pegasusgroup.co.uk

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Plans and elevations Bungalow 2



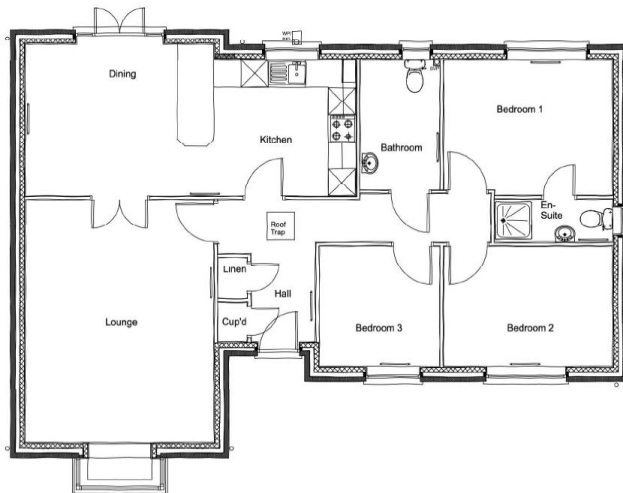
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



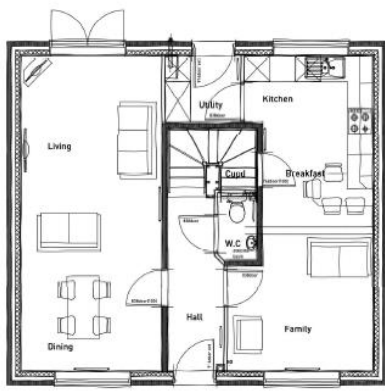
REAR ELEVATION

* Chimney - Plots 89, 119, 133H, 138 only
 PLOTS: 59, 60H, 67H, 89, 92, 107, 119, 121H, 133H, 138
 NOTE: Refer to material plans for plot specific materials

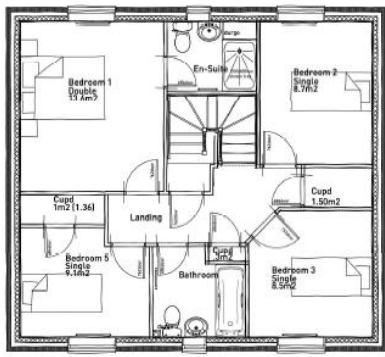
PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - BUNGALOW 2 CA3 | ELEVATIONS AND FLOOR PLANS [BRICK]



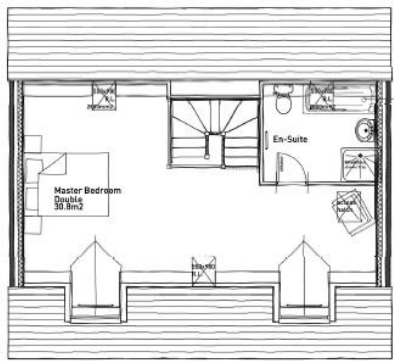
Page 160



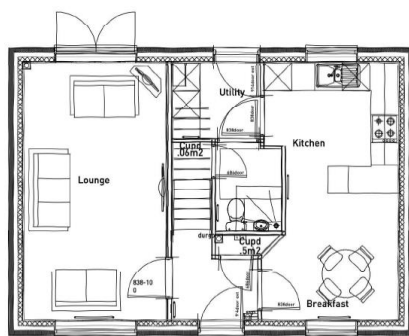
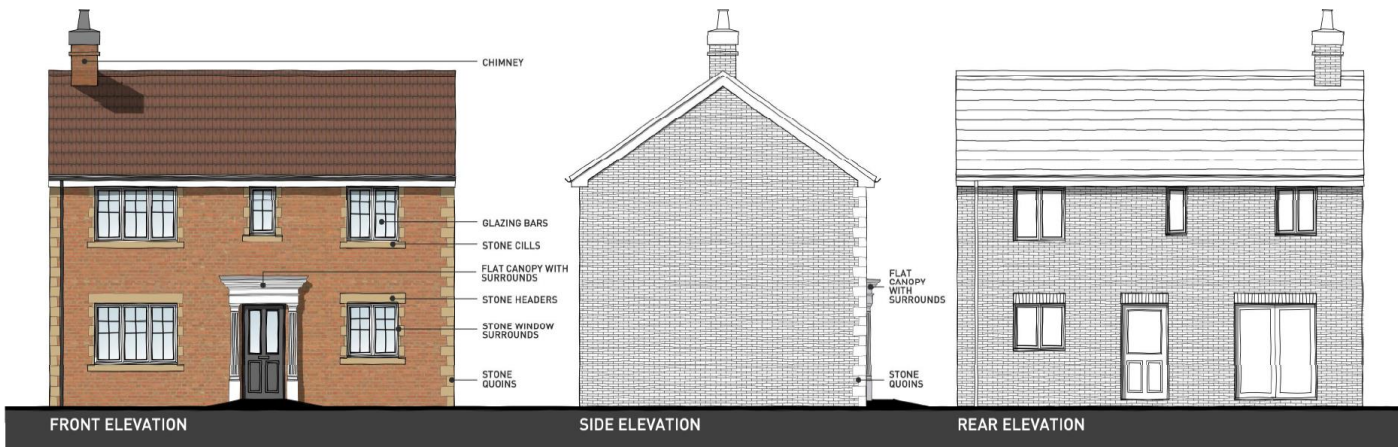
GROUND FLOOR PLAN



FIRST FLOOR PLAN

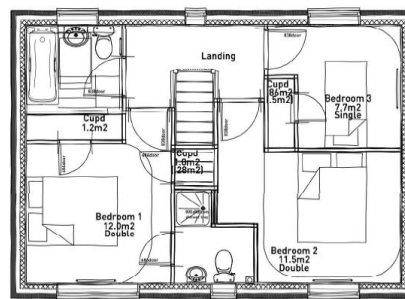


SECOND FLOOR PLAN

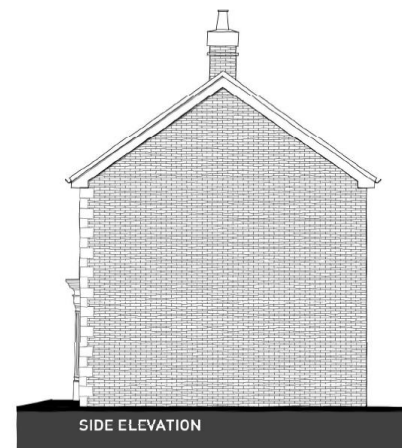


GROUND FLOOR PLAN

1:100 Scale
 0 1 3 5m



FIRST FLOOR PLAN

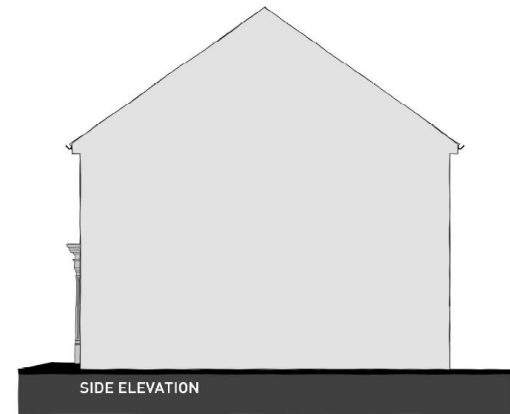
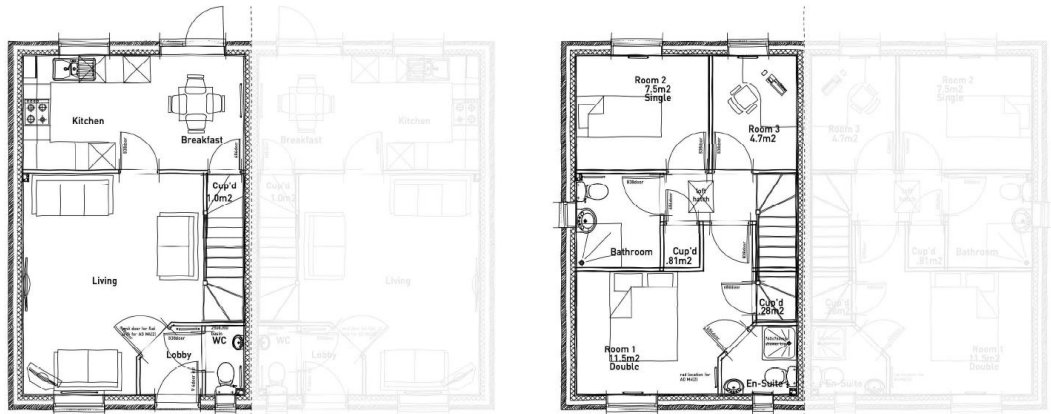


PLOTS: 13

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - CHARNWOOD CA1 | ELEVATIONS AND FLOOR PLANS [BRICK]

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1:100 Scale
 0 1 3 5m

PLOTS: 74, 75H, 115, 116H, 117, 118H

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - DANBURY CA4 | ELEVATIONS AND FLOOR PLANS [BRICK]

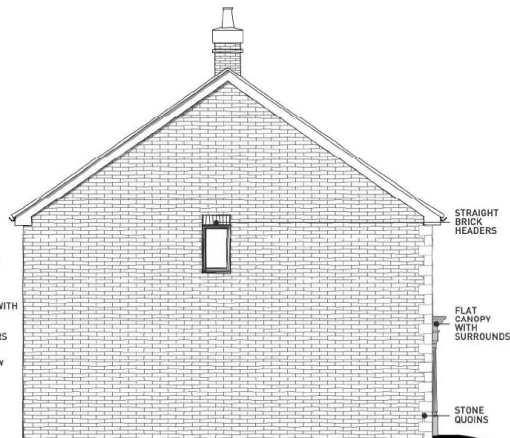
Plans and elevations Hadleigh

Slide 13

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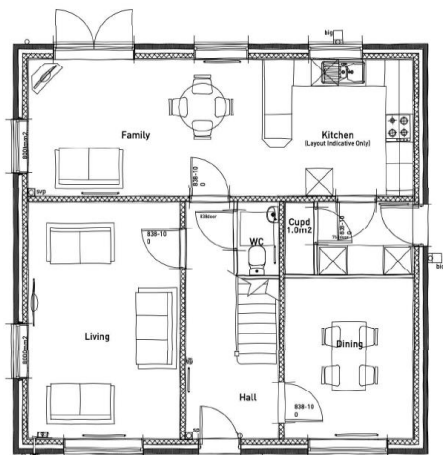
FRONT ELEVATION



SIDE ELEVATION

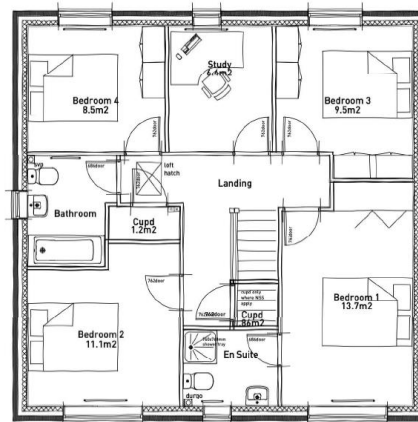


REAR ELEVATION

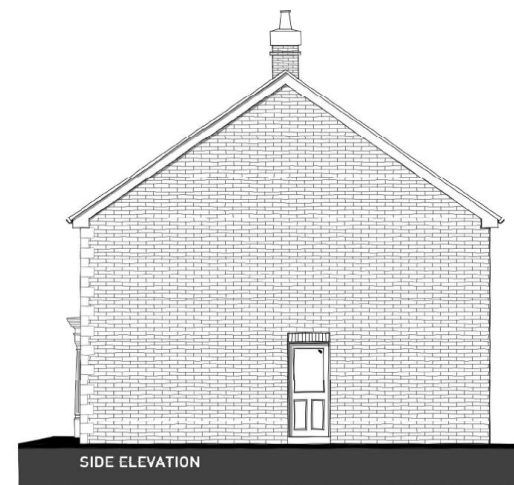


GROUND FLOOR PLAN

1:100 Scale
 0 1 3 5m



FIRST FLOOR PLAN



SIDE ELEVATION

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PLOTS: 3H

NOTE: Refer to material plans for plot specific materials

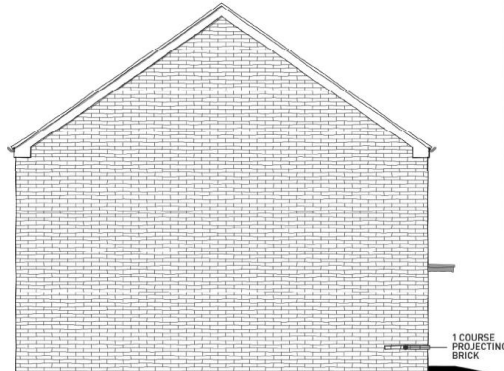
PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - HADLEIGH CA1 | ELEVATIONS AND FLOOR PLANS [RENDER]

Plans and elevations Haldon

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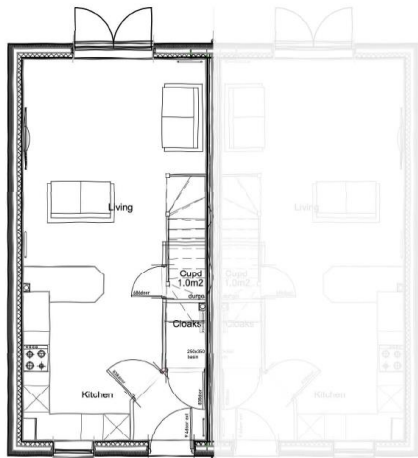
FRONT ELEVATION



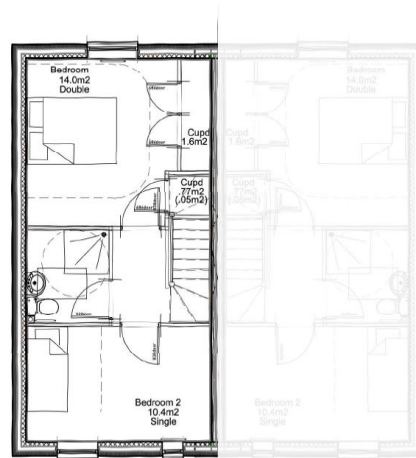
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOTS: 76, 77H

NOTE: Refer to material plans for plot specific materials

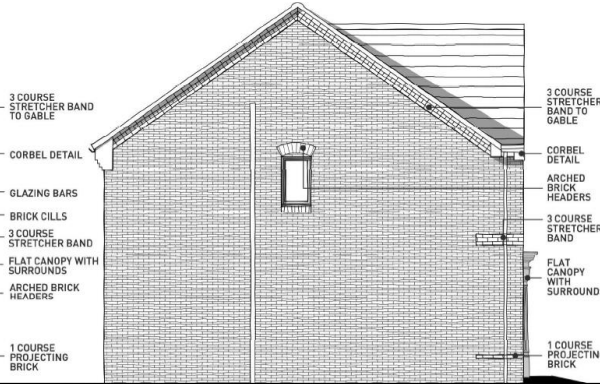
PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - HALDON CA4 | ELEVATIONS AND FLOOR PLANS [BRICK]

Plans and elevations Kielder

Slide 15



FRONT ELEVATION



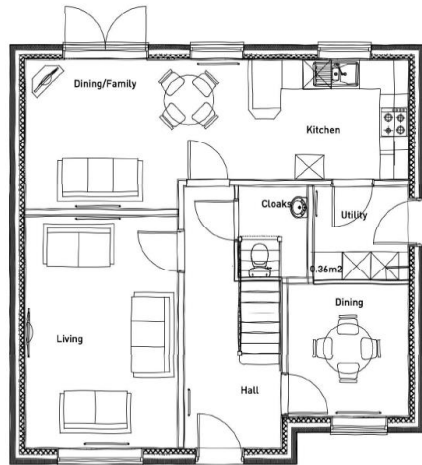
SIDE ELEVATION



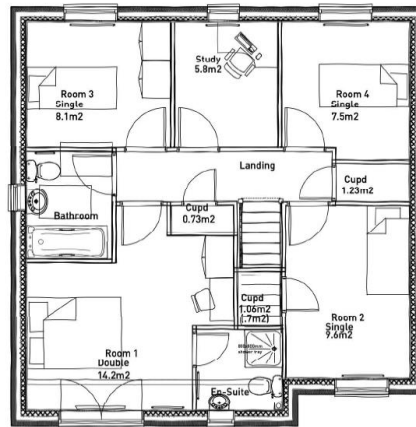
REAR ELEVATION

- 3 COURSE STRETCHER BAND TO GABLE
- CORBEL DETAIL
- GLAZING BARS
- BRICK CHILLS
- 3 COURSE STRETCHER BAND
- FLAT CANOPY WITH SURROUNDS
- ARCHED BRICK HEADERS
- 1 COURSE PROJECTING BRICK

- 3 COURSE STRETCHER BAND TO GABLE
- CORBEL DETAIL
- ARCHED BRICK HEADERS
- 3 COURSE STRETCHER BAND
- FLAT CANOPY WITH SURROUNDS
- 1 COURSE PROJECTING BRICK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



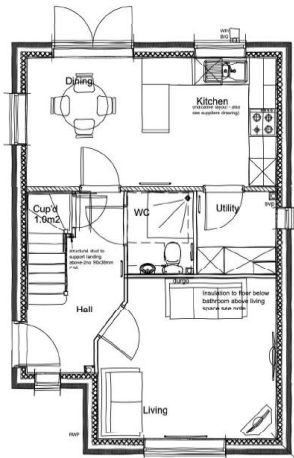
Page 165

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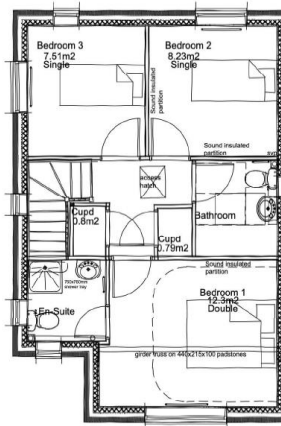
PLOTS: 6H, 7, 10H, 27

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - KIELDER CA2 | ELEVATIONS AND FLOOR PLANS [BRICK]



1:100 Scale
 0 1 3 5m



FIRST FLOOR PLAN



PLOTS: 55H

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - SHERWOOD CORNER CA4 | ELEVATIONS AND FLOOR PLANS [BRICK]

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PLOTS: 43, 95

NOTE: Refer to material plans for plot specific materials

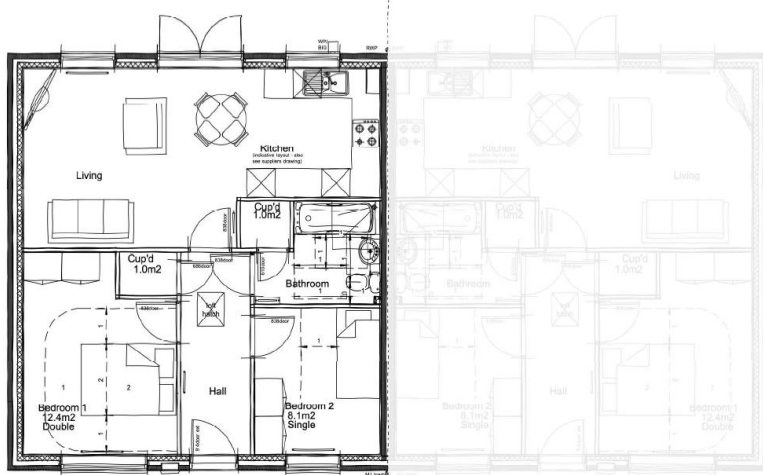
PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - WAREHAM [MID] CA4 | ELEVATIONS [BRICK]



FRONT ELEVATION

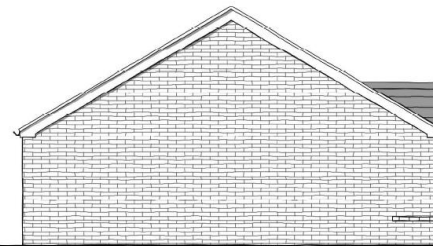


REAR ELEVATION

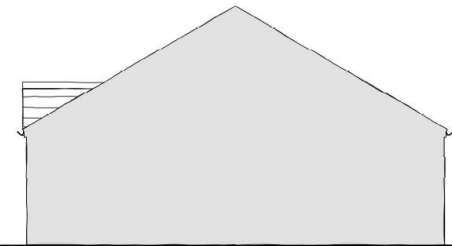


GROUND FLOOR PLAN

1:100 Scale
 0 1 3 5m



SIDE ELEVATION



SIDE ELEVATION

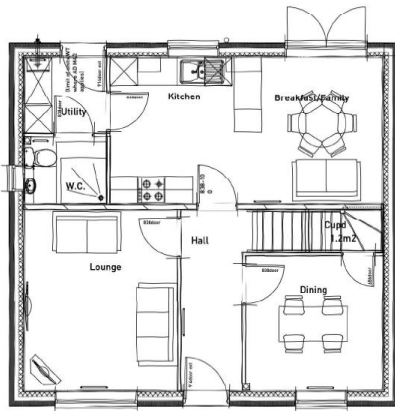
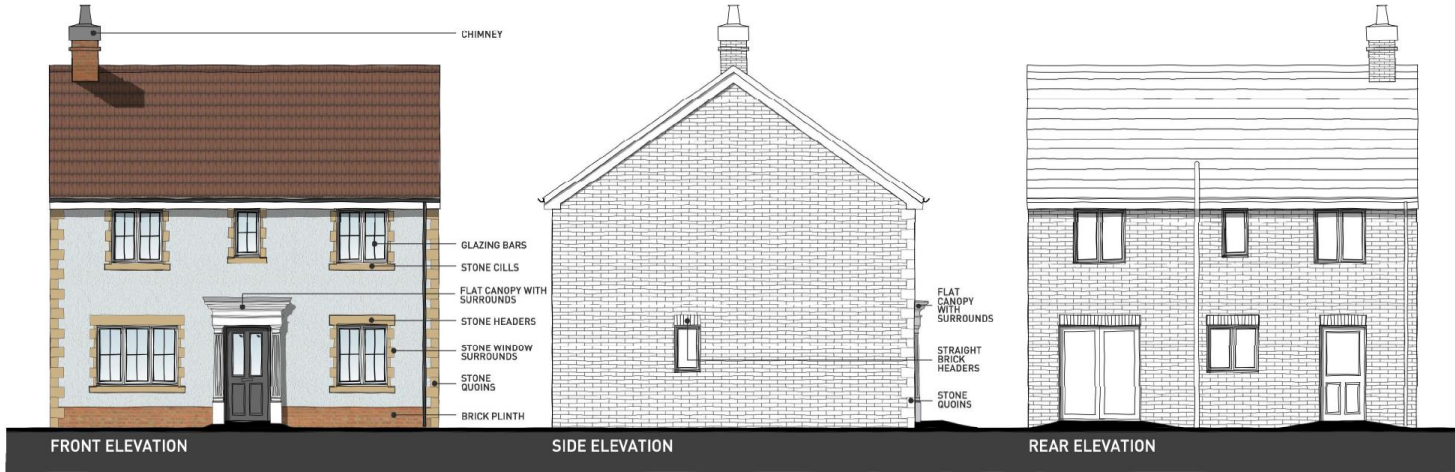
PLOTS: 80H, 81, 82H, 83

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - WENTWOOD BUNGALOW CA4 | ELEVATIONS AND FLOOR PLANS [BRICK]

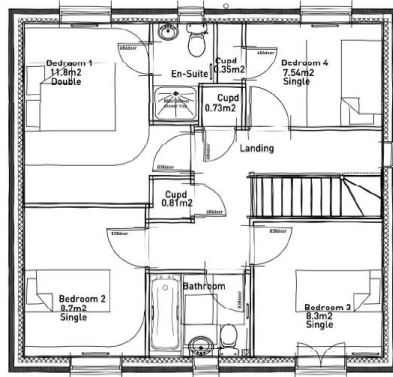
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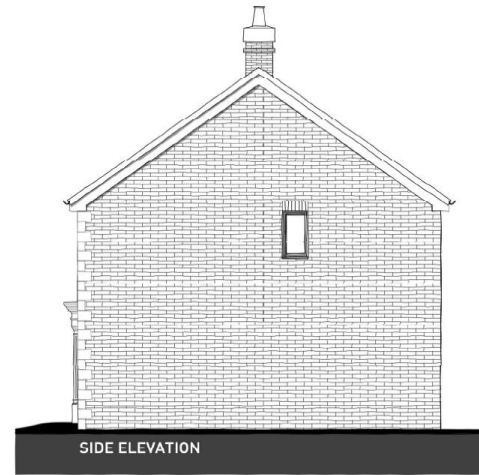


GROUND FLOOR PLAN

1:100 Scale
 0 1 3 5m



FIRST FLOOR PLAN



SIDE ELEVATION

PLOTS: 35

NOTE: Refer to material plans for plot specific materials

PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - WHITELEAF CA1 | ELEVATIONS AND FLOOR PLANS [RENDER]



STREET SCENE A-AA | EYE GATEWAY CHARACTER AREA



STREET SCENE B-BB | GREEN EDGE CHARACTER AREA





STREET SCENE C-CC | HAYGATE GREENWAY CHARACTER AREA



STREET SCENE C-CC | HAYGATE GREENWAY CHARACTER AREA



STREET SCENE D-DD | NEIGHBOURHOOD HOUSING CHARACTER AREA





PLANNING CONSULTANTS: PEGASUS CONSULTANTS LTD. 100, BARNWOOD ROAD, BARNWOOD, LONDON, SE18 3PQ. TEL: 020 7463 4400. FAX: 020 7463 4401. WWW.PEGASUSCONSULTANTS.COM

Detailed Open Space Sheet 1 of 3



Play Specification

1. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

2. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

3. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

4. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

5. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

6. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

7. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

8. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

9. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

10. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

11. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

12. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

13. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

14. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

15. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

16. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

17. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12

18. Tree Climber Frame
 Equipment: 2011
 Manufacturer: B&B
 Size: 2000 x 1500 x 2500
 Weight: 150kg
 Age Range: 4-12



Materials

- Play equipment: See specification sheets.
- Gravel: 150mm deep, 10mm aggregate.
- Grass: 30mm deep, 10mm aggregate.
- Pathways: 150mm deep, 10mm aggregate.
- Planting: See planting schedule.

Planting Schedule

- Planting: 100mm diameter, 1.0m height.
- Planting: 150mm diameter, 1.5m height.
- Planting: 200mm diameter, 2.0m height.

Notes

- 1. All planting to be done by 31st March 2023.
- 2. All planting to be done by 31st March 2023.

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PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - PREDOMINANT MATERIALS PLAN





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Agenda Item 8b

Committee Report

Item No: 8B

Reference: DC/20/04067

Case Officer: Sian Bunbury

Ward: Eye.

Ward Member/s: Cllr Peter Gould

RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15 dwellings

Location

Land at Eye Airfield, Castleton Way, Eye, Suffolk

Expiry Date: 30/06/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Ryden Developments Ltd

Agent: Paul Robinson Partnership (UK) LLP

Parish: Eye

Site Area: 2.3ha

Density of Development:

Gross Density (Total Site): 6.52(dph)

Details of Previous Committee / Resolutions and any member site visit: Outline application 3563/15 was considered at Planning Referrals Committee on 8 June 2016.

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

Has the application been subject to Pre-Application Advice: Yes (DC/20/00298)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The development is a major development of 15 or more residential units and outside the scope of current delegation arrangements.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

National Planning Policy Framework

Mid Suffolk Core Strategy (2008)

Policy CS1 Settlement Hierarchy

Policy CS2 Development in Countryside and Countryside Villages

Policy CS3 Reduce contributions to climate change

Policy CS4 Adapting to climate change

Policy CS5 Mid Suffolk's environment

Policy CS6 Services and infrastructure

Mid Suffolk Core Focused Review (2012)

Policy FC1 Presumption in favour of sustainable development

Policy FC1.1 Mid Suffolk approach to delivering Sustainable Development

Policy FC2 Provision and Distribution of housing

Mid Suffolk Local Plan (1998)

Policy GP1 – Design and layout of development

Policy CL8 - Protecting wildlife habitats

Policy H7 - Restricting housing development unrelated to needs of countryside

Policy H13 - Design and layout of housing development

Policy H14 - A range of house types to meet different accommodation needs

Policy H15 - Development to reflect local characteristics

Policy H16 - Protecting existing residential amenity

Policy H17 - Keeping residential development away from pollution

Policy HB1 - Protection of Listed Buildings

Policy T10 - Highway considerations in development

Policy T11 - Facilities for pedestrians and cyclists

Altered Policy H4 – Affordable Housing

Neighbourhood Plan Status

This application site is in the adopted Eye Neighbourhood Plan Area. The ENP is attached full weight.

Relevant ENP policies:

Eye 3 – House types and sizes

Eye 4 – Land South of Eye Airfield

Eye 25 – Electric Charging Points

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)

Eye Town Council

The town council lodged an objection to the original application on 15th December 2020. The work to improve the design quality of the 15 proposed homes is recognised and welcome. Councillors felt that this was of a significantly higher quality than the original proposal and could provide a good design benchmark for housing on the airfield more generally to fulfil the numbers of up to 280 in the OPP 3563/15. The introduction of bungalows is welcome offering some recognition of the ENP Policy Eye 3 although councillors noted the single garage provision for some plots and felt this should be increased. If policy Eye 25 from the ENP, electric charging points, could be addressed it is likely that ETC could have supported the application as far as the dwellings are concerned. Taken together the current proposals would broadly satisfy sections 5 and 6 of the council's original objection and the comments on the design on page 2. The reason for the objection lies in the fact that items 1-4 of the original objection remain unaddressed. The council requests that a new eye airfield master plan be drawn up. This must address the whole area applicable to the OPP 3563/15 showing maximum numbers to be allowed and the relationship of this site to the other land parcels. An indicative position of the care home should also be included.

NB Case Officer note: The amended scheme has addressed the design, layout and housing type concerns of the Town Council. Electric Charging Points are provided throughout the development which accords with ENP Policy 25. Their continuing objection relates to the status of the Airfield Indicative Master Plan and expectation of the Design Brief, the potential increase in density elsewhere on the overall site, future development of the Care Home, and the impact of the Nursery Car Park on the 'Greenway'.

National Consultee (Appendix 4)

Cadent and National Grid

There is apparatus in the vicinity. No objection. The proposed development is more than 225m away from the pipeline.

Environment Agency

No objection. Outline conditions relevant to the EA yet to be discharged.

Anglian Water

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to foul and/or surface water drainage as part of this application. Therefore, we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

Natural England

No comments.

Historic England

No objection.

County Council Responses (Appendix 5)

Development Contributions

Planning obligations previously secured under 3653/15 must be retained. Change to the setting of the early years provisions is required, therefore deed of variation to the s106 required, to be tied to the approval of the current reserved matters application, as well as the nearby application DC/21/00609. As there is no longer any early years facilities at St Peter & St Paul CEVA Primary School the contribution should be used for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality.

NB. Case Officer note: a Deed of Variation to the Section 106 can be negotiated and agreed outside of the planning process.

Flood and Water

Submitted documents have been reviewed.

A holding objection is maintained because details relating to the landscaping of the SuDs features is outstanding from previous consultation responses, unless the LPA is minded to approve the application and condition the requirement.

NB. Case Officer note: Surface Water Drainage Details are conditioned on the outline permission and final details can be agreed through this means.

Archaeology

Archaeological evaluation has been completed for Parcel 15 of the Eye Airfield development and no further work is required. However, further evaluation and mitigation prior to the commencement of development or any ground disturbance, is still required for the rest of the development area covered by application 3563/15.

Highways

Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

Drawing Number 7996/P12/E - Proposed Site Plan - The proposed road and housing layout are considered acceptable in highway terms. However, the drawing should include the details of access onto the B1077 Victoria Hill as mentioned above.

Drawing Number 1349.02/HWY/001/A - Highway Layout - The layout is considered acceptable. However, the drawing does need to include the junction visibility splays as mentioned above together with the provision of a new footway heading north from the junction along Victoria Hill for the full extent of the visibility splay. The splays need to be within the scope / extent of the works as currently they fall across private land.

Other Highway Drawings - I have looked at these drawings and some of the details submitted (for example types of road kerbing) will need to be revised to satisfy adoptable highway specifications. However, at this stage they are sufficient for planning purposes and I would anticipate resolving these items at submission of details for road adoption purposes.

Electric Vehicle Charging Points - I can find no reference to provision of these facilities for each new dwelling or for the Nursery Car Park. These details will need to be submitted for consideration at some stage.

The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline, I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077? I attach a plan extract which indicates public highway in green and private land in pink; you will note that this includes the access and visibility splays.

SCC Highways request that these comments are addressed.

NB. Case Officer note: The visibility splay onto Langton Grove was addressed at outline stage, and the land is privately owned. The red line of the outline application cannot be changed at this stage.

Internal Consultee Responses (Appendix 6)

Heritage

No objection.

Environmental Health – Air Quality

Air quality was dealt with at the outline stage. No additional comments.

Environmental Health – Noise/Odour/Light/Smoke

No objection.

Environmental Health – Land Contamination

No objection.

Environmental Health - Sustainability

No objection. The original decision notice requested an energy and sustainability strategy for the development and that is not included in this application therefore I have no comments to make.

Public Realm

Public Realm Officers consider that the open space associated with this development is of local value only and as such the District Council would not seek to adopt this land in the future. A local maintenance solution should be sought.

Strategic Housing

This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.

With regards to the housing mix, it is noted that these are all large, detached homes. Given that there is a substantial need for smaller homes for first time buyers and for those wishing to downsize, a broader range of homes to include 1 and 2 bedrooms would be welcomed here. The District housing need is evidenced in the Strategic Housing Market Assessment

Other

Place Services Ecology

We have reviewed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK),

September 2020). Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We are generally satisfied with details contained within the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020). The proposed native species will be appropriately implemented, and the planting schemes are suitable for local character. The Landscape Specifications & Maintenance Plan sets out suitable management options for achieving the stated aims and objectives and includes a 10-year work schedule for the management prescriptions, as well as contingencies and/or remedial action if the aim of the works has not been met.

However, we note that no information has been provided on the pond, which is proposed to be reshaped. Therefore, we recommend that the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should be revised to include further information on the proposed works will be conducted.

Furthermore, it is recommended that the landscape consultant should consider whether any additional aquatic planting would benefit the biodiversity and amenity value of this pond. In addition, we note that no bespoke enhancements have been included within this application, as proposed within the Phase 1 Survey (James Blake Associates, Sep 2014). This included the provision of bird and bat boxes, reptile hibernacula and hedgehog highways.

As a result, it is recommended that this further information is either provided to support this application or secured prior to occupation in line with conditions of any consent.

Mid Suffolk Disability Forum

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all 15 dwellings will meet Part M4 of the Building Regulations in this planning application. The statement that dwellings will have a level parking area, ramped access to the front door and a level threshold is the bare minimum in terms of the regulations.

It is our view that all dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is presumed that affordable housing, bungalows and wheelchair accessible housing will be included within the whole development of 280 dwellings.

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

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

B: Representations

At the time of writing this report at least 19 online comments have been received. It is the officer opinion that this represents 18 objections and one general comment. A verbal update shall be provided as necessary.

Grounds of objection are summarised below:

- Inconsistent with indicative outline development layout, including Design Brief which informed the indicative masterplan

- Disruption during construction
- No green open spaces
- Inconsistent with other plans for Eye
- Inaccuracies in plans including incorrect location of site boundary
- Overlooking
- House design not reflective of local character
- Highway safety
- Ignores setback requirement agreed at outline stage
- Outline archaeology condition not met
- Absence of masterplan tree belt to northern boundary
- Lack of soft landscaping plan
- Hedges and trees to be retained and to be removed
- Dwelling orientation lacks solar gain opportunity
- No traffic management plan
- No traffic calming in Langton Grove
- No maintenance plan for communal facilities
- Surface water flooding
- Lack of detail regarding care home
- No indication of how balance of Area 15 land will be developed or accessed
- Adoption of existing roads and sewers
- Encroachment upon the Langton Greenway
- Prevents public walkway to rear of Baldwin Way
- Nursery exits on a bend with no footpath
- No regard paid to ENP Policy Eye 3

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

PLANNING HISTORY

REF: DC/19/03111	Discharge of Conditions Application for 3563/15 - Condition 18 (Surface Water Drainage).	DECISION: REF 15.07.2019
REF: DC/20/00943	Discharge of Conditions Application for 3563/15 - Condition 18 (Surface Water Drainage)	DECISION: GTD 08.07.2020
REF: DC/21/00609	Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.	DECISION: PCO
REF: 3563/15	Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of	DECISION: GTD 27.03.2018

existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The 2.3 ha site is located west of Langton Grove and Bothy Close, on the northern fringe of Eye. The site forms part of the allocated housing site in the Eye Neighbourhood Plan (ENP) known as land south of Eye Airfield; it benefits from a 2018 outline planning permission (3563/15) for up to 280 dwellings, a 60 bed residential care home, nursery car park and the re-location of farm buildings.
The application site is part of the overall 28.7ha Eye Airfield development area and comprises part of Parcel 15 as referenced in the outline permission 3563/15 and its associated S106 Agreement.
- 1.2. Open countryside (arable fields) lies to the north. Residential development, in Bothy Close and Langton Grove, lies to the east. To the west and south is a collection of large agricultural sheds and arable fields; land which will be redeveloped for residential purposes in accordance with the 2018 outline consent. Application DC/21/00609 seeks approval of reserved matters for part of the 280 dwelling site, comprising the southwestern-most part of the approved development area. The subject site is well separated from the development being sought under DC/21/00609, which also forms part of the airfield area but does not abut this current application.
- 1.3. Access to the site is gained via the existing road, Langton Grove which serves dwellings and The Mulberry Bush Nursery car park. Hedgerows and trees line the perimeter of the site on its northern and eastern sides, forming the rear boundaries of properties in Bothy Close and Langton Grove.
- 1.4. The site is in the vicinity of the Grade 11 listed farmhouse, Langton Grove Farm. The site is not in or near a Conservation Area.

2. The Proposal

- 2.1. The application seeks approval of reserved matters comprising layout, appearance, scale and landscaping associated with 'Parcel 15' of the broader land parcel consented in outline for housing purposes pursuant to Planning Permission 3563/15.
- 2.2. The development sought for approval incorporates the following design elements:
 - 15 detached dwellings, comprising 6 x 5 bed (two storey) dwellings, 2 x 4 bed (two storey) dwellings, 2 x 3 bed (two storey) dwellings, 3 x 4 bed bungalows and 2 x 3 bed bungalows.

- Proposed materials include horizontal black boarding, red multi brickwork, off white/cream render, grey uPVC or aluminium windows/doors, and pantile roofs in dark grey or red weathered finish.
- Each dwelling is served by detached/attached garages. Cycle storage is incorporated into garaging. Each garage is provided with an electric charging point.
- Existing pond in the south corner of the site is retained and reshaped
- The existing nursery car park is retained south of the Langton Grove road extension, resurfaced with plastic cell pavers.
- Vehicle access is gained via a continuation of Langton Grove, with the new road incorporating a 5.5m wide carriageway with 1.8m footpath connecting to the existing footpath network. An extension of footways would improve pedestrian access around the site and to the Nursery.
- This road leads onto a minor access road 4.8m wide with a footway on one side.
- A short length of private drive is proposed at the end of the new road extension, serving five dwellings. A horse-shoe private drive is proposed north of the new road extension serving five dwellings. This leaves only five dwellings accessing directly off the new road extension.
- The new road extension incorporates a future access road connection at the site's western boundary, providing future access to the broader approved development site, and in particular the site for the 60- bed Care Home.
- Soft landscaping includes native tree planting along the roadside, new native hedgerows to the northern and western boundaries and enhancement of gaps in existing hedges. Hedging is proposed to the roadside boundary of the Nursery car park.
- Boundary treatments comprise 1.8m high timber fences between rear gardens and 1m high timber fences between front gardens.
- Existing ditches to northern and western boundaries unchanged.
- Stormwater drainage connects into the existing remodelled pond with overflow to the north.
- Foul water drainage connects into the existing sewer drain/system in Langton Grove.
- Existing Baldwin Way access from Langton Grove remains unchanged.

2.3. The application has been subject to a suite of amended plans, principally relating to revised housing type, design and siting as well as soft and hard landscaping and surface water matters.

3. The Principle of Development

- 3.1. The site benefits from outline consent for residential development therefore the principle of residential development is accepted.
The outline permission is - 3563/15 Outline planning permission for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.
- 3.2. The indicative masterplan approved at outline stage, incorporated in the ENP at page 34, suggests the subject land be developed for residential units and as a residential care home. The *indicative* masterplan (dwg.no.T.0283 38F) forms part of the suite of approved plans consented at the outline stage only insofar as it relates to access points.
This current application seeks approval for development which varies in detailed layout from the indicative masterplan. The S106 legal agreement associated with the outline permission identified that the approved Care Home should be on land shown edged green within the agreement. This equates to Parcel 15 and so the re-positioning of the dwellings and Care Home within this overall

Parcel of land accords with the outline permission. The legal agreement also requires that the development would be of no more than 15 dwellings on the north east part of the site accessed via Langton Grove, again within the area as shown edged green. The proposal accords with this requirement. The remainder of the residential development is to be served off Castleton Way.

- 3.3. In 2016 the Eye Airfield Development Brief was adopted by Members as an informal planning document that will be used to guide the consideration of future applications on the site. The S106 legal agreement linked to 3563/15 was to ensure that future applications on the overall site would be substantially in accordance with the provisions of the Development Brief and addendum to the Design and Access Statement. The key test is determining whether the revised layout accords with the development *principles* consented at the outline stage. In this case that test is met. The subject scheme brings forward residential development as contemplated at the outline stage, albeit in a different layout than shown on the masterplan. The fact that the layout is not as per the indicative masterplan shown in the ENP and shown at the outline stage, is not a conflict fatal to the application. The development, in-principle, accords with Eye Neighbourhood Plan Policy Eye 4 (Land south of Eye Airfield).
- 3.4. Objectors are concerned with the lack of clarity regarding the proposed relocation of the care home approved pursuant to 3563/15, questioning where it will be situated within the broader approved development site. This is detailed in the D&A Statement which outlines the intention to re-site the care home in the location of the existing farm building complex, immediately west of the subject site. There are no in-principle objections to this re-siting proposal, noting that it does not form part of the assessment of this application. The merits of any proposed care home will fall to be assessed as part of a separate, subsequent planning application. In potentially repositioning the Care Home the location remains outside the Buffer Zones for the high pressure gas main which runs along the northern most part of the site.
- 3.5. The principal assessment test is determining whether the proposed layout, scale, appearance and landscaping respond appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies, including the Airfield Development Brief and the adopted ENP. The Neighbourhood Plan identified the inclusion of 'Greenway' routes through the site and that Parcel 15 should have an 'Edge of Settlement' character with an organic building line set behind moderate to large front gardens. The low density scheme currently proposed is considered to meet these requirements.

4. Scale and Layout including highway considerations

- 4.1 The proposed quantum of dwellings, 15, accords with being part of the 280 dwellings approved at outline stage.
- 4.2 There are no conditions on the outline consent restricting or controlling building heights save for a two storey height restriction on the approved care home. This restriction is not relevant to the subject proposal. The Addendum to the Development Brief (associated with outline application) did propose that building heights within the entire north eastern parcel should be limited to up to two storeys.
- 4.3 The proposed internal road layout and orientation of dwellings, largely oriented to the internal road, is conventional. The plots are expansive, much more generous than the neighbouring plots in Bothy Close and Langton Grove. This takes account of the 'edge of settlement' character envisaged by the Development Brief (2015) for the overall Airfield site. The dwellings are well separated from each other, taking advantage of the larger plot sizes. The proposed layout and

siting of dwellings offers a low density development outcome, respectful of the character of the area. The generous setbacks provide ample opportunity for landscape planting which will, in time, contribute positively to local landscape character.

- 4.4. The scale of housing comprises a mix of single and two storey dwellings. The proposed varied building heights offer a pleasing level of built form diversity, offering good townscape quality. The mix of single and two storey dwellings is consistent with the neighbouring development pattern. The bungalows are concentrated toward the eastern side of the site, responsive in amenity, as well as built form terms to the dwellings in Bothy Close. The introduction of the bungalows and the set-back from Bothy Close in response to initial comments about dwelling mix and relationship to adjacent properties is a welcome amendment.
- 4.5. Objectors express concern that the development layout does not take account of how the balance of the broader development site, consented at outline stage, can be undertaken. The road extension incorporates an access connection at its western boundary, facilitating the future development of the broader site. This access arrangement, providing the necessary vehicle and pedestrian connection, is acceptable. An indication has been made that there would be potential for pedestrian/cycle links to parcel 14, to the west.
- 4.6. Amenity impacts must be carefully assessed when considering the siting, scale and layout of dwellings. Objectors raise concern regarding the extent of the setback between the back of the proposed dwellings adjacent to the two storey properties on Bothy Close. The revised plan shows a minimum 18m setback from the rear building line of the proposed single storey dwellings to the rear common boundary between the subject site and the Bothy Close properties. The three dwellings backing onto Bothy Close are all bungalows. The proposed single storey scale and setback safeguards the amenity of the Bothy Close residents. They will not be overlooked. The daylight/sunlight levels they currently enjoy will be unaffected and distant bungalows will not present unacceptable visual bulk. The development will not cast any shadow over the Bothy Close properties. The development outcome is respectful of the amenity of the Bothy Close residents.
- 4.7. Objectors in Bothy Close are generally concerned with the amenity impact of the development upon them. It is to be noted that the care home originally intended for part of the area contemplated a building height potentially of up to two storeys, as allowed by condition 7 of the outline consent. The proposed three bungalow arrangement is substantially less intrusive in amenity terms than a much denser, two storey care home development.
- 4.8. A construction management plan, including traffic management details, is a requirement of the outline consent, imposed at condition 22. This will manage the potential for amenity disturbance to neighbouring residents throughout the construction period. It is not necessary or appropriate to repeat the condition should members be minded to approve the reserved matters. This said, an advice note is recommended to remind the applicant of the need to comply with condition 22.
- 4.9. The level of parking provision and the parking layout on-site for vehicles and cycles is compliant with the Suffolk Parking Standards 2019. The retention of the nursery car park in its current position rather than being re-located across the road does not raise any highway safety, character or amenity issues. It also reduces the number of pedestrians crossing the road. The open nature of the car park, its re-surfacing and additional planting will contribute to the 'Greenway' character. Resurfacing the car park with plastic cell pavers is an improvement upon the existing hard surface treatment. ENP Policy EYE 25 requires electric vehicle charging (EVC) points for each dwelling. EVC points are shown for each dwelling and for three spaces in the Nursery car park.

- 4.10 The proposed pedestrian network internal to the site is acceptable, connecting with the existing network on Langton Grove.
- 4.11. The outline permission showed a vehicular access to B1077 and highway improvements, which were conditioned as approved plans on the outline application. Visibility splays onto B1077 are identified as 4.5 x 90m.

5. Design And Layout [Impact On Street Scene]

- 5.1. The internal streetscene is conventional in appearance. Mix of building typologies and variation in exterior colour finishes (render/brick/horizontal cladding) provide an appropriate level of visual diversity. Dwelling forms are representative of the immediate area and wider district. Brickwork and render exteriors, pantile-clad pitched roofs and uPVC openings are common design elements found in most villages and towns. Designs were amended during the consultation period and now represent detailing more sympathetic to the aims of the ENP and the character of the area.
- 5.2. The design response has been developed in a manner that ensures vehicle accommodation does not compromise townscape quality. Garaging is either set well back behind principal front building lines or on the side of dwellings, allowing principal facades to express themselves fully to the internal streets. Some plot frontages are dominated by vehicle hardstands which is always unfortunate, however these are relatively infrequent across the development, and some reduction in their size has taken place. Landscaping, including the planting of roadside hedges and trees will provide a landscaped structure to the development.
- 5.3. The development will establish an appropriate sense of place for future residents. The appearance of the development is deemed acceptable, consistent with the aspirations of the Core Strategy, national design policies and the Design Principles contained in the Eye Airfield Development Brief.

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

- 6.1. The updated landscape plan shows the planting of mixed native hedging to boundaries (including filling the gaps in existing boundaries). Hedgerow planting is proposed to the northern and western boundaries, with some perimeter trees retained. Native roadside trees are proposed to create a landscaped structure around the new dwellings. The roadside and swale side planting has had to take account of associated technical requirements.
- 6.2. Objectors are critical of the lack of green open space. Officers do not consider this fatal to the application in landscape character terms given the very generous plot sizes which provide large areas for amenity planning. It is expected that the development forming part of the much larger adjacent allocated development site will bring forward substantial open space areas.
- 6.3. The existing pond is to be retained and reshaped. The area around it is to be landscaped, including the retention of a small number of larger trees. There are small pockets of landscaped green areas adjacent the internal road. These are not public open spaces as such in a public amenity sense, more areas primarily set aside to soften the built form. They will complement the native street trees and add to the verdant character of the site, enhancing local landscape quality.
- 6.4. The proposed tree-lining of the road is welcomed, enhancing landscape quality. As noted in NPPF paragraph 131, trees make an important contribution to the character and quality of urban environments. Their provision has had to take account of the technical requirements of the Highways and Lead Flood authorities.

- 6.5. The fencing details are appropriate, with side fencing limited to one metre high forward of the dwellings. There does not appear to be any front fencing proposed, an appropriate streetscene outcome.
- 6.6. The ecology consultant is generally satisfied with the landscaping theme however requires additional information, including details regarding pond reshaping (part of the surface water disposal system). Ecological mitigation is required by condition on the outline permission.
- 6.7. Objectors query the management regime for of the open space areas. Public Realm confirm that the value is local only, not of broader public value. The open space areas shall therefore be managed privately.

7. Land Contamination, Flood Risk, Drainage

- 7.1. All issues relating to land contamination were dealt with at the outline stage and further submission was conditioned.
- 7.2. Extensive discussions have taken place with the Lead Local Flood Authority and amendments have been incorporated into the scheme. A Surface Water Drainage Details condition is attached to the outline permission and it is appropriate for the final details of the SuDs features (including planting on the SuDs features) to be considered at that stage. This is acceptable to the LLFA. An attenuation basin is proposed to the south west of the site, with side slopes no steeper than 1 in 4. An existing pond is to be reshaped with run-off into it. Roadside swales and a land drainage ditch are proposed as part of the drainage system.

8. Other Matters

Affordable Housing

- 8.1. The s106 issued alongside the outline consent identifies this land (area 15) requiring a commuted sum of £154,014 as the affordable housing contribution. The lack of physical affordable housing units included within the development is therefore acceptable.

Planning Conditions

- 8.2. The need for a Sustainability and Energy Strategy, archaeological investigation, waste management strategy, foul sewerage details, Surface Water Drainage Scheme, tree protection, landscape management plan, fire hydrants provision, construction management strategy, land contamination scheme, detailed road design (estate roads and footpaths), Deliveries Management Plan and Travel Plan details are all addressed by planning conditions on the outline consent with appropriate time limits for implementation.

Town Council comments

- 8.3. The amended scheme has addressed the design, layout and housing type concerns of the Town Council. Electric Charging Points are provided throughout the development which accords with ENP Policy 25. Their continuing objection relates to the status of the Airfield Indicative Master Plan and expectation of the Design Brief, the potential increase in density elsewhere on the overall site, future development of the Care Home, and the impact of the Nursery Car Park on the 'Greenway'.

PART FOUR – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. Outline consent has been granted for up to 280 dwellings, establishing the in-principle acceptability of advancing a significant housing scheme at the site. The site also benefits from a housing allocation, reflective of the outline consent, in the Eye Neighbourhood Plan.
- 9.2. The details of the development outcome differs from that shown on the indicative plan submitted at the outline stage. This is not fatal to the application as the proposal maintains the approved delivery of housing, in accordance with the principle of the outline consent. The intention is to relocate the approved care home to within the balance of the allocated development site, adjacent the subject site's western boundary and still within the designated area of 'Parcel15'. This variation from the indicative masterplan does not raise any in-principle planning concerns and is not part of the site currently under consideration.
- 9.3. The road layout, comprising an extension of Langton Grove, is appropriate. The layout gives regard to the development of the broader allocated site by inclusion of an access connection at the site's western boundary.
- 9.4. The form and design detailing of the dwellings are conventional, consistent with those found across the district. The mix of single and two storey dwellings follows the neighbouring development typology and is therefore not out of place in character terms. The development will create an acceptable townscape quality. There is no heritage character harm.
- 9.5. The dwellings are sited on very generous plots, providing a low density form of development respectful of local character and the amenity of neighbouring residents. The incorporation of bungalows adjacent to the Bothy Close properties is a respectful response to the dwellings in Bothy Close, and this scale combined with the generous rear setbacks means the amenity impacts are contained well within acceptable parameters.
- 9.6. Landscaping is appropriate, with green spaces offering local landscape amenity value and perimeter planting supplementing existing planting and providing soft, verdant edges to the development. Retention of the pond in the southwest corner of the site, reshaping it and landscaping the perimeter raises no landscape issues. Biodiversity enhancements will be delivered via condition, enhancing local biodiversity values. Plastic cell pavers to the existing nursery carpark represents a small but pleasing landscape gain, offering a softer visual outcome than existing. Permeable driveways are also a pleasing soft landscape response.
- 9.7. On-site car parking and cycle provision is standard compliant. Electric vehicle charging points are provided, as is the indication of PV/solar panels. Pedestrian connectivity is achieved throughout the development and into Langton Grove. Most detailed highway-related matters have been conditioned on the outline consent and therefore need not repeating.
- 9.8. Affordable housing provision is covered by an already agreed monetary contribution.

- 9.9. The details submitted in support of the reserved matters application give positive effect to the relevant policies of the adopted ENP. The development will add positively to the Eye community and the reserved matters are accordingly recommended for approval.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to grant the reserved matters application subject to the following conditions and informatives:

Conditions

- Reserved matters granted pursuant to 3563/15. Conditions attached to 3563/15 remain in force.
- Development to be brought forward in accordance with approved plans and documents.
- Details of proposed cycle/pedestrian link to land adjacent to the south

Informatives

- Reminder that both the outline and reserved matters decisions form the planning permission for this site and that both continue to apply.
- Confirmation on any conditions discharged as part of this application.

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Application No: DC/20/04067

Location: Land at Eye Airfield, Castleton Way
(Langton Grove)

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>Outline planning permission was granted under reference 3563/15.</i>	
Appendix 3: Town/Parish Council/s	<i>Eye Town Council</i>	
Appendix 4: National Consultee Responses	<i>Cadent and National Grid Historic England Natural England Environment Agency Anglian Water National Grid Cadent</i>	
Appendix 5: County Council Responses	<i>Development Contributions Lead Local Flood Authority Archaeological Service Highways</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Environmental Health Air Quality Environmental Health Noise Environmental Health Land Contamination Public Realm</i>	



Babergh and Mid Suffolk District Councils



	<i>Environmental Management Strategic Housing</i>	
Appendix 7: Any other consultee responses	<i>Place Services Ecology Mid Suffolk Disability Forum</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	<i>Revised Indicative Concept Masterplan from Addendum to the Development Brief (May 2016) Decision notice 3563/15 Dwg.no. T.0283_38F Indicative Master Plan (included in ENP and Approved Plan listed on 3563/15) Site location plan for DC/21/00609 (Persimmon Homes)</i>	

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



Babergh and Mid Suffolk District Councils

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067

Address: Land At Eye Airfield Castleton Way Eye Suffolk

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Wendy Alcock

Address: The Common Room, Tacon Close, Suffolk IP23 7AU

Email: Not Available

On Behalf Of: Eye Town Clerk

Comments

Eye Town Council objects to this application

ETC recognises that this site forms part of the Indicative Master Plan (IMP) for Land to the South of Eye Airfield and falls within Policy Eye 4 of the referendum version of the Eye Neighbourhood Plan (ENP). Ordinarily a proposed development which closely matches the OPP and the IMP would be supported. The reasons for objecting to this application are as follows:

1. Section 5.03 of the Design and Access Statement describes the IMPs purpose as to establish the principle of the development is acceptable. ETC contends that this is not the case as it was used as a basis for the extensive public consultation for the ENP which is referred to in section 4.18 of the ENP. Outline Planning Permission was granted on the basis that future development should accord with the Design Brief of which the IMP is part, and this is the expectation of ETC after the extensive consultation with local people.
2. The location of the development has moved significantly from the IMP and now, whilst presenting the same dwelling numbers, moves the proposed site for 15 homes to the extreme northern edge of the site, taking part of the area reserved for 25 homes which in the IMP form part of the 265 exiting through the main site to Castleton Way. This could be used to increase the density on the rest of the site or in future to increase the numbers exiting to the B1077 via Langton Grove both of which ETC would object to.
3. The proposed 60 bed care homes location has been moved, again deviating from the IMP
4. It is not clear if by retaining the car park to the nurse's, where it currently is, locates at least part of it on the proposed Langton Grove Greenway as shown in the IMP. This forms a key design

element of the IMP and is referred to in section 3 of the Design Expectations Validation Requirements (DEVVR).

5. No mention is made of any attention paid to Policy Eye 3 of the ENP in selecting the dwelling mix in section 7 of the Design and Access Statement. No consideration appears to have been given to any homes of less than three bedrooms

6. The proposals are not in accordance with the Planning Statement, dated September 2015, submitted with the main application (3563/15) regarding distances from existing adjacent dwellings. This states that the IMP identifies a buffer zone between existing and proposed properties to minimise any impact and loss of amenity and that these matters would be addressed in future detailed design. Pegasus confirmed that all such matters would meet the Suffolk Design Guide which in section 3.15.8 cites a 36 metre buffer when the rear elevations of two properties facing each other have first floor windows. This is the case with plots 1-4 which are sited less than this distance from at least one property in Langton Grove and at least two in Bothy Close. Loss of amenity is therefore incurred.

7. No mention is made of any attention given to Policy Eye 25 in terms of the provision of electric vehicle charging

As the first proposal coming forward for development of the Eye Airfield Indicative Masterplan quality of design and meeting standards laid down in the Design Brief is key as this could form a benchmark for the remaining area. ETC has some comments on the detail of the design which reinforce this objection. No mention is made of the existence of the Design Brief for the whole of the Eye airfield development which would ensure a standard across the whole area but in addition to this there are some specific observations.

1. Some of the window proportions to the ground floors described in the DEVVR as of typical domestic scale to not feel alien to the surround development are considered too large and almost aping a 70s design.

2. Plots 1-4 are closer to a boundary with existing homes than any new dwelling would have been sited had the IMP been adhered to. There is loss of amenity with rear windows and gardens overlooking the new homes in Bothy Close. Thus, the statement in section 3 of the DEVVR is not correct

3. Section 9 of the DEVVR offers an opportunity to make proposals compatible with a Neighbourhood Plan. The ENP is not mentioned.

4. Could design solutions integrate options for home working either within the dwellings themselves or as a separate unit?

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067

Address: Land At Eye Airfield Castleton Way Eye Suffolk

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Wendy Alcock

Address: The Common Room, Tacon Close, Suffolk IP23 7AU

Email: Not Available

On Behalf Of: Eye Town Clerk

Comments

Eye Town Council objects to this application

The town council lodged an objection to the original application on 15th December 2020

The work to improve the design quality of the 15 proposed homes is recognised and welcome. Councillors felt that this was of a significantly higher quality than the original proposal and could provide a good design benchmark for housing on the airfield more generally to fulfil the numbers of up to 280 in the OPP 3563/15.

The introduction of bungalows is welcome offering some recognition of the ENP Policy Eye 3 although councillors noted the single garage provision for some plots and felt this should be increased.

If policy Eye 25 from the ENP, electric charging points, could be addressed it is likely that ETC could have supported the application as far as the dwellings are concerned.

Taken together the current proposals would broadly satisfy sections 5 and 6 of the councils original objection and the comments on the design on page 2. The reason for the objection lies in the fact that items 1-4 of the original objection remain unaddressed.

The council requests that a new eye airfield master plan be drawn up. This must address the whole area applicable to the OPP 3563/15 showing maximum numbers to be allowed and the relationship of this site to the other land parcels. An indicative position of the care home should also be included.

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

Jasmine Surana
Asset Protection Assistant
Compliance & Integrity
Gas Transmission
National Grid
Warwick
Direct Tel: 07855 148652
Email: Jasmine.Surana@nationalgrid.com

Planning Work?

Contact us on 0800 688 588*

Mon-Fri 8am-4pm

(*Calls may be recorded and monitored)

E-mail: Plantprotection@cadentgas.com

Electricity Emergency Number:

0800 40 40 90*

National Gas Emergency Number:

0800 111 999*

*Available 24 hours, 7 days/week.

Calls may be recorded and monitored.

www.nationalgrid.com

Date : 8/19/2021
Our Reference: EA_GE4B_3NWP_030108
Your Reference: DC/20/04067 (HD)

Dear Sian Bunbury

Ref: IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

No Objection as the proposed dwellings are more than 240m away from the pipeline at the closest point.

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

Yours sincerely
Jasmine Surana

Asset Protection Assistant

EAGLES (Electricity And Gas Location Enquiry System)

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

Is now available to use simply click on the link to register www.beforeyoudig.nationalgrid.com, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
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Plant Protection
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Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 02/07/2021

Our Ref: EA_GE4B_3NWP_030108

Your Ref: DC/20/04067 (HD)

RE: Formal Planning Application, IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 01/07/2021.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | National Gas Transmission Pipelines and associated equipment
- | Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- | Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- | **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

National High Pressure Gas Pipelines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):














<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):





<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA_GE4B_3NWP_030108		View extent: 4120m, 2440m		Do not proceed without further consultation		Map 1 of 2 (GAS)	
USER: Harriet.dennis		LP MAINS  MP MAINS  IP MAINS  LHP MAINS  NHP MAINS 		This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.		MAPS Plot Server Version 1.11.0  Your Gas Network Requested by: Mid Suffolk District Council	
DATE: 02/07/2021		0m  200m Approximate scale 1:10000 on A3 Colour Landscape				This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	
DATA DATE: 01/07/2021		Some examples of Plant Items:      					
REF: DC/20/04067 (HD)							
MAP REF: TM1374							
CENTRE: 613900, 274597							



ID: EA_GE4B_3NWP_030108	View extent: 4120m, 2440m	<p>Do not proceed without further consultation</p> <p>This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	Map 2 of 2 (ELECTRIC)
USER: Harriet.dennis	<p>Underground cables </p> <p>Overhead lines </p>		MAPS Plot Server Version 1.11.0
DATE: 02/07/2021	 <p>Approximate scale 1:10000 on A3 Colour Landscape</p>		
DATA DATE: 23/02/2021			
REF: DC/20/04067 (HD)			
MAP REF: TM1374			Requested by: Mid Suffolk District Council
CENTRE: 613900, 274597			<p>This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241</p>

ENQUIRY SUMMARY

Received Date

01/07/2021

Your Reference

DC/20/04067 (HD)

Location

Centre Point: 613900, 274597

X Extent: 1025

Y Extent: 820

Postcode: IP23 7HU

Location Description: IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)

Real World Extents: 4120m x 2440m (GAS), 4120m x 2440m (ELECTRIC)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Mid Suffolk District Council

Contact Name: Sian Bunbury

Email Address: planningadmin@midsuffolk.gov.uk

Telephone: 07775 625962

Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works

P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

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

Jackie Webb
Asset Protection Assistant
Business & Operation Support
Gas Transmission Asset Management
National Grid
Warwick
Direct Tel: 07811 021561
Email: Jackie.webb1@nationalgrid.com

Planning Work?

Contact us on 0800 688 588*

Mon-Fri 8am-4pm

(*Calls may be recorded and monitored)

E-mail: Plantprotection@nationalgrid.com

Electricity Emergency Number:

0800 40 40 90*

National Gas Emergency Number:

0800 111 999*

*Available 24 hours, 7 days/week.

Calls may be recorded and monitored.

www.nationalgrid.com

Date : 12/29/2020
Our Reference: EA_GE4B_3NWP_026833
Your Reference: DC/20/04067 (HD)

Dear Sian Bunbury/Mid Suffolk District Council

Ref: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

The proposed development is more than 225m away from the pipeline.

Yours sincerely
Jackie Webb

Asset Protection Assistant

EAGLES (Electricity And Gas Location Enquiry System)

Is now available to use simply click on the link to register www.beforevoudig.nationalgrid.com, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

- To view the PADHI Document, please use the link below:
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- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

- A National Grid representative will be monitoring the works to comply with SSW22.

- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>

- National Grid will also need to ensure that our pipelines access is maintained during and after construction.

- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.

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- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

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- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
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- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
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- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
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All work should be carried out in accordance with British Standards policy

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- National Grid Management Procedures

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Plant Protection
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E-mail: plantprotection@cadentgas.com
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National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 30/11/2020

Our Ref: EA_GE4B_3NWP_026833

Your Ref: DC/20/04067 (HD)

RE: Formal Planning Application, IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 27/11/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
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It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | National Gas Transmission Pipelines and associated equipment
- | Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- | Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- | **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

National High Pressure Gas Pipelines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

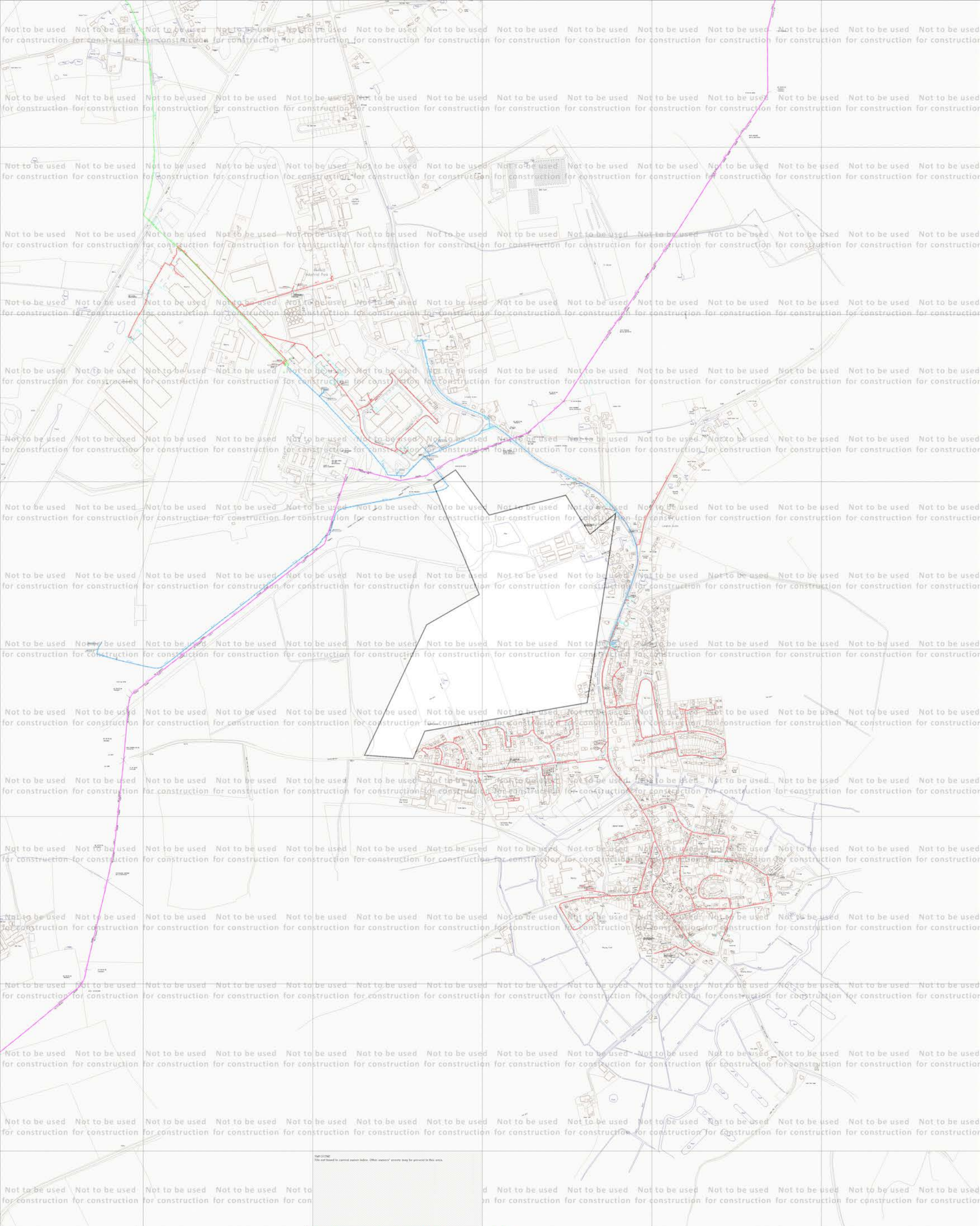
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA_GE4B_3NWP_026833
 USER: Harriet.dennis
 DATE: 30/11/2020
 DATA DATE: 27/11/2020
 REF: DC/20/04067 (HD)
 MAP REF: TM1474
 CENTRE: 614023, 274605

View extent: 2890m, 3670m

LP MAINS ————
 MP MAINS ————
 IP MAINS ————
 LHP MAINS ————
 NHP MAINS ————

0m ———— 200m
 Approximate scale 1:10000
 on A3 Colour Portrait

Do not proceed without further consultation

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included should not be referred to beyond a period of 28 days from the date of issue.

Page 217

Map 1 of 2 (GAS)

MAPS Plot Server Version 1.11.0

Cadent
 Your Gas Network

Requested by: Mid Suffolk District Council

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 Ordnance Survey Licence number 100024886

Some examples of Plant Items:

Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service




ID: EA_GE4B_3NWP_026833
 USER: Harriet.dennis
 DATE: 30/11/2020
 DATA DATE: 14/08/2020
 REF: DC/20/04067 (HD)
 MAP REF: TM1474
 CENTRE: 614023, 274605

View extent: 2890m, 3670m
 Underground cables ————
 Overhead lines ————
 0m ———— 200m
 Approximate scale 1:10000
 on A3 Colour Portrait

Do not proceed without further consultation

This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be used beyond a period of 28 days from the date of issue.

Map 2 of 2 (ELECTRIC)
 MAPS Plot Server Version 1.11.0

 Requested by: Mid Suffolk District Council
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ENQUIRY SUMMARY

Received Date

27/11/2020

Your Reference

DC/20/04067 (HD)

Location

Centre Point: 614023, 274604

X Extent: 745

Y Extent: 866

Postcode: IP23 7BF

Location Description: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 10000

Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)

Real World Extents: 2890m x 3670m (GAS), 2890m x 3670m (ELECTRIC)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Mid Suffolk District Council

Contact Name: Sian Bunbury

Email Address: planningadmin@midsuffolk.gov.uk

Telephone: 07775 625962

Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works

P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 30/11/2020

Our Ref: EA_GE4B_3NWP_026833

Your Ref: DC/20/04067 (HD)

RE: Formal Planning Application, IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 27/11/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | National Gas Transmission Pipelines and associated equipment
- | Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- | Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- | **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

National High Pressure Gas Pipelines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

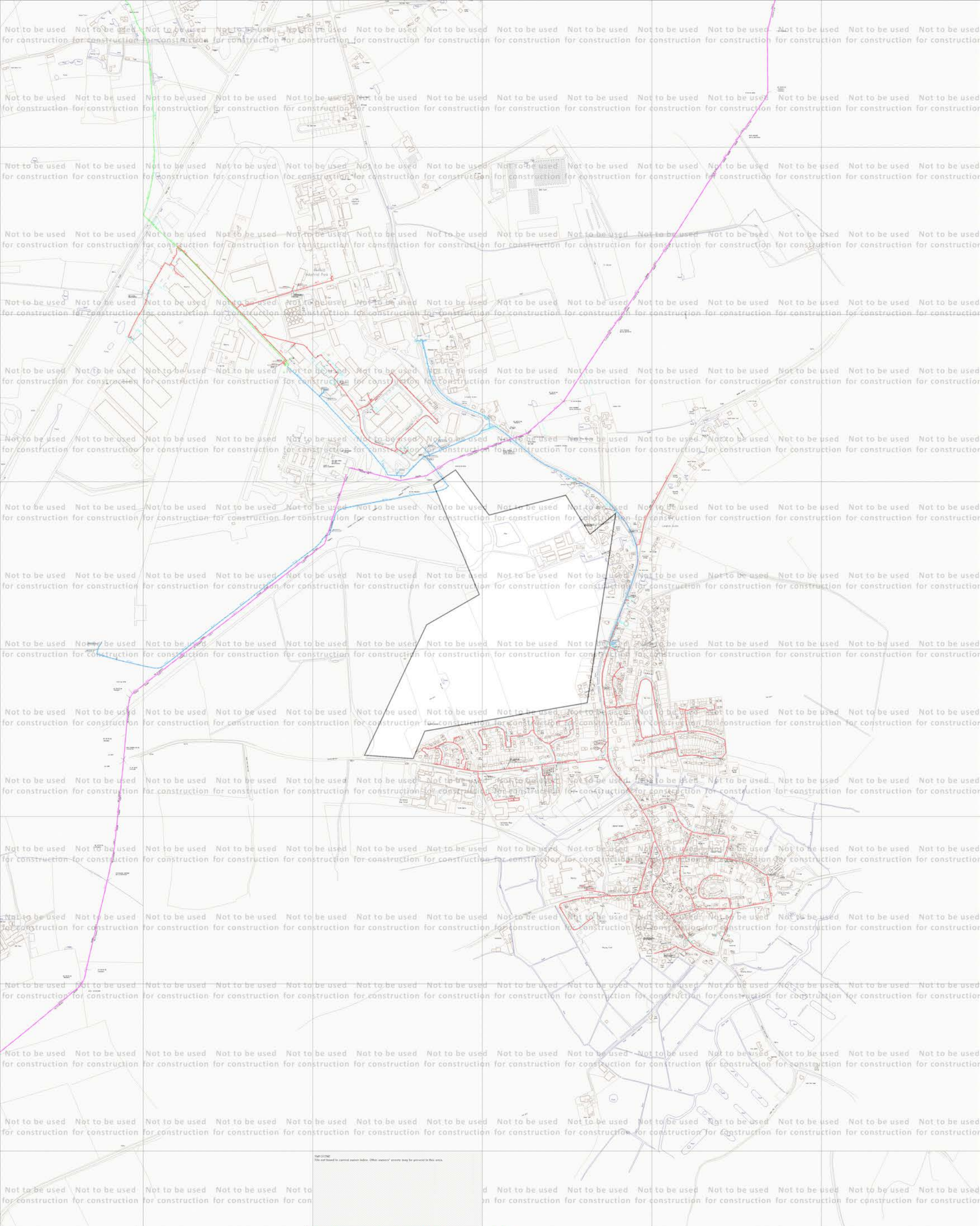
Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA_GE4B_3NWP_026833
 USER: Harriet.dennis
 DATE: 30/11/2020
 DATA DATE: 27/11/2020
 REF: DC/20/04067 (HD)
 MAP REF: TM1474
 CENTRE: 614023, 274605

View extent: 2890m, 3670m

LP MAINS ————
 MP MAINS ————
 IP MAINS ————
 LHP MAINS ————
 NHP MAINS ————

0m ———— 200m
 Approximate scale 1:10000
 on A3 Colour Portrait

Do not proceed without further consultation

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this **Page 224** not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 2 (GAS)

MAPS Plot Server Version 1.11.0

Cadent
 Your Gas Network

Requested by: Mid Suffolk District Council

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office.
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 Ordnance Survey Licence number 100024886

Some examples of Plant Items:

Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service



ID: EA_GE4B_3NWP_026833
 USER: Harriet.dennis
 DATE: 30/11/2020
 DATA DATE: 14/08/2020
 REF: DC/20/04067 (HD)
 MAP REF: TM1474
 CENTRE: 614023, 274605

View extent: 2890m, 3670m
 Underground cables
 Overhead lines
 0m 200m
 Approximate scale 1:10000
 on A3 Colour Portrait

Do not proceed without further consultation

This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should be referred to beyond a period of 28 days from the date of issue.

Map 2 of 2 (ELECTRIC)
 MAPS Plot Server Version 1.11.0
nationalgrid
 Requested by: Mid Suffolk District Council
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ENQUIRY SUMMARY

Received Date

27/11/2020

Your Reference

DC/20/04067 (HD)

Location

Centre Point: 614023, 274604

X Extent: 745

Y Extent: 866

Postcode: IP23 7BF

Location Description: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 10000

Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)

Real World Extents: 2890m x 3670m (GAS), 2890m x 3670m (ELECTRIC)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Mid Suffolk District Council

Contact Name: Sian Bunbury

Email Address: planningadmin@midsuffolk.gov.uk

Telephone: 07775 625962

Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works

P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public



Ms Sian Bunbury
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Direct Dial: -

Our ref: **W:** P01322190

5 July 2021

Dear Ms Bunbury

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

**LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK
Application No. DC/20/04067**

Thank you for your letter of 1 July 2021 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Hannah Blackmore
Business Officer
E-mail: Hannah.Blackmore@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Ms Sian Bunbury
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01322190

1 December 2020

Dear Ms Bunbury

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

**LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK
Application No. DC/20/04067**

Thank you for your letter of 27 November 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Joanne Robinson
Business Officer
E-mail: Joanne.Robinson@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Sent: 06 Jul 2021 02:37:15

To:

Cc:

Subject: FW: DC/20/04067 NE Response

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 06 July 2021 14:35

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

Subject: DC/20/04067 NE Response

Importance: High

FAO Sian Bunbury

Dear Ms Bunbry,

Application ref: DC/20/04067

Our ref: 359083

Natural England has no comments to make on this re-consultation.

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

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

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

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

Yours sincerely,

Ben Jones

Operations Delivery

Consultations Team

Natural England

Hornbeam House

Electra Way

Crewe

Cheshire

CW1 6GJ

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 02 December 2020 12:39
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Planning consultation DC/20/04067 Natural England response

Dear Sian Bunbury

Application ref: DC/20/04067
Our ref: 335966

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

During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by

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

Our ref: AE/2020/125712/02-L01
Your ref: DC/20/04067
Date: 21 July 2021

Dear Ms Bunbury

OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED DEVELOPMENT COMPRISING UP TO 280 DWELLINGS; A 60 BED RESIDENTIAL CARE HOME, THE RE-PROVISION OF A CAR PARK FOR THE USE OF MULBERRY BUSH NURSERY; RE-LOCATION OF EXISTING FARM BUILDINGS TO THE WEST OF PARCEL 15; AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS (INCLUDING ADAPTATIONS TO CASTLETON WAY AND LANGTON GROVE) PEDESTRIAN, CYCLE AND VEHICLE ROUTES, PARKING, DRAINAGE, OPEN SPACES, LANDSCAPING, UTILITIES AND ASSOCIATED EARTHWORKS.

LAND AT EYE AIRFIELD CASTLETON WAY EYE SUFFOLK

Thank you for your consultation. Due to the water stressed location of this development please see the below informative on water efficiency enclosed for your information only.

Water Efficiency

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within [the Building Regulations &c. \(Amendment\) Regulations 2015](#).

However, we recommend that in areas of serious water stress (as identified in our

report [Water stressed areas - final classification](#)) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

We trust this advice is useful.

Yours sincerely



Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

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

End

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

Our ref: AE/2020/125712/01-L01
Your ref: DC/20/04067
Date: 04 December 2020

Dear Ms Bunbury

SUBMISSION OF DETAILS (RESERVED MATTERS IN PART) FOR OUTLINE PLANNING PERMISSION 3563/15 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 15NO. DWELLINGS

LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK

Thank you for your consultation dated 27 November 2020. We have reviewed the application as submitted and have no further comments from those raised under our response to the outline planning application referenced AE/2015/119771/01 and dated 6 November 2015. We have reproduced this letter in appendix 1 below for your convenience. We do not believe that the below conditions have yet been discharged so still remain valid for this application.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923
Direct e-mail Liam.Robson@environment-agency.gov.uk

Appendix 1 – Outline Response

Mr Ian Ward
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119771/01-L01
Your ref: 3563/15
Date: 06 November 2015

Dear Mr Ian Ward,

OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED DEVELOPMENT COMPRISING UP TO 280 DWELLINGS; A 60 BED RESIDENTIAL CARE HOME, THE RE-PROVISION OF A CAR PARK FOR THE USE OF MULBERRY BUSH NURSERY; RE-LOCATION OF EXISTING FARM BUILDINGS TO THE WEST OF PARCEL 15; AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS (INCLUDING ADAPTATIONS TO CASTLETON WAY AND LANGTON GROVE) PEDESTRIAN, CYCLE AND VEHICLE ROUTES, PARKING, DRAINAGE, OPEN SPACES, LANDSCAPING, UTILITIES AND ASSOCIATED EARTHWORKS. LAND AT EYE AIRFIELD, CASTLETON WAY, EYE .

Thank you for your consultation received on 20 October 2015. We have inspected the application, as submitted, and we have no objection to the proposal subject to the contamination conditions below being appended to any permission. Our detailed comments are below.

Groundwater & Contaminated Land

The site is underlain by a Secondary (undifferentiated) aquifer (Lowestoft Formation) followed by a principal aquifer (Crag Group). A source protection zone 2 also underlies the site and is also in an EU Water Framework Directive Drinking Water Protected Area. The underlying chalk is therefore considered to be highly environmentally sensitive.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

<Prior to each phase of development approved by this planning permission no development / No development approved by this planning permission> (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

Cont/d..

- 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Advice to LPA

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

The Local Planning Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

Condition 2

No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 3

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On

completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby groundwater abstractions, Source Protection Zone 2 and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

Reasons

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

We have reviewed the following documents as part of our response and have the associated comments detailed below each report

Canon Consulting Engineers Flood Risk Assessment of August 2015 (ref: CCE/P681/FRA-03)

The Flood Risk Assessment and Application Form both recommend that attenuated discharge to watercourse is the preferred method of surface water disposal due to low

infiltration rates anticipated in the near-surface soils. We have no detailed comments if infiltration devices are not proposed. If the applicant were to later consider deep bore soakaways we would require re-consultation as these are unlikely to be accepted at the site. Please refer to our SuDS informative for more information on deep infiltration devices.

Geosphere Environmental Ltd Phase 1 – Desk Study And Preliminary Risk Assessment of 22 May 2015 (ref: 1222,DS-Report/AB,TP/22-05-15/V1)

We agree that there is a potential risk to the water environment. We note that there is an error in the report which is derived from an error in the appended GroundSure report that states that the superficial deposits are 'unproductive strata'. In fact the Lowestoft Formation at the site is classified as a 'Secondary (undifferentiated)' aquifer and is therefore of a higher risk classification. We strongly recommend that the pathway to the underlying groundwater in the principal aquifer (Crag Group), and Source Protection Zone 2 related to 3 groundwater abstractions to the southeast of the site is assessed. If there is a significant depth of impermeable deposits, it may afford sufficient protection to the underlying aquifer. The Lowestoft Formation can be variable in composition, and whilst it can comprise impermeable clay, in some cases significant granular deposits may be present in places. Sand and gravel lenses or pockets can also be present, which could provide a pathway to the underlying groundwater. This should be taken forward into the intrusive investigation and associated risk assessment.

Please consider the type of foundations that will be used at the site. If a deep foundation solution (such as piles) is considered, please consider the potential effect of groundwater pollution, particularly if the superficial deposits are impermeable. Please refer to the appendix for links to useful documents relating to piled foundations on contaminated sites. If a shallow foundation solution is utilised, please confirm this in writing to allow discharge of this condition.

Please see the technical appendix for further advice on SuDs.

We trust this advice is helpful.

Yours sincerely,

Ms Louisa Johnson
Sustainable Places - Planning Advisor

Direct dial 01473 706007

Direct e-mail louisa.johnson@environment-agency.gov.uk

cc Pegasus Group

Appendix 2 - Technical Appendix - Sustainable Drainage Systems (SuDS) from outline application letter

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

We recommend that developers should:

- 1) Refer to our '[Groundwater Protection: Principles and Practice \(GP3\)](#)' document;
- 2) Follow the risk management framework provided in CLR11, '[Model Procedures for the Management of Land Contamination](#)', when dealing with land affected by contamination;
- 3) Refer to our '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 4) Refer to our [Land Contamination Technical Guidance](#);
- 5) Refer to the [CL:AIRE 'Definition of Waste: Development Industry Code of Practice' \(version 2\)](#) and our related '[Position Statement on the Definition of Waste: Development Industry Code of Practice](#)';
- 6) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated*

sites – code of practice and our 'Technical Aspects of Site Investigations' Technical Report P5-065/TR;

7) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

8) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

9) Refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

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

Sent: 14 Jul 2021 09:12:36

To:

Cc:

Subject: FW: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Attachments:

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

Sent: 13 July 2021 19:22

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

Subject: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Dear Sian,

Our Reference: PLN-0126336

Please see below our response for the Reserved Matters application - Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Foul Water

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to foul and/or surface water drainage as part of this application. Therefore we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

Surface Water

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

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

Kind Regards,
Sushil



Planning & Capacity Team
Development Services
Telephone: 07929 786 955

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

-----*

The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee. Anglian Water cannot accept

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 09 December 2020 19:00
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Dear Sian Bunbury,

Our Reference: PLN-0109498

Please see below our response for the planning application- Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Foul Water

We have reviewed **the applicant's submitted Drainage Layout and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.** We request that we are consulted on any forthcoming application to discharge Condition 17 of outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Drainage Layout) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

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

Kind Regards,
Sushil



Planning & Capacity Team
Development Services
Telephone: 03456066087 Option 1

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

Your ref: DC/20/04067
Our ref: Eye – land at Eye airfield, Castleton
Way 32879
Date: 03 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Daniel Cameron,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Daniel,

Eye: land at Eye airfield, Castleton Way – reserved matters application

I refer to the proposal: submission of details (reserved matters in part) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for erection of 15no. dwellings.

Consultation responses were previously submitted by way of letters dated 30 November 2020, 15 February 2021, and 17 September 2021.

There are currently two separate reserved matters planning applications under references DC/21/00609 and DC/20/04067 (Parcel 15) for which outline planning permission was granted under reference 3563/15. This outline permission has a sealed planning obligation dated 26 March 2018, which is relevant to the two pending reserved matters applications. As set out in the letter dated 17 September 2021 local circumstances have changed in respect of the early years position i.e., there is no longer any early years facilities at St Peter & St Paul CEVA Primary School. The Sixth Schedule paragraph 1 of the planning obligation currently states that the Early Years Contribution and the Parcel 15 Early Years Contribution is to be used for improving and enhancing facilities and creating additional early years places with associated facilities at the existing early years setting at St Peter & St Paul CEVA Primary School. In the circumstances, prior to the grant of planning permission for either DC/21/00609 or DC/20/04067 a Deed of Variation needs to be entered into to amend the Sixth Schedule paragraph 1 to the following **‘The County Council covenants to use the Early Years Contribution and the Parcel 15 Early Years Contribution for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality’**.

I have copied to county council colleagues who deal with highways, flood planning, and archaeological matters.

Yours sincerely,



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

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

Your ref: DC/20/04067
Our ref: Land at Eye Airfield 32879
Date: 17 September 2021
Enquiries: Andrew Sierakowski
Tel: 01746 718799
Email: andrew.sierakowski@suffolk.gov.uk

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

Dear Sian

Town and Country Planning Act 1990

Consultation on Planning Application Refs. DC/20/04067

Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings, Land at Eye Airfield, Castleton Way, Eye

I refer to your consultation letter of 1st July 2021 regarding the above application. Apologies for the delay in responding. Neil McManus returned the initial comments to you on this application in his letter of 30th November 2020 advising that the planning obligations previously secured under the Outline Planning Permission Ref. 3563/15 must be retained in respect of this application. This remains the County Council's view in the light of the additional information that has been submitted, although as advised to you by email of 8th August 2021, the County Council's Early Years team have indicated that it is now likely that there would need to be change to the setting of the early years provision, from that set out in the existing s.106 obligation. This being case, the County Council advises that a Deed of Variation would be required to secure this, and that this would most likely need to be tied to the approval of the current Reserved Matters applications that you currently have pending (DC/20/04067 and DC/21/00609).

The County Council has no further comments to make on the additional submitted information in relation to any requirements for developer contributions. You will have received separate comments from the County Council as LLFA, Highways Authority, and SCC Archaeological Service, who's comments you should take into account.

Yours sincerely



Andrew Sierakowski

Consultant Planner
Growth, Highways & Infrastructure Directorate

Your ref: DC/20/04067
Our ref: Eye – land at Eye airfield, Castleton
Way 32879
Date: 30 November 2020
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Sian,

Eye: land at Eye airfield, Castleton Way – reserved matters application


I refer to the proposal: submission of details (reserved matters in part) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for erection of 15no. dwellings.

The outline planning application under reference 3563/15 has an associated planning obligation dated 26 March 2018. The planning obligations previously secured under the first planning permission must be retained in respect of this application if Mid Suffolk District Council make a resolution to approve.

The Eye Neighbourhood Development Plan (NDP). Policy EYE3 – Land south of Eye Airfield. Land with outline permission for 280 dwellings and a Care Home south of Eye Airfield should be developed in accord with the approved Design Brief.

I have copied to county council colleagues who deal with highways, flood planning, and archaeological matters.

Yours sincerely



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

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

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

Sent: 25 Nov 2021 10:38:02

To:

Cc:

Subject: FW: 2021-11-25 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Attachments:

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

Sent: 25 November 2021 10:32

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

Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>

Subject: 2021-11-25 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 – Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev K
- Drainage Layout Ref 1349/02/DRA/001 Rev d

A holding objection is necessary because the details relating to the landscaping of the SuDs features is outstanding for previous consultation replies. Unless the LPA is minded approving this application and condition the requirement.

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 point below detail the action required to overcome our current objection:-

1. Submit the landscaping plan depicting planning details for all SuDs features and also submit an establishment plan for the first five years.
 - a. SCC SuDs Guidance [Suffolk-Suds-Palette-002.pdf](#)

Kind Regards

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

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 30 Sep 2021 11:59:20

To:

Cc:

Subject: FW: 2021-09-30 JS reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 - RMA

Attachments:

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

Sent: 30 September 2021 11:53

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

Cc: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>

Subject: 2021-09-30 JS reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 - RMA

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 – Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev E
- Drainage Layout Ref 1349/02/DRA/001 Rev A
- Proposed Layout Ref 1349.02/SKETCH/100

A holding objection is necessary because some of the points of the previous consultation reply have not been addressed and drainage layout needs to be updated.

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. Update the Drainage Layout (1349/02/DRA/001 Rev A) to reflect changes from the Proposed Layout (1349.02/SKETCH/100)
2. Submit a revised layout plan and a cross section of the proposed basin design showing side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water and 300-500mm freeboard and 3m maintenance strip.
3. Submit the landscaping plan depicting planning details for all SuDs features and also submit a establishment plan for the first five years.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
Tel 01473 260411

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

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

Sent: 06 Jul 2021 01:32:01

To:

Cc:

Subject: FW: 2021-07-06 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Attachments:

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

Sent: 06 July 2021 13:29

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

Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>

Subject: 2021-07-06 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Dear Sian Bunbry,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev E
- Drainage Layout Ref 1349/02/DRA/001 Rev A

holding objection is necessary because the applicant need to provide a revised layout utilising above ground open SuDs for collection, conveyance, storage and discharge, unless there is clear evidence why this is not appropriate. The applicant will also need to ensure that any attenuation basins are suitably over looked.

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

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

1. Submit a revised layout utilising above ground open SuDs for collection, conveyance, storage and discharge, unless there is clear evidence why this is not appropriate.
 - a. Submit either a viability statement Or a site constraints map.
2. Submit a revised layout with the proposed dwellings situated closer to the attenuation (not infiltration) basin so it is over looked by a number of dwelling
 - a. This helps from a health and safety perspective
3. Submit a revised layout plan and a cross section of the proposed basin design showing side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water and 300-500mm freeboard and 3m maintenance strip.
4. Submit the landscaping plan depicting planning details for all SuDs features and also submit a establishment plan for the first five years.

Kind Regards

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

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 02 December 2020 12:59
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>
Subject: 2020-12-02 JS reply - Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 RMA

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/04067

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

- Landscape Specification & Maintenance Plan Rev 0
- 15no New Dwellings Existing Site Plan Ref 7996 P18
- 15no New Dwellings Proposed Site Plan Ref
- Surface Water Hydraulic Calculations
- Drainage Layout 1349.02/DRA/001 A

The reason why we are recommending a holding objection is because the proposed layout is not conducive to good design with regard to existing water features. The applicant is proposing to use a hybrid SuDS solution, where the LLFA require a above ground open SuDS system for collection, conveyance, storage and discharge and there is also insufficient information regarding the SuDS features relating to the surface water drainage system.

The existing watercourse that run through and around the site are to be retained and enhanced. Culverting watercourses are against local policy.

Its is also noted that the proposed layout, drainage layout and landscaping plan are similar but differ.

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

1. Resubmit all plans with a north arrow
2. Resubmit the proposals utilising above ground open SuDs for collection, conveyance, storage and discharge
3. Resubmit the proposed layout with the proposed dwelling not having the existing watercourse going through here rear gardens
4. Resubmit the proposed layout with the proposed parking for the nursery moved away from the watercourse, as culverting it will not be accepted as this is against local policy
 - a. Note Land Drainage Act to culvert watercourse will be required
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/apply-for-consent-for-works-affecting-ordinary-watercourses/>
5. Resubmit cross sections of the proposed SuDS features, demonstrating, side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, freeboard and a 3m maintenance strip
6. Demonstrate how the SuDS features landscaping will be established for the first five (5) years

7. Demonstrate that you have a root protection zone from the existing trees to the proposed SuDs features
8. Speed table is to be moved at least 5m away from proposed culverted watercourse
 - a. Note Land Drainage Act to culvert watercourse will be required, options to bridge watercourse are to be explored <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/apply-for-consent-for-works-affecting-ordinary-watercourses/>

Note further information may be required

Kind Regards

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

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

Sent: 02 Jul 2021 08:43:48

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/20/04067

Attachments:

From: Rachael Abraham Sent: 01 July 2021 15:31 To: Sian Bunbury Cc: BMSDC Planning Mailbox Subject: RE: MSDC Planning Re-consultation Request - DC/20/04067 Dear Sian, Thank you for re-consulting us on this application. Our advice remains the same as that sent on 8/12/20. Best wishes, Rachael Rachael Abraham B.A. (Hons), M.A. Senior Archaeological Officer Please note that my working days are Tuesday-Thursday Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY Tel.:01284 741232 Mob: 07595 089516 Email: rachael.abraham@suffolk.gov.uk Website: <http://www.suffolk.gov.uk/archaeology> Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk> Follow us on Twitter: @SCCArchaeology Like us on Facebook: @SCCArchaeologicalService Follow us on Instagram: @SCCArchaeology

From: Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>
Sent: 08 December 2020 08:10
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067: Land at Eye airfield, Castleton Way – reserved matters application

Dear Sian,
Archaeological evaluation has been completed for Parcel 15 of the Eye Airfield development and no further work is required.

However, further evaluation and mitigation prior to the commencement of development or any ground disturbance, is still required for the rest of the development area covered by application 3563/15.

As such, no disturbance during works in parcel 15 should be permitted outside of the red line boundary for the above RM application (including compounds and spoil or materials storage) and excessive disturbance by heavy machinery outside of this area should also be prevented.

Best wishes,
Rachael

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

Please note that my working days are Tuesday-Thursday

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

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

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

Your Ref:DC/20/04067
Our Ref: SCC/CON/3060/21
Date: 22 July 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04067

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

3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no.

dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

ROAD CLASS:

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

Most of my comments of the 28th January 2021 remain applicable to the latest batch of updated drawings:

The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077? I attach a plan extract which indicates public highway in green and private land in pink; you will note that this includes the access and visibility splays.

I have not considered the detailed highway drawings, numbered 1349.02/DRA/001/B, DRA/002/A, ENG/001/B, ENG/002/B, HWY/001/B, SEC/001/A, SEC/002/A and SEC/003/A. Consequently the applicant should not consider the submitted details acceptable in highway terms. I anticipate that these drawings will be examined in detail by the Highway Authority when applications for the relevant highway agreements are subsequently applied for.

Yours sincerely,

Martin Egan

Technical Approval Engineer - Growth, Highways and Infrastructure

Your Ref:DC/20/04067
Our Ref: SCC/CON/4849/20
Date: 28 January 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04067

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

3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no.

dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

ROAD CLASS:

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

Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

Drawing Number 7996/P12/E - Proposed Site Plan - The proposed road and housing layout are considered acceptable in highway terms. However, the drawing should include the details of access onto the B1077 Victoria Hill as mentioned above.

Drawing Number 1349.02/HWY/001/A - Highway Layout - The layout is considered acceptable. However, the drawing does need to include the junction visibility splays as mentioned above together with the provision of a new footway heading north from the junction along Victoria Hill for the full extent of the visibility splay. The splays need to be within the scope / extent of the works as currently they fall across private land.

Other Highway Drawings - I have looked at these drawings and some of the details submitted (for example types of road kerbing) will need to be revised to satisfy adoptable highway specifications. However, at this stage they are sufficient for planning purposes and I would anticipate resolving these items at submission of details for road adoption purposes.

Electric Vehicle Charging Points - I can find no reference to provision of these facilities for each new dwelling or for the Nursery Car Park. These details will need to be submitted for consideration at some stage.

Yours sincerely,

Martin Egan
Highways Development Management Engineer
Growth, Highways and Infrastructure

Your Ref: DC/20/04067
Our Ref: SCC/CON/5347/21
Date: 9 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/04067

PROPOSAL: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

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

The comments below regarding visibility splays (provided by my colleague in previous highways responses) does not appear to have been addressed by the recently submitted plans:

28/01/21:

Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

22/07/21:

The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077?

Please address the above comments.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067

Address: Land At Eye Airfield Castleton Way Eye Suffolk

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Case Officer: Sian Bunbury

Consultee Details

Name: Paul Harrison

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

Email: Not Available

On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Sian

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

Paul Harrison

BMSDC Heritage

12.7.21

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

Sent: 30 November 2020 10:31

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

Subject: DC 20 04067 Eye RM 3563 15

Heritage consultation response

Sian

I do not wish to offer comment on behalf of Heritage team on this proposal.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

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

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

From: Nathan Pittam
Sent: 21 July 2021 09:35
Subject: DC/20/04067. Air Quality

EP Reference : 295138
DC/20/04067. Air Quality
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning
Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection
of 15no. dwellings.

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

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 02 December 2020 15:14
To: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/04067. Air Quality

Dear Sian

EP Reference : 284363
DC/20/04067. Air Quality
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning
Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection
of 15no.dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that air quality was dealt with at the outline planning stage and as such I have no additional comments to make at this stage.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

Sent: 05 Jul 2021 11:49:30

To:

Cc:

Subject: FW: Plan ref DC/20/04067 Land At Eye Airfield, Castleton Way, Eye. Environmental Health - Noise/Odour/Light/Smoke

Attachments:

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

Sent: 05 July 2021 11:19

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

Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>

Subject: Plan ref DC/20/04067 Land At Eye Airfield, Castleton Way, Eye. Environmental Health - Noise/Odour/Light/Smoke

Thank you for re consulting me on the above application and revised drawings submitted on the 29/06/2021.

I can confirm that I do not have any comments to make.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh & Midsuffolk District Councils

t: 01449 724718

e: david.harrold@baberghmidsuffolk.gov.uk

Thank you for consulting me on the above application for reserved matters and submission of details for appearance, layout and landscaping etc for 15 dwellings.

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

David Harrold MCIEH
Senior Environmental Health Officer

From: Nathan Pittam
Sent: 21 July 2021 09:47
Subject: DC/20/04067. Land Contamination

EP Reference : 295139
DC/20/04067. Land Contamination
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning
Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection
of 15no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the submitted documents from the perspective of land contamination.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 02 December 2020 11:11
To: Sian Bunbury <Sian.Bunbury@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/04067. Land Contamination

Dear Sian

EP Reference :284358
DC/20/04067. Land Contamination
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning
Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection
of 15no. dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that all issues related to land contamination were dealt with at the outline planning application stage and I have no issues to raise at this stage in the process.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

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

Sent: 03 December 2020 11:46

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

Subject: RE: MSDC Planning Consultation Request - DC/20/04067

Public Realm Officers consider that the open space associated with this development is of local value only and as such the District Council would not seek to adopt this land in the future. A local maintenance solution should be sought.

Regards

Dave Hughes
Public Realm Officer

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 12 Jul 2021 04:52:50
To:
Cc:
Subject: FW: DC/20/04067
Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>
Sent: 12 July 2021 16:02
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067

Dear Sian,

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land At Eye Airfield, Castleton Way, Eye, Suffolk

Reason(s) for re-consultation: Drawings submitted 29/06/21.

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

I have only a small addition to my original comment dated 17th December 2020 as below.

It is good practice to detail these Sustainability and Climate Change mitigation interventions in show houses for the development with the option of potential vendors being able to pay extra for interventions at this stage.

Regards,

Peter

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

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 17 December 2020 23:05
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/04067

Dear Sian,

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land At Eye Airfield, Castleton Way, Eye, Suffolk

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

I have viewed the applicant's documents and looked at the decision notice on the original Outline Planning Permission 3563/15.

The original decision notice requested an energy and sustainability strategy for the development and that is not included in this application therefore I have no comments to make.

However I would like to highlight the following and bring it to the attention of the applicant..

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

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

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

Regards,

Peter

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sian Bunbury - Senior Planning Officer

From: Louise Barker – Strategic Housing Team Manager

Date: 30th July 2021

Re Consultation dated 1st July 2021: APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land at Eye Airfield, Castleton Way, Eye, Suffolk

Response:

- This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.
- With regards to the housing mix, it is noted that these are all large, detached homes. Given that there is a substantial need for smaller homes for first time buyers and for those wishing to downsize, a broader range of homes to include 1 and 2 bedrooms would be welcomed here. The District housing need is evidenced in the Strategic Housing Market Assessment.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sian Bunbury - Senior Planning Officer
From: Louise Barker – Acting Strategic Housing Team Manager
Date: 23rd December 2020

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land at Eye Airfield, Castleton Way, Eye, Suffolk

Response:

- This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.
- If these are additional plots to those allowed in the outline permission there may be a requirement to provide a further affordable contribution. Please can this be clarified by the applicant.



19 July 2021

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

By email only

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

Application: DC/20/04067
Location: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Dear Sian,

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

Summary

We have re-assessed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK), September 2020).

We have re-assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We have also reviewed the further drawings and documentation provided by the applicant on the 29th July 2021.

As a result, it is indicated that we have no specific comments to make on the further submitted document and recommend that ecological comments provided by Place Services (18th December 2020) are still applicable for this application.

Therefore, the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should preferably be revised to include further information on the proposed works on the reshaped pond, unless reasonable justification can be provided why this is not required. In



addition, bespoke biodiversity enhancement should be secured with this application, or as a further condition of any consent.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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



18 December 2020

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

By email only

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

Application: DC/20/04067
Location: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Dear Sian,

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

Summary

We have reviewed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK), September 2020).

Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We are generally satisfied with details contained within the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020). The proposed native species will be appropriately implemented, and the planting schemes are suitable for local character. The Landscape Specifications & Maintenance Plan sets out suitable management options for achieving the stated aims and objectives and includes a 10-year work schedule for the management prescriptions, as well as contingencies and/or remedial action if the aim of the works has not been met. However, we note that no information has been provided on the pond, which is proposed to be reshaped. Therefore, we recommend that the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should be revised to include further information on the



proposed works will be conducted. Furthermore, it is recommended that the landscape consultant should consider whether any additional aquatic planting would benefit the biodiversity and amenity value of this pond.

In addition, we note that no bespoke enhancements have been included within this application, as proposed within the Phase 1 Survey (James Blake Associates, Sep 2014). This included the provision of bird and bat boxes, reptile hibernacula and hedgehog highways. As a result, it is recommended that this further information is either provided to support this application or secured prior to occupation in line with the following condition of any consent:

1. 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, in line with the recommendations contained within the Phase 1 Survey (James Blake Associates, Sep 2014).

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

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

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

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

We also note that condition 9 for the outline planning permission requires that measures for Skylarks will be required prior to commencement, to compensate the loss of Skylark breeding territories present within the wider development. However, we note that this development parcel is exempt from this requirement, as specified within this condition. Therefore, no further measures will be required for this application.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067

Address: Land At Eye Airfield Castleton Way Eye Suffolk

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The comments of the Mid Suffolk Disability Forum remain the same as recorded in the Public Comments and made on the 3rd December, 2020.

Comment submitted date: Thu 03 Dec 2020

The Mid Suffolk Disability Forum provides the following comments as a Consultee.

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all 15 dwellings will meet Part M4 of the Building Regulations in this planning application. The statement that dwellings will have a level parking area, ramped access to the front door and a level threshold is the bare minimum in terms of the regulations.

It is our view that all dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is presumed that affordable housing, bungalows and wheelchair accessible housing will be included within the whole development of 280 dwellings.

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

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

Copyright Pegasus Planning Group Ltd. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. EmapSite Licence number 0100031673. Standard 05 licence rights conditions apply. Drawings prepared for planning application purposes and can be scaled (drawings are not to be used for construction or sales documents). Please refer to (client) for development design risk assessment documents. Pegasus Urban Design is part of Pegasus Planning Group Ltd. Any queries to be reported to Pegasus for clarification.



- KEY**
-  SITE BOUNDARY
 -  RESIDENTIAL - 280 DWELLINGS
 -  CARE HOME - 60 BED
 -  MAJOR POINT OF VEHICULAR ACCESS
 -  MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 -  PEDESTRIAN/EMERGENCY ACCESS ONLY
 -  POTENTIAL PEDESTRIAN/CYCLE LINKS
 -  EXISTING PUBLIC FOOTPATHS
 -  POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 -  POTENTIAL CHILDREN'S PLAY AREA
 -  OPEN SPACE
 -  PROPOSED TREE BELT
 -  EXISTING TREES AND HEDGEROWS RETAINED
 -  BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 -  POTENTIAL ATTENUATION PONDS

LAND TO THE SOUTH OF EYE AIRFIELD - INDICATIVE MASTERPLAN



Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Pegasus Group
Suite 4, Pioneer House
Chivers Way, Histon
Cambridge
CB24 9NL

Applicant:

Mr Baldwin
C/O Agent

Date Application Received: 02-Oct-15

Application Reference: 3563/15

Date Registered: 30-Oct-15

Proposal & Location of Development:

Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Land At Eye Airfield, Castleton Way, Eye,

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

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

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

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

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF RESERVED MATTERS

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

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

3. REQUIREMENT OF RESERVED MATTERS

The reserved matters relevant to each phase shall include the following:-

a) Details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction.

b) A 'soft landscaping scheme':

The 'soft landscaping scheme' shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development.

c) Details of the areas to be provided for the storage of Refuse/Recycling bins.

d) Details relating to the implementation, treatment, management and control of any or all emergency access points.

e) Details of existing and proposed levels of the site and finished floor levels as measured from a fixed off site datum point.

f) Details of the boundary treatments for individual buildings and dwellings.

g) Details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The parking areas/provision provided shall accord with the requirements of the Local Planning Authority's adopted parking standards, being Suffolk Guidance for Parking.

h) Details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage/prevention of discharge of surface water from the development onto the highway).

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required in order to secure an

appropriate level of detail within the reserved matters application(s) in accordance with the considerations relevant to the granting of this outline permission.

4. LISTING OF APPROVED PLANS

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

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing no. T.0283 41B, dated 30/10/2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans:

Drawing no. T.0283 41B, dated 30/10/2015;
Drawing no. T.0283 38F, dated 09/05/2016 (only in so far as it relates to the access points serving the development hereby approved);
Drawing P682 SK 014 Rev 2 (Langton Grove Access);
Drawing P681/011 Rev 07 (Castleton Way Access);
Drawing P681/011A Rev 07 (Castleton Way Access with Indicative School Drop-Off Area).

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

5. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced a scheme for the carrying out of the development in successive phases (including trigger points for each successive phase following the first) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with those phases of development as may be agreed.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: AMOUNT OF RESIDENTIAL DEVELOPMENT

The quantum of residential development shall be limited to a maximum of 280 no. dwellings and a 60 no. bedroom care home.

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

7. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS (CARE HOME)

The care home hereby approved shall be of a maximum of two storeys in height.

Reason - In order to secure a design that is appropriate for its location and so as to protect the visual amenities and character of the area, the historic environment and to safeguard local distinctiveness.

8. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION

The development shall be implemented and completed in accordance with those recommendations as set out within the following documents:

Phase 1 Habitat Survey, JBA Consulting (September 2014);
Breeding Bird Survey, MLM Environmental (October 2015);
Great Crested Newt Survey, MLM Environmental (October 2015);
Reptile Survey, MLM Environmental (October 2015).

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

9. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION (SKYLARKS)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no development shall commence until a scheme for the provision of an alternative habitat for skylarks, to compensate for habitat lost through all phases of this scheme, shall be submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented before the first phase of the development commences and shall be maintained for a period of not less than 10 years.

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

10. SPECIFIC RESTRICTION ON DEVELOPMENT: PILING AND PENETRATIVE METHODS

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To adequately protect the aquatic environment from pollution or contamination.

11. SPECIFIC REQUIREMENT OF DEVELOPMENT: SOFT LANDSCAPING SCHEME

Following the approval of the 'soft landscaping scheme' (pursuant to condition 3 above), the 'soft landscaping scheme' shall be implemented in accordance with the approved details within the first planting season (October - March) following the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The approved 'soft landscaping scheme' shall be carried out in its entirety.

If within a period of five years, any of the existing or proposed plants identified in the approved 'soft landscaping scheme' die, are removed, or in the opinion of the Local Planning Authority become seriously damaged or diseased then they shall be replaced in the next planting season with others of a similar size and species.

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF RENEWABLES DETAILS WITH RESERVED MATTERS APPLICATION.

Before any development is commenced on any phase, an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence above ground level until full Design Stage calculations under the National Calculation Method have been submitted to and approved in writing by the Local Planning Authority demonstrating that the development is capable of achieving the required standard in accordance with the approved Energy Strategy, and any subsequent approved revisions.

Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built certificates derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved Energy Strategy (and any subsequent approved revisions) should be submitted to the Local Planning Authority and approved in writing.

Reason - In order to ensure the long-term sustainability of the development through on-site use of renewable resources and sustainable construction techniques and materials, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site (other than those relating to highways or estate roads), details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority.

Vegetation to be affected by any proposed lighting shall be illuminated to a level no greater than 1 lux (strong moonlight).

The lighting shall be carried out and retained as may be approved.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS (1)

No development shall take place on any phase within the 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.
- h) Mitigation details for the preservation in situ of the cemetery situated within 'parcel 13a' (as identified on the approved plans) and a management plan for the ongoing protection of this area.

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

15. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS (2)

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition no. 17 above 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.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: WASTE
MANAGEMENT

No development shall commence on any phase until a waste minimisation and recycling strategy (to include a Site Waste Management Plan) relating to the construction and

occupation stages of the development has been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and occupied in accordance with the approved strategy.

Reason - In the interests of minimising and managing waste arising from the development as supported by the National Planning Policy Framework (2012).

17. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: FOUL SEWERAGE DETAILS

No development shall commence on any phase until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

No development shall commence on any phase until details of a scheme for the disposal of surface water has been submitted to and, agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Such details shall include:

- a) Design calculations, construction and landscaping details.
- b) Proposed levels
- c) Proposals for water quality control
- d) Means of protecting SuDS, swales basins and soakaways and permeable paving from sediments and compaction.
- e) Erosion protection measures
- f) Plans showing exceedance routes and areas where flooding will occur at a 100 year Return period including climate change.
- g) A programme for its implementation, and
- h) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- i) Arrangements to enable any Surface water drainage within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.

Reason - To safeguard the ground water environment and minimise the risk of flooding over the lifetime of the development; to ensure clear arrangements are in place for ongoing operation and maintenance.

19. ACTION REQUIRED PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area or relevant phase, shall be protected in accordance with a scheme of tree protection,

(BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason - For the avoidance of damage to trees and hedgerows within the site and in the interests of visual amenity and the character and appearance of the area.

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: LANDSCAPE MANAGEMENT

Prior to the commencement of development on any phase, a Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved, in writing, by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved.

The schedule of landscape maintenance shall run for a period of not less than 10 years.

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

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FIRE HYDRANTS

No development shall commence on any phase until details (including the number, locations, timetable for installation and specifications) of the provision of fire hydrants throughout the development have been submitted to, and approved in writing by the Local Planning Authority. The approved hydrants shall be installed in accordance with the approved timetable.

Reason - In the interests of safeguarding residential amenity by providing suitable fire-fighting infrastructure.

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

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

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.

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

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

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

23. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (1)

No development shall take place on any phase until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- b) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) The results of the site investigation and detailed risk assessment referred to in (2) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health

of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

24. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (2)

No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (3)

No development shall take place on any phase until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

26. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION (4)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (1)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new roundabout access from Castleton Way (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any part of the development being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

28. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (2)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new Zebra crossing and School Drop Off Parking Area (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved crossing and parking area shall be laid out and constructed in its entirety prior to first occupation of any property on the site. Thereafter the parking area and crossing shall be retained in its approved form.

Reason - To ensure that the crossing is located in the most appropriate location and designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

29. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (3)

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or above in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

30. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (4)

The new estate road junction with Castleton Way, inclusive of cleared land within the sight splays to this junction, must be formed prior to any other works commencing or delivery of any other materials.

Reason - To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

31. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (5)

Before the development hereby permitted is commenced details of the travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be submitted to and approved in writing by the

Local Planning Authority and such approved arrangements shall be implemented before the development is first occupied and thereafter adhered to.

Reason - In the interests of sustainable development, as supported by the principles and policies contained within the NPPF.

32. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (6)

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason - To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

33. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (7)

The approved Langton Grove access (Drawing P682 SK 014 Rev 2) shall be laid out and constructed in its entirety prior to any dwelling within the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only) being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

NOTES:

1. When determining planning applications the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how in dealing with the application they have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In this case the Local Planning Authority worked with the agent/applicant to address issues including heritage, highways, flood risk and safeguarding from accidents. Following minor amendments/amplifications, additional information received and subsequent re-consultation exercises, the Local Planning Authority was able to reach a decision having had regard for all material planning considerations and relevant statutory duties and responsibilities.

2. 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.

3. The submitted scheme of archaeological investigation should be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
4. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
5. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.
6. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway

shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341414. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

7. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
8. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

This relates to document reference: 3563/15

Signed: Philip Isbell

Dated: 27th March 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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



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

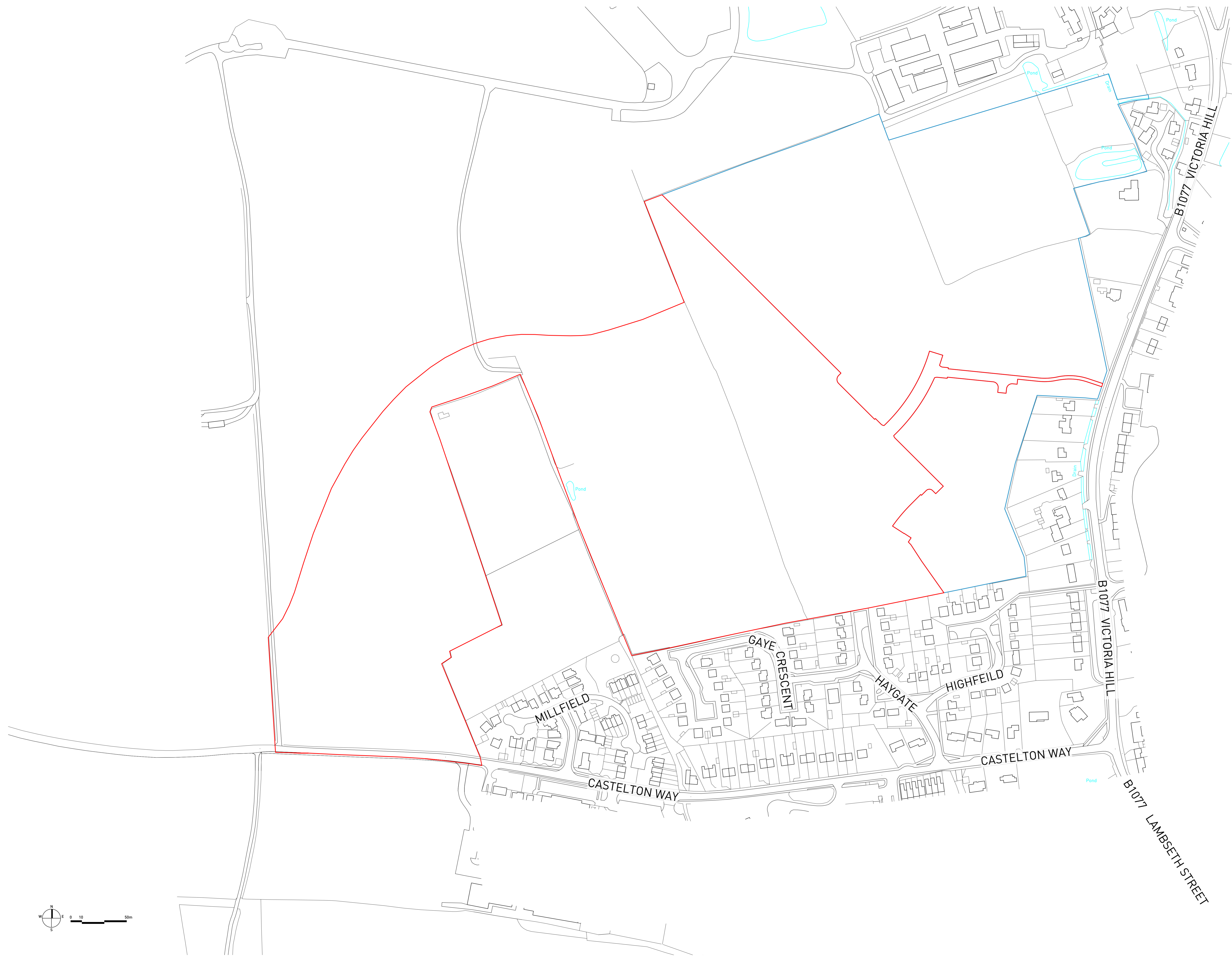
*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

3563-15 Revised Indicative Masterplan from Addendum to the Development Brief (May 2016)



KEY

-  SITE LOCATION (13.5 HA)
-  LAND UNDER APPLICANT'S CONTROL (9.2 HA)



PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - SITE LOCATION PLAN

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Application No:

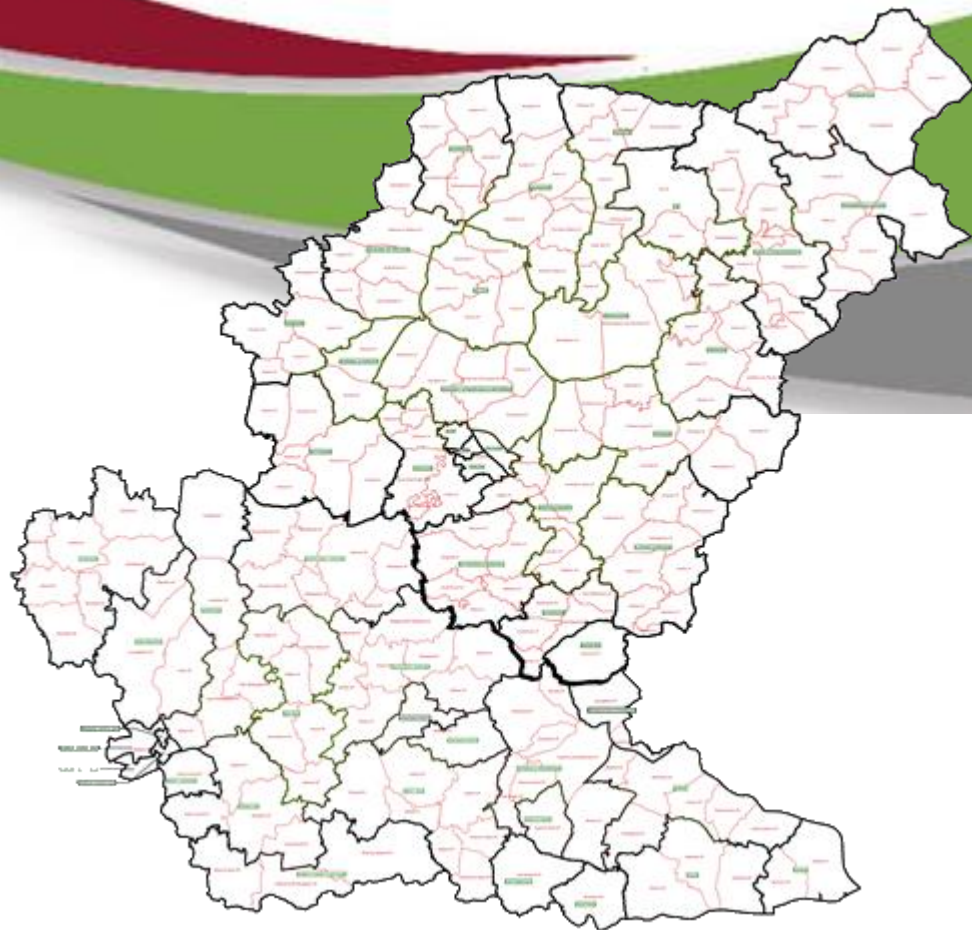
DC/20/04067

Address:

Land At Eye Airfield

Castleton Way

Eye



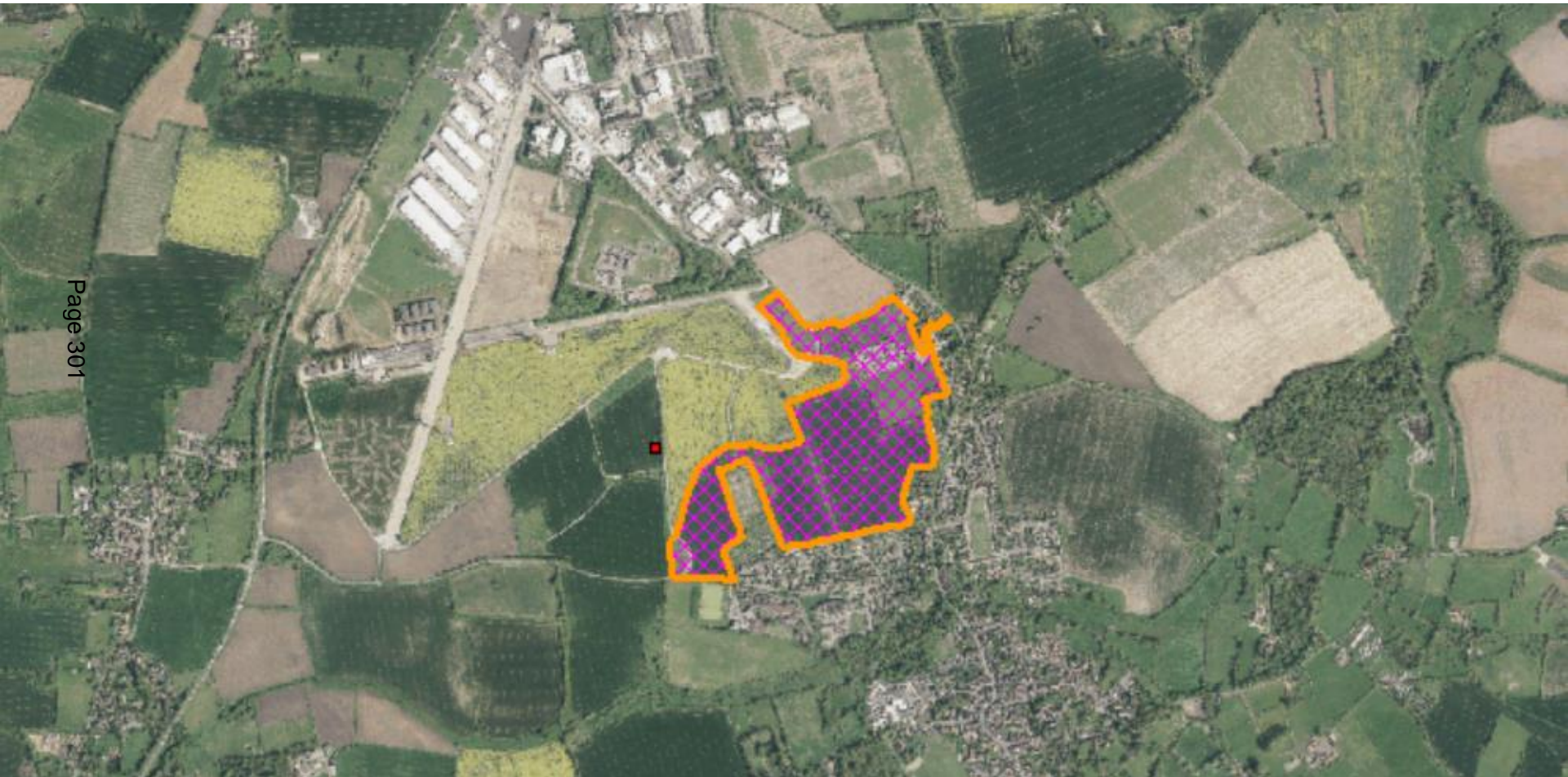
Aerial Map

Slide 2



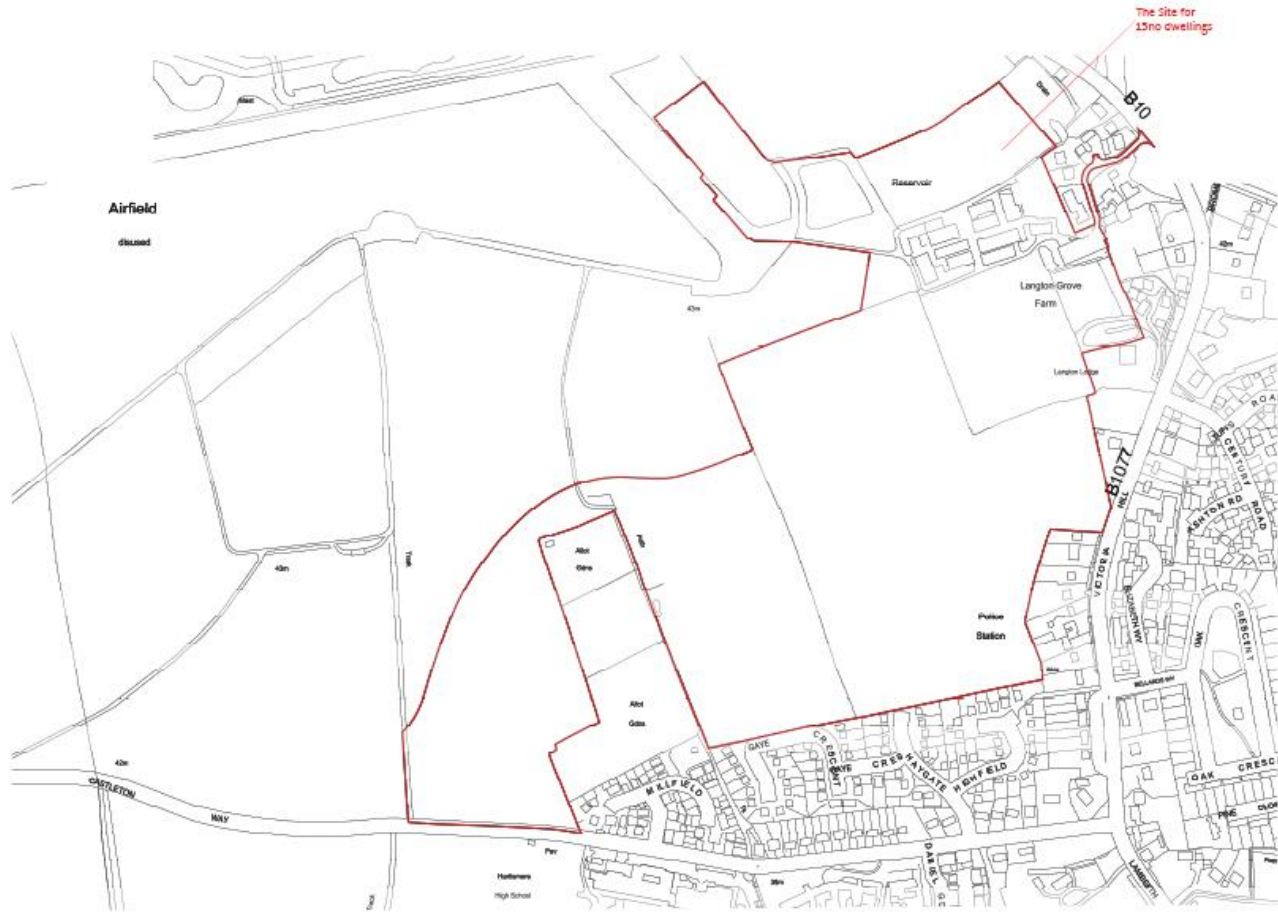
Aerial Map – wider view

Slide 3



Page 301

Site Location Plan



The Site for
13no dwellings

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INFORMATION

Client		Ryden Developments Ltd
Location		Land off Langton Grove Eye
Site		13no New Dwellings
Existing Site Plan		Existing Site Plan
Scale	Drawn By	RB
1:5000	RB	
Date	Approved	RB
10th 2020	RB	
Project No	Page No	7996 P18

SITE BOUNDARY FOR OUTLINE PLANNING APPLICATION (REF:3563/L5) SHOWN IN RED (FOR INFORMATION ONLY)

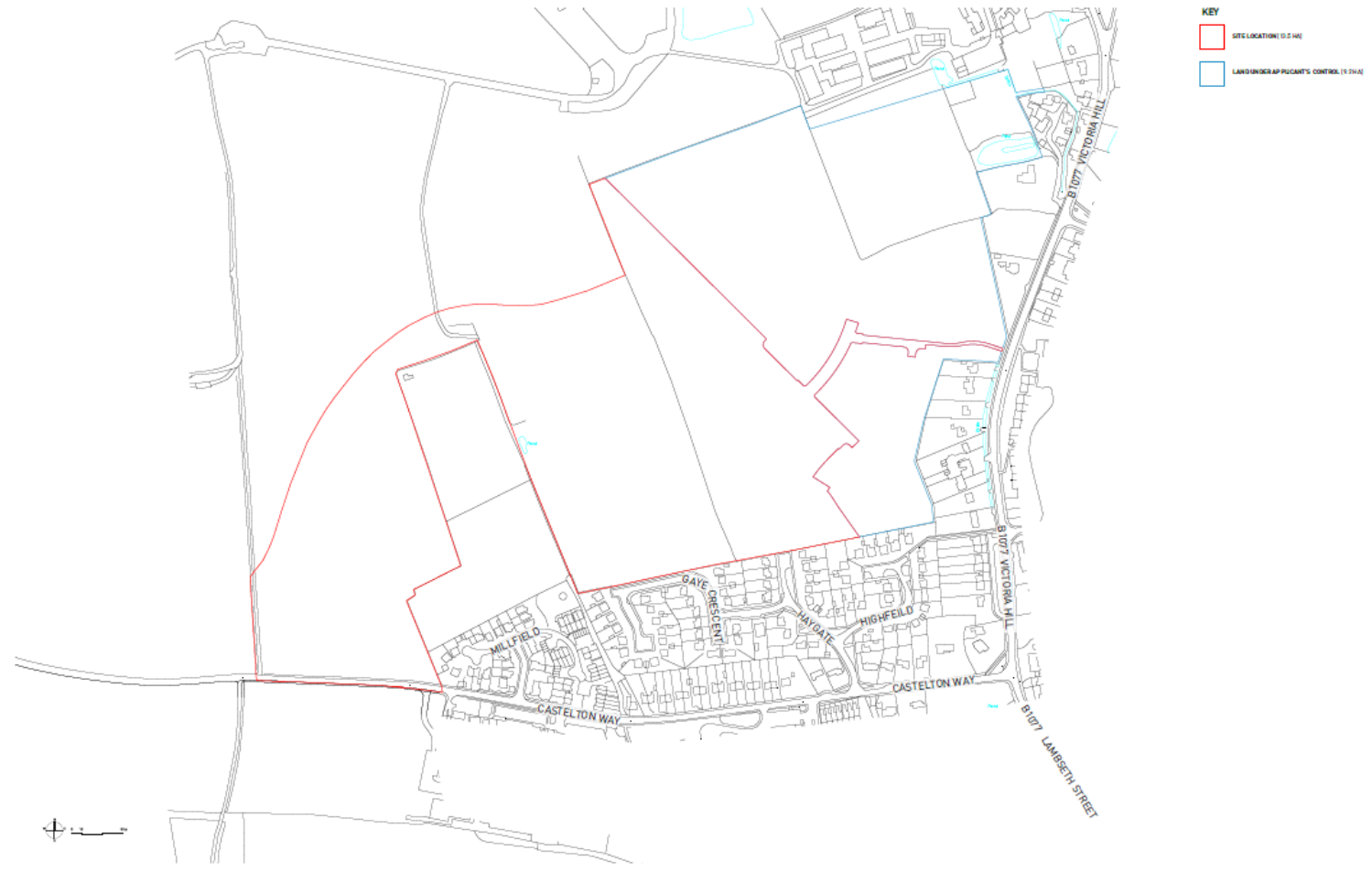
Site Location Plan

Slide 5



Site Location Plan - DC/21/00609 Persimmon Application

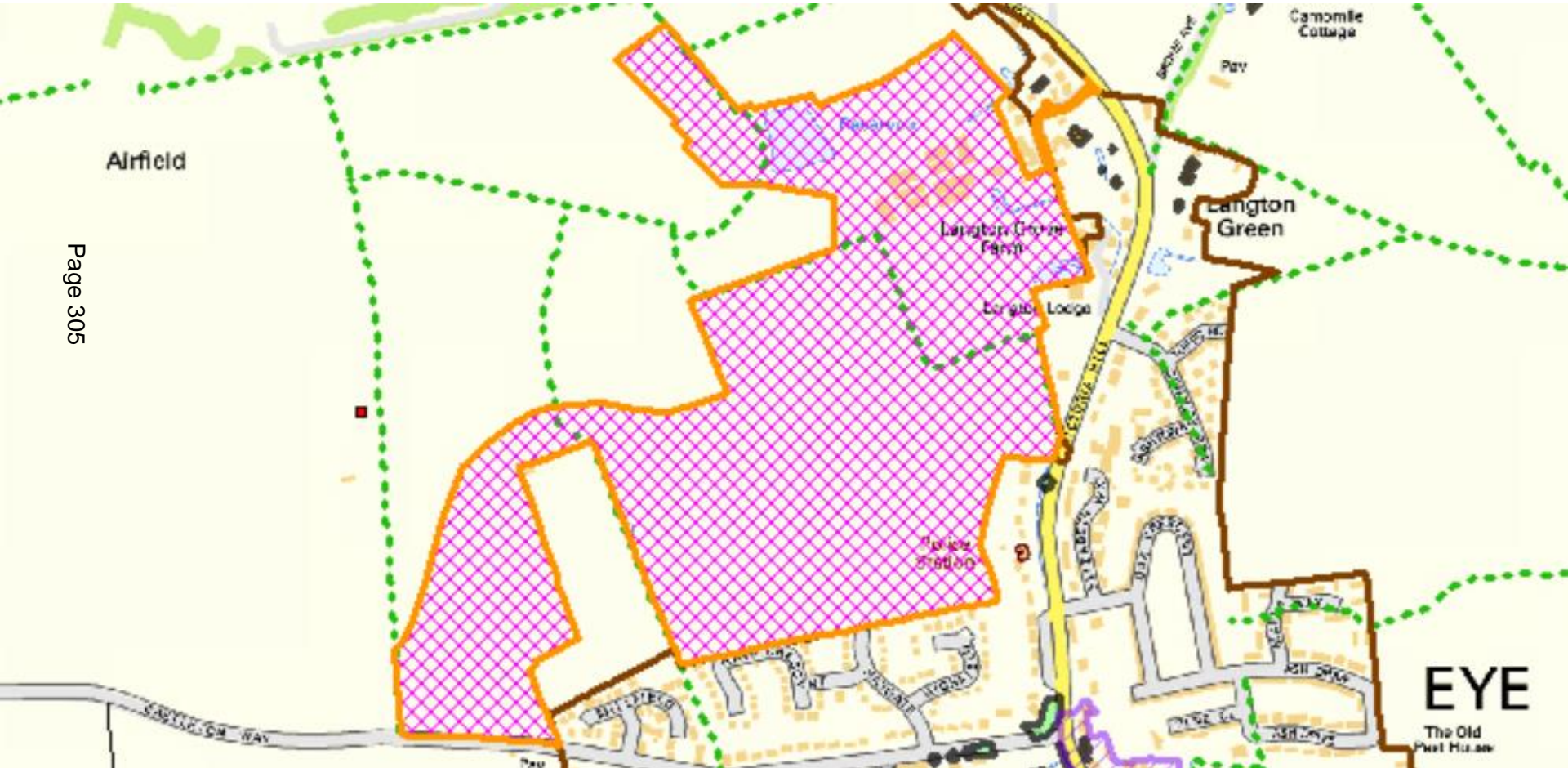
Slide 6



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Constraints Map

- Footpath
- Built Up Area Boundaries
- TPO - Individual TPOs/trees/T1
- Area of Trees



Page 305

Site Plan

Slide 8

Page 306



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Scale: 1:500

OUR RECORDS
Our drawings will be provided in accordance with BS 1192-2:2016.

- 2 Set (hard-copy) min 3 copies
- 2 Set (hard-copy) min 2 copies

Electronic drawings will be provided in each drawing set & file, in a separate zip file.

DATE REVISED
Details on drawings provided within site 5 & 7 drawings.

REVISIONS

No.	Date	Description	By
1	15/11/23	Initial design and site plan	PR
2	15/11/23	Revised design and site plan	PR
3	15/11/23	Final design and site plan	PR
4	15/11/23	Final design and site plan	PR
5	15/11/23	Final design and site plan	PR
6	15/11/23	Final design and site plan	PR
7	15/11/23	Final design and site plan	PR
8	15/11/23	Final design and site plan	PR
9	15/11/23	Final design and site plan	PR
10	15/11/23	Final design and site plan	PR
11	15/11/23	Final design and site plan	PR
12	15/11/23	Final design and site plan	PR
13	15/11/23	Final design and site plan	PR
14	15/11/23	Final design and site plan	PR
15	15/11/23	Final design and site plan	PR



PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove

Site: 15m New Dwellings Proposed Site Plan

Project No: 7996

Drawn by: PR

Checked by: PR

Date: 15/11/23

Approved by: PR

Scale: 1:500

Project No: 7996

Project Name: P12

Scale: 1:500

Sheet: L



- KEY**
-  SITE BOUNDARY
 -  RESIDENTIAL - 280 DWELLINGS
 -  CARE HOME - 60 BED
 -  MAJOR POINT OF VEHICULAR ACCESS
 -  MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 -  PEDESTRIAN/EMERGENCY ACCESS ONLY
 -  POTENTIAL PEDESTRIAN/CYCLE LINKS
 -  EXISTING PUBLIC FOOTPATHS
 -  POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 -  POTENTIAL CHILDREN'S PLAY AREA
 -  OPEN SPACE
 -  PROPOSED TREE BELT
 -  EXISTING TREES AND HEDGEROWS RETAINED
 -  BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 -  POTENTIAL ATTENUATION PONDS

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LAND TO THE SOUTH OF EYE AIRFIELD - INDICATIVE MASTERPLAN

3563-15 Revised Indicative Masterplan from Addendum to the Development Brief (May 2016)

Page 308



- KEY**
-  SITE BOUNDARY
 -  RESIDENTIAL - 280 DWELLINGS
 -  CARE HOME - 60 BED
 -  MAJOR POINT OF VEHICULAR ACCESS
 -  MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 -  PEDESTRIAN/EMERGENCY ACCESS ONLY
 -  POTENTIAL PEDESTRIAN/CYCLE LINKS
 -  EXISTING PUBLIC FOOTPATHS
 -  POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 -  POTENTIAL CHILDREN'S PLAY AREA
 -  OPEN SPACE
 -  PROPOSED TREE BELT
 -  EXISTING TREES AND HEDGEROWS RETAINED
 -  BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 -  POTENTIAL ATTENUATION PONDS

REVISED INDICATIVE MASTERPLAN

Site Layout (Surface Water Drainage)

Slide 11

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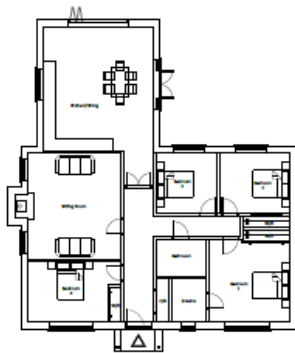


Landscaping Proposal



Plot 1 Proposed Plans

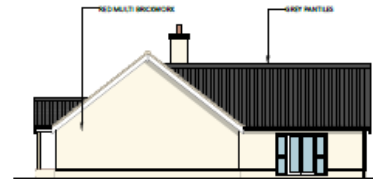
Page 313



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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1	18/03/21	Approved initial	RS
2	18/03/21	Checked and in final issue	RS
3	18/03/21	Approved final	RS

Paul Robinson PARTNERSHIP
ARCHITECTS & INTERIORS

20 Clarendon Square, Ipswich, Suffolk, IP1 1JL
Tel: 01473 212121
www.paulrobinsonpartnership.co.uk

PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove Eye

Project: Proposed Plans & Elevations Plot 1 - 4-Bed Bungalow

Scale: 1:100	Drawn by: RS
Date: April 2021	Approved: RS
Project no: 7996	Page no: P19

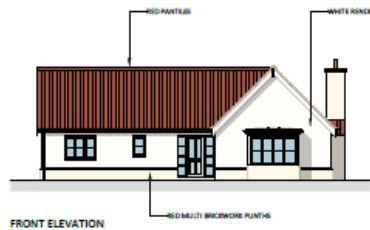
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Plot 2 Proposed Plans

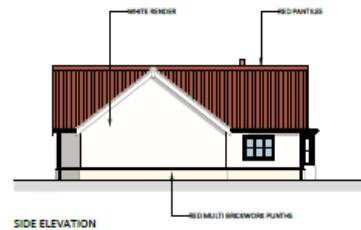
Page 314



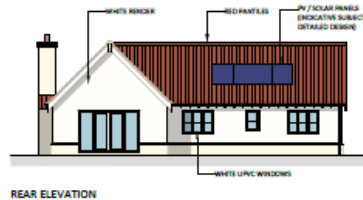
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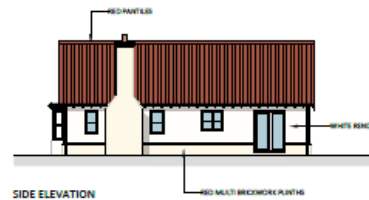
FRONT ELEVATION



SIDE ELEVATION

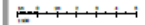


REAR ELEVATION



SIDE ELEVATION

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NO.	REVISION	BY	DATE
1	As Issued	PR	20/04/2021
2	Revised	PR	20/04/2021

Paul Robinson PARTNERSHIP
ARCHITECTURE & SURVEYING

100 High Street, Fakenham, Norfolk, NR21 3JH
01603 850000
paul@pr-partnership.co.uk

PLANNING

Client: Ryden Developments Ltd
Location: Land off Langton Grove Eye
Title: Proposed Plans & Elevations Plot 2 - 3-Bed Bungalow

Scale: 1:500	Drawn by: RB
Date: April 2021	Approved: RB
Project No: 7996	File No: P20
	Sheet No: B

Plot 3 Proposed Plans

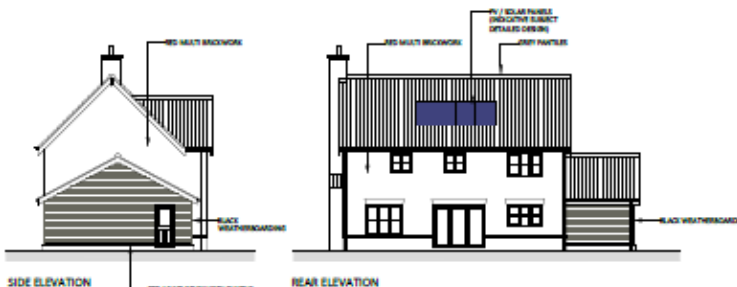
Page 315



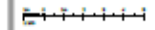
FIRST FLOOR PLAN



GROUND FLOOR PLAN



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Rev	Description	Date
1	Issue for planning	10/04/2021
2	Issue for building	10/04/2021



PLANNING

Client: Ryden Developments Ltd

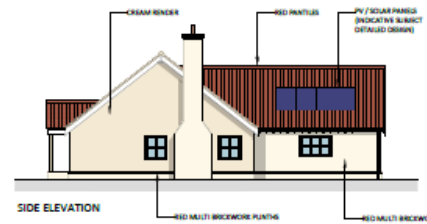
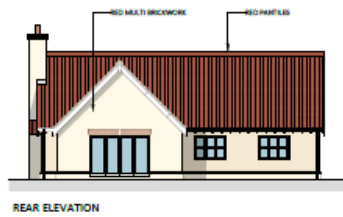
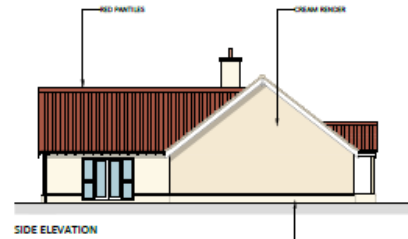
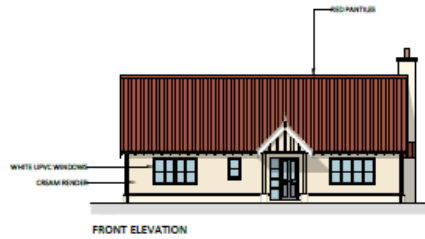
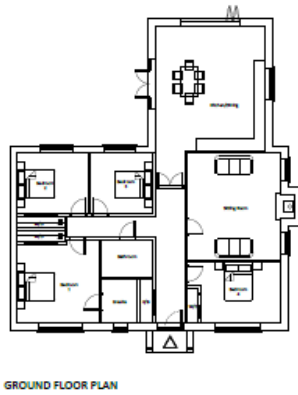
Location: Land off Langton Grove Eye

Project: Proposed Plans & Elevations Plot 3 - 3-Bed House

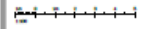
Job No:	1100	Drawn by:	KB
Rev:	1	Checked by:	KB
Date:	April 2021	Scale:	1:50
Project No:	7996	App. No.:	P21
		Author:	A

Plot 4 Proposed Plans

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1	04.11.21	1st plan set	BB
2	04.11.21	1st plan set to King team	BB
3	04.11.21	1st plan set	BB

Paul Robinson PARTNERSHIP
ARCHITECTURE & INTERIORS

4 Orange Business Park
Harford Road, Blandford, Dorset
Blandford, Dorset, UK
BA11 2JG
t: 01258 452222
e: paul@paulrobinsonpartnership.com
www: www.paulrobinsonpartnership.com

PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove Eye

Site: Proposed Plans & Elevations Plot 4 - 4-Bed Bungalow

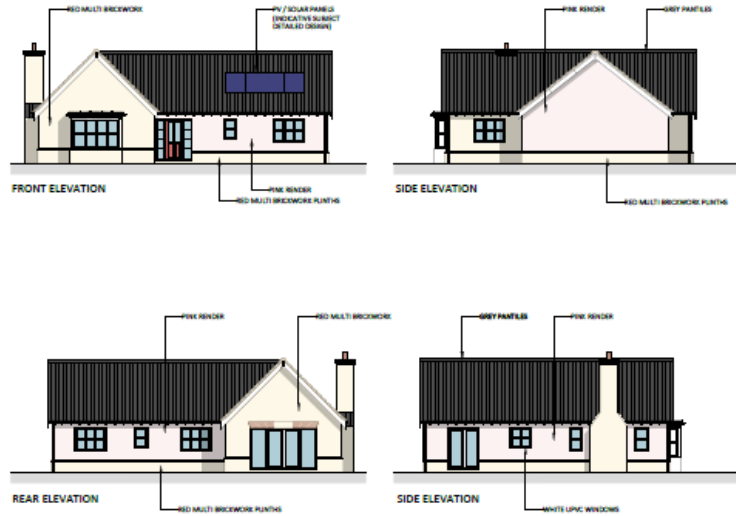
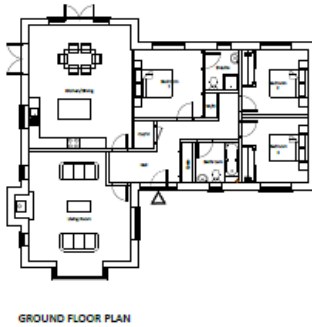
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Date: April 2021

Drawn by: BB
Checked by: BS
Approved by: BS

Project no: 7996
Page no: P22
Revision: 8

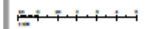
Plot 5 Proposed Plans

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No	Date	Description	By
1	28.12.21	RV panels added	MR
2	28.12.21	Changes added for living room	MR
Rev			

Paul Robinson PARTNERSHIP
ARCHITECTURE & SURVEYING

4 Grogan Business Park,
Hemel Hempstead, Herts. Hemel Hempstead, Herts. SG10 2BN
Tel: 01462 850207
www.paulrobinsonpartnership.co.uk

PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove Eye

Project: Proposed Plans & Elevations Plot 5 - 3-Bed Bungalow

Scale: 1:100

Date: April 2021

Project No: 7996

Drawn by: RB

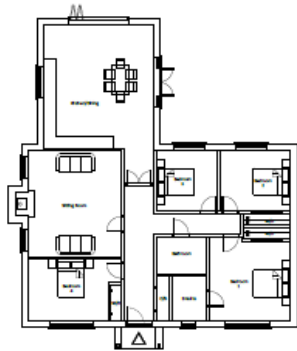
Checked by: RB

Scale: P23

Sheet: B

Plot 6 Proposed Plans

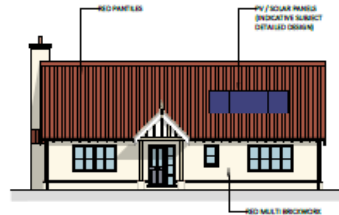
Page 318



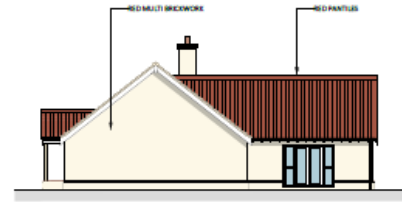
GROUND FLOOR PLAN



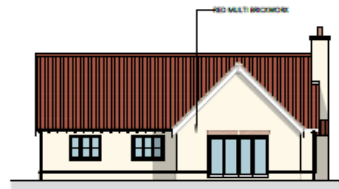
GARAGE FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



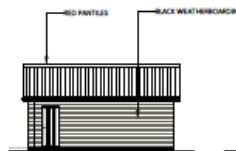
SIDE ELEVATION



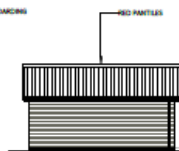
FRONT ELEVATION



REAR ELEVATION



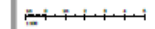
SIDE ELEVATION



SIDE ELEVATION

RED MULTI BRICKWORK RED MULTI BRICKWORK

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1	REVISION	BY	DATE
2	REVISION	BY	DATE
3	REVISION	BY	DATE



PLANNING

Client: Ryden Developments Ltd
 Location: Land off Langton Grove Eye
 Title: Proposed Plans & Elevations Bungalow
 Date: 11:50
 Date: April 2021
 Drawing No: 7996
 Drawn by: RB
 Checked by: RB
 Approved by: P24
 Scale: B

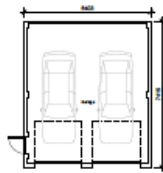
Plot 7 Proposed Plans



FIRST FLOOR PLAN



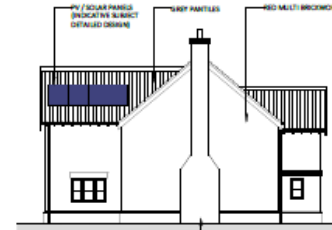
GROUND FLOOR PLAN



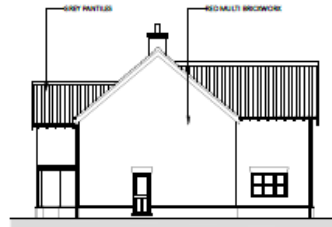
DOUBLE GARAGE FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

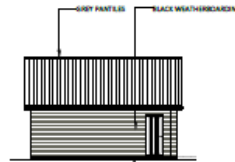


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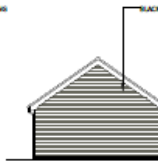


FRONT ELEVATION

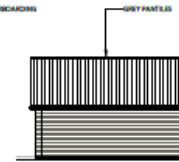
PLOTS 1 & 2



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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George Hill

DATE	DESCRIPTION



PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove Eye

Site: Proposed Plans & Elevations Plot 7 - 5-bed House

Scale: 1:100

Date: April 2001

Project No: 7996

Drawn by: RB

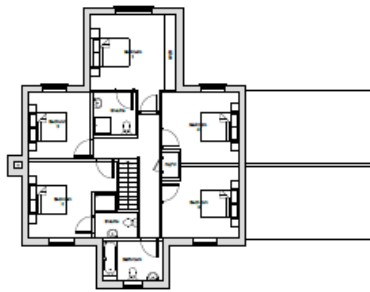
Checked by: RB

Approved by: P25

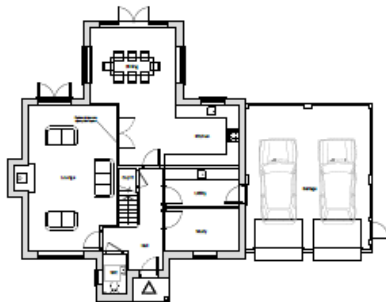
Revision: A

Plot 8 Proposed Plans

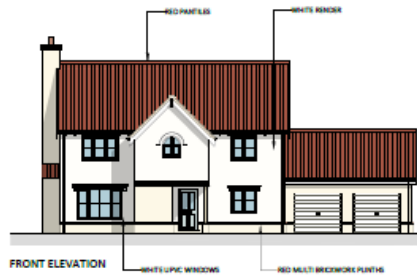
Page 320



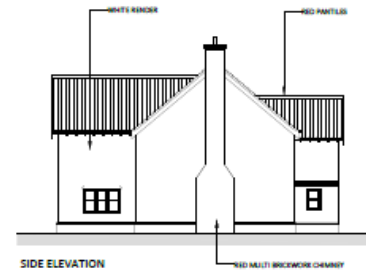
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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No.	Description	Date
1	ISSUED FOR PERMIT	10/04/2021



PLANNING

Client	Ryden Developments Ltd
Location	Land off Langton Grove Eye
Site	Proposed Plans & Elevations Plot 8 - 3-Bed House
Scale of Site	1:350
Author	RB
Check	RB
Date	April 2021
Project No.	7996
Drawn by	P26
Checked by	A

Plot 9 Proposed Plans

Page 321



FIRST FLOOR PLAN



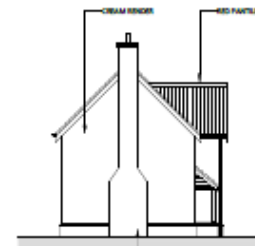
GROUND FLOOR PLAN



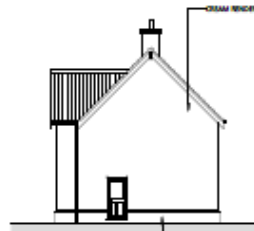
GARAGE FLOOR PLAN



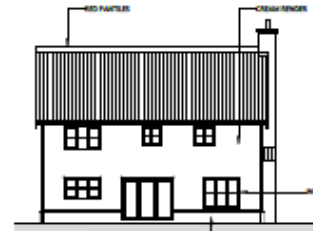
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



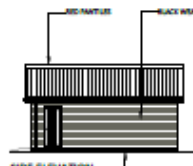
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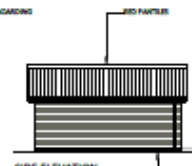
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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Paul Robinson
PARTNERSHIP
ARCHITECTURE & INTERIORS

15 Kingsway, London, EC1A 3DF
020 7463 1234
www.paulrobinsonpartnership.co.uk

PLANNING

Ryden Developments Ltd

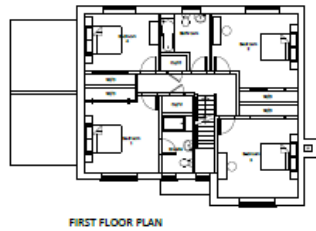
Location: Land off Langton Grove Eye

Project: Proposed Plans & Elevations Plot 9 - 3-Bed Dwelling

Drawn by: 1100	Checked by: SR
Date: April 2015	Scale: 1/50
Project No: 7955	Sheet No: P27
	Scale: A

Plot 11 Proposed Plans

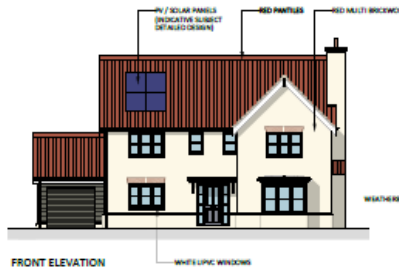
Page 323



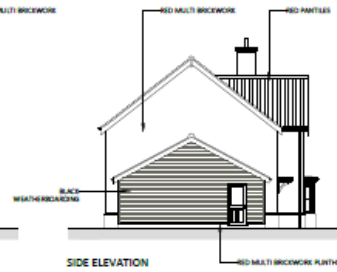
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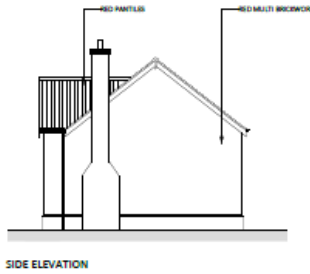
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

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1	14.03.21	PR plans issued	PR
2	14.03.21	Plans submitted to Ryden team	PR
3	14.03.21	Plans submitted to Ryden team	PR
4	14.03.21	Plans submitted to Ryden team	PR



PLANNING

client: Ryden Developments Ltd

location: Land off Langton Grove Eye

name: Proposed Plans & Elevations Plot 11 - 4-Bed House

scale: 1:100

date: April 2021

ref: 7996

drawn by: RB

checked by: RS

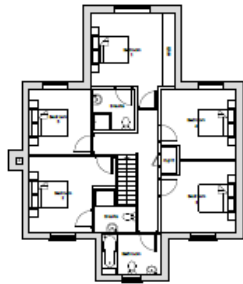
date: 14/03/21

scale: P29

sheet: B

Plot 12 Proposed Plans

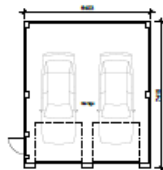
Page 324



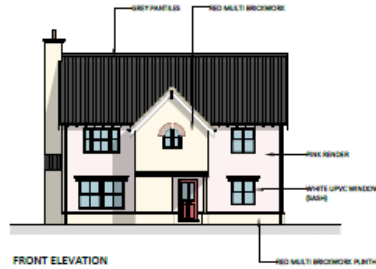
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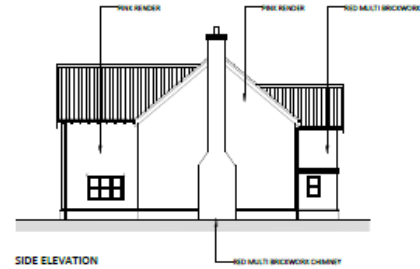
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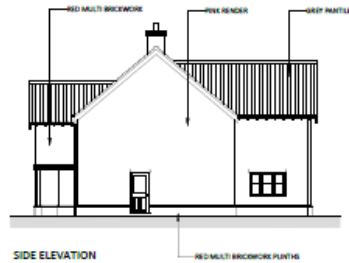
GARAGE FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



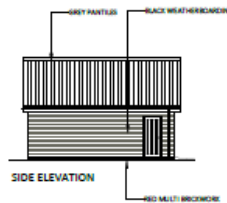
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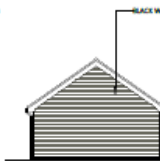
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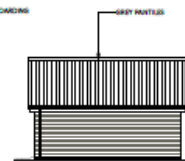
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SIDE ELEVATION



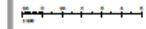
SIDE ELEVATION



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1	01/11/21	1/1/2021	1/1/2021
2	01/11/21	1/1/2021	1/1/2021
3	01/11/21	1/1/2021	1/1/2021



Client: Ryden Developments Ltd
 Location: Land off Langton Grove Eye
 Title: Proposed Plans & Elevations Plot 12 - 3-Bed House

Drawn by: 7996	Checked by: 88
Date: April 2021	Scale: SS
Project no: 7996	File no: P30
	Version: A

PLANNING

Plot 13 Proposed Plans



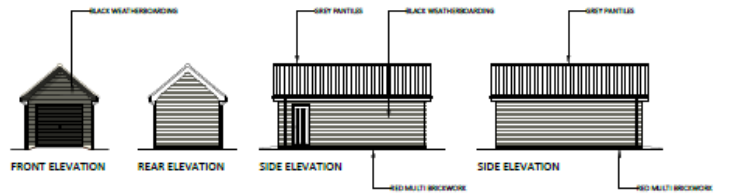
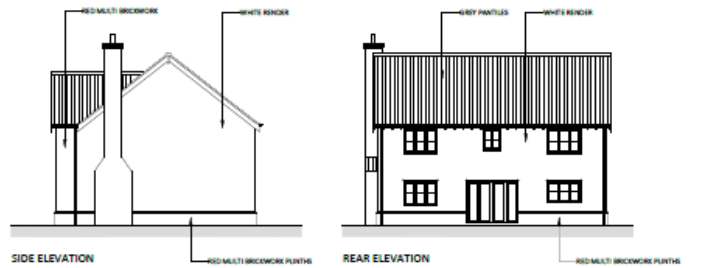
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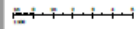
GROUND FLOOR PLAN



GARAGE FLOOR PLAN



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2	Issue for building	10/04/2021
3	Issue for building	10/04/2021



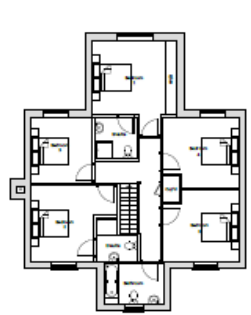
Client: Ryden Developments Ltd
 Location: Land off Langton Grove Eye
 Title: Proposed Plans & Elevations Plot 13 - 4-Bed House

PLANNING

Scale: A3
 E:150
 Date: April 2021
 Project No: 7996

Drawn by: RB
 Checked: RB
 Date: RB
 Job No: P31
 Sheet: B

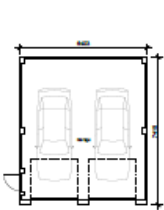
Plot 14 Proposed Plans



FIRST FLOOR PLAN



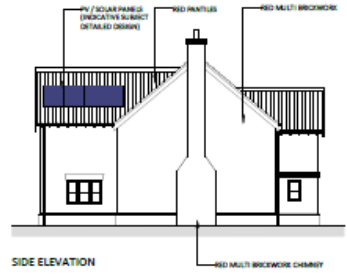
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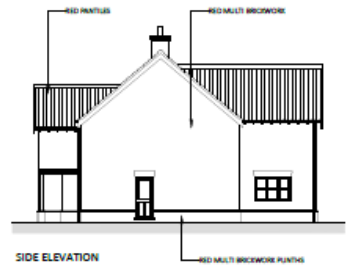
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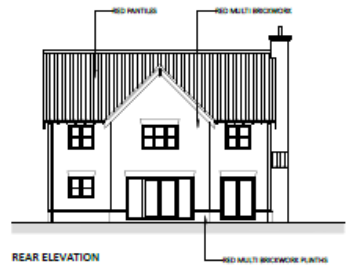
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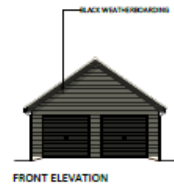
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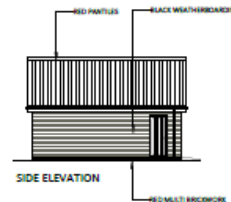
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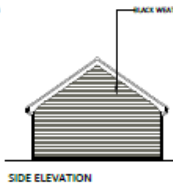
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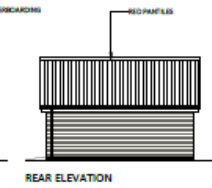
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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1	2	3	4	5	6	7	8	9	10
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ARCHITECTURE & SURVEYING

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Hemel Hempstead, Herts, UK
Tel: 01462 420000
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Plan
Ryden Developments Ltd

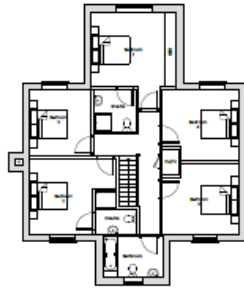
Location
Land off Langton Grove
Eye

Proposed Plans & Elevations
Plot 14 - 5-Bed House

Scale 1:100
Date April 2021
Project No 7996

Drawn by SB
Checked by SB
Date P32
Author A

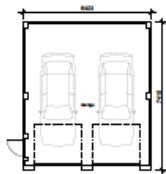
Plot 15 Proposed Plans



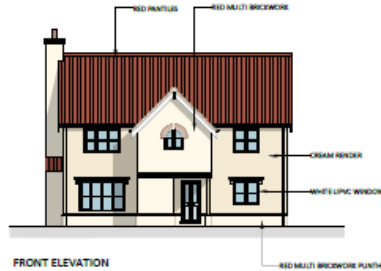
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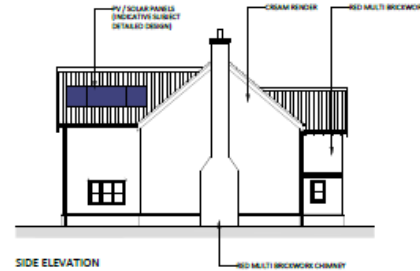
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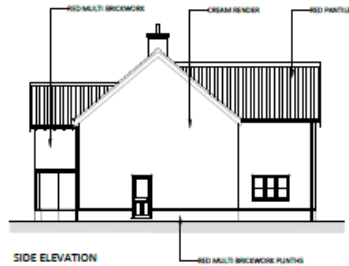
GARAGE FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



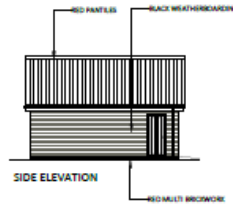
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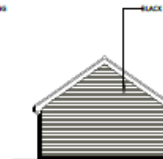
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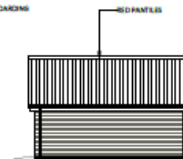
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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DATE	DESCRIPTION



PLANNING

Client: Ryden Developments Ltd

Location: Land off Langton Grove Eye

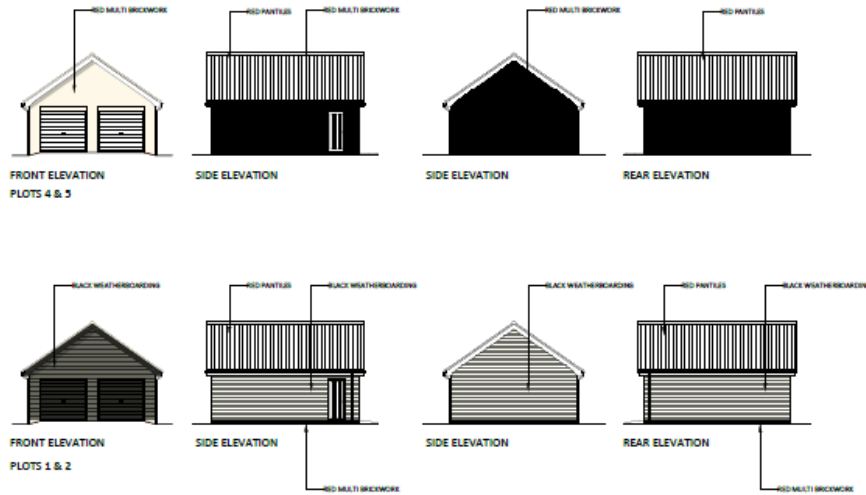
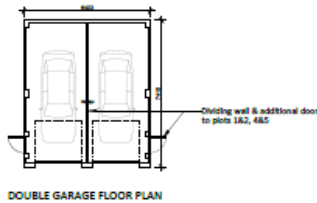
Title: Proposed Plans & Elevations Plot 15 - 5-Bed House

Scale: 1:100
Date: April 2021
Project No: 7996

Drawn by: RB
Approved: RB
Revision: P33
Worksheet: A

Proposed Double Garages

Page 328



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NO.	DATE	DESCRIPTION	BY



PLANING

Client: Ryden Developments Ltd

Project: Land off Langton Grove Eye

Site: Proposed Plans & Elevations Double Garages Plots 1&2, 4&5

Scale: 1:100

Date: April 2021

Project No: 7996

Drawn By: SB

Checked By: SB

Project No: P34

Agenda Item 8c

Committee Report

Item No: 8C

Reference: DC/21/05063

Case Officer: Daniel Cameron

Ward: Onehouse.

Ward Member/s: Cllr John Matthissen.

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION SUBJECT TO SECTION 106 AND CONDITIONS

Description of Development

Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location

Land South of, Forest Road, Onehouse, IP14 3HQ

Expiry Date: 29/12/2021

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Harris Strategic Land

Agent: Mr James Bailey

Parish: Onehouse

Site Area: 1.37ha

Density of Development: 14.5 dwellings per hectare

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

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

Has the application been subject to Pre-Application Advice: Yes, DC/21/02855 and DC/19/02899

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

It proposes a level of residential development above the threshold set out within the scheme of delegation and therefore, requires a decision by planning committee.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment

GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development

Stowmarket Area Action Plan

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Parish Council (Appendix 3)

Onehouse Parish Council – Comments Received 17th October 2021

Councillors object to the proposals.

The development will diminish the strategic gap between Stowmarket and Onehouse which has already been reduced with the granting of permission for the developments in Union Road.

This is prime agricultural land and should be protected and not developed.

There will be a loss of amenity to the properties opposite the proposed exit of the development

which is higher land, car lights will shine into their windows.

Highway safety is a major concern. This is already a difficult section of road to navigate with the bend and additional traffic from this development and those already approved in Union Road will have a vast impact in the area. Very close to the proposed entrance is where Onehouse PC is hoping to site an electronic speed sign as this section of road is considered very dangerous.

The public footpath is to the North of Forest Road meaning all children either walking to school or catching the bus from this development will need to cross Forest Road.

The siting of the vehicular access onto Forest Road will create a staggered crossroads with the junction of Northfield Road with Forest Road. There are already difficulties with visibility exiting Northfield Road which will be exacerbated by the access to this site.

There is no safe pedestrian access to the Chilton Leys bend and the additional traffic from this development will cause additional danger.

Although the application states that the hedgerow will be retained, it is clear that a significant amount will need to be removed to allow for the necessary visibility splays, this would have a detrimental effect on the wildlife habitat and biodiversity in the area.

Flooding occurs in the area on a regular basis and Councillors are not assured that this will be resolved if this development takes place.

Onehouse PC understands that the initial application/enquiry to MSDC was for 10 dwellings not the now proposed 20 at this stage. Residents are very concerned at potential final numbers and impacts if granted.

Infrastructure in the area is already under strain and cannot accommodate the current approved developments. Schools, doctors and dentists are oversubscribed before the completion of the three major developments in the area.

National Consultee (Appendix 4)

Anglian Water – Comments Received 8th October 2021

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

The sewerage system at present has available capacity for these flows via a gravity connection to the foul sewer in Forest Road. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. A number of informatives are noted in this regard.

Natural England – Comments Received 13th October 2021

Natural England has no comments to make on this application.

County Council Responses (Appendix 5)

Archaeology Service – Comments Received 19th October 2021

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is an archaeologically un-investigated area near listed buildings of 15th and 16th century age near to the Chilton Leys development, for which evaluation has revealed Prehistoric, Roman and Anglo-Saxon remains. On the basis of this and its favourable topographic location 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 205), 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.

Developer Contributions – Comments Received 19th October 2021

S.106 or CIL	Type	Capital Contribution
CIL	Education	
	- Secondary expansion	£71,325
	- Sixth form expansion	£23,775
CIL	Library improvements	£4,329
CIL	Waste	£2,260
S.106	Education	
	- Primary new build	£102,540
	- Early Years new build	£41,016
S.106	Monitoring fee (per trigger)	£412
S.106	Highways	TBC

Fire and Rescue Team – Comments Received 5th October 2021

A condition is required for fire hydrants.

Flood and Water Team – Comments Received 4th October 2021

The Local Planning Authority should seek to ensure that the proposed development covered by the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water management.

Should the LPA be minded to approve this application, then the LLFA recommends that a condition be applied to ensure that details of the surface water drainage scheme for the site be submitted concurrent with any subsequent reserved matters application.

Highways Team – Comments Received 18th October 2021

Whilst the principle and location of the access, visibility splays and indicative layout are generally acceptable to the Highway Authority, a new development of this scale should provide sustainable access to local amenities including schools. As proposed, occupiers would be largely dependent on motor vehicle travel or would be required to walk on a road not considered suitable for pedestrian use, particularly vulnerable pedestrians. Subsequently, it does not accord with NPPF paras. 110 and 112 and pedestrians walking in the road would result in an unacceptable impact on highway safety (NPPF para. 111). **Subsequently, we object to the proposal until the above comment has been addressed.**

With regard to the above comment, section 2.11 of the submitted Transport Statement advises that a S106 contribution has been made as part of the nearby Northfield View development for the provision of a footway connection. This is not the case, a PROW (Public Rights of Way) contribution is due to be made for a PROW link between existing footpaths FP14 and FP25 (the form and location of which is to be determined). This is not a contribution for a footway connection that will serve this development. Subsequently, discussions are ongoing with members of the SCC PROW team on this matter.

The proposed main access layout is generally acceptable to the Highway Authority including the visibility splays as illustrated on drawing ZC291 - PL - SK - 200 P02, however we request that the footway on the eastern side is extended further beyond the proposed crossing point to protect the visibility splay and pedestrian crossing point from being obscured by vegetation between cutting schedules.

Whilst the indicative masterplan layout shown on drawing CSA/5398/107 Rev C is generally acceptable, the majority of the road (beyond the initial length of road incorporating a turning head shown grey) may not be suitable for adoption by the Highway Authority. This comment does not need to be addressed but is included for future reference at reserved matters stage.

N.B – It is understood that the contribution to create a link between footpaths 14 and 25 has been received by SCC. It is further understood that delivery of said link has been programmed by SCC.

Further Highways Team – Comments Received 21st December 2021

Further to the submission of a plan illustrating a footway connection to the proposed bridleway facility from the Northfield View development, we are satisfied with the proposal subject to the imposition of conditions on any grant of planning permission.

Public Rights of Way – Comments Received 8th October 2021

The proposed site does not contain a public rights of way (PROW) although Onehouse Public Footpath 25 lies adjacent to the eastern boundary of the development.

We accept this proposal but ask that a number of informatives relating to public rights of way are taken into account.

Travel Plan Officer – Comments Received 29th September 2021

On reviewing the documents submitted, I have no comment to make, as the size of the development does not meet the Travel Plan thresholds in the Suffolk Travel Plan Guidance.

Internal Consultee Responses (Appendix 6)

Environmental Health – Air Quality – Comments Received 6th October 2021

I can confirm that the scale of development, at 20 dwellings, is not likely to be of a scale that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

Environmental Health – Noise/Odour/Light/Smoke – Comments Received 8th October 2021

I have no objections in principle. However, construction activities near to existing residential premises have the potential to cause a detrimental effect on the local amenity during the duration of the site works, as such it is requested that construction hours of work, burning of material on site, dust control and a construction management plan be conditioned to any approval. In addition, conditions are also noted with regards to the lighting of the site once occupied as well as for connection to the foul water sewer.

Environmental Health – Land Contamination – Comments Received 11th October 2021

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Environmental Health – Sustainability – Comments Received 21st October 2021

Upon review of the application a condition should be applied to any approval to detail a scheme for the provision and implementation of a water, energy and resource efficiency measures to be applied to the lifetime of the development. Said scheme should include details of carbon reduction, electric vehicle charging points, heating for the properties, waste reduction.

Place Services – Ecology – Comments Received 29th October 2021

No objection subject to securing ecological mitigation and enhancement measures.

Public Realm – Comments Received 13th October 2021

Public Realm Officers consider the level of open space and the provision of a naturalistic play area are appropriate for this development. We have no objections to this development from an open space or play provision perspective.

Strategic Housing – Comments Received 14th October 2021

The proposal includes a policy-compliant amount of affordable housing and the proposed affordable housing mix is supported.

Waste Services – Comments Received 8th October 2021

No objection subject to conditions to ensure a waste tender can access and manoeuvre within the site and that bin storage and collection points are provided to each proposed dwelling.

Other Responses (Appendix 7)

East Suffolk Drainage Board – Comments Received 5th October 2021

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with the non-statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

Mid Suffolk Disability Forum – Comments Received 3rd October 2021

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in an outline planning application. Stating that the dwellings will have level access does not fulfil the need for adequate housing for disabled people - it is not sufficient to just state that disabled people will be able to get inside a dwelling.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that at least 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. However, in this instance we do not feel that two X 3 bed bungalows is sufficient. Consideration should be given to also providing 2 bed bungalows.

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

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

Care should be taken to ensure the play area is accessible to children with disabilities.

B: Representations

At the time of writing this report at least 32 letters/emails/online comments have been received. It is the officer opinion that this represents 31 objections and one neutral comment neither in support nor objection to the application. A verbal update shall be provided as necessary.

Material considerations noted within the objections are summarised below:

- Loss of agricultural land for housing.
- Visibility for vehicles is poor and road is narrow. Further cars would be added to the highway network by this application.
- Existing issues with the highway network will be made worse.
- Likely removal of hedgerows from the site.
- Concern over the use of highway network for deliveries of materials to the site.
- Flood issues on site spilling onto road.
- Light pollution to dwellings to the north of the site from car headlights.
- Ecological harm and loss of habitat.
- Concern about number and type of dwelling proposed. Will that be what is secured?
- Potential for site to coalesce with Stowmarket.
- Forest Road is part of National Cycleway 51. Additional traffic poses a danger to cyclists.
- Concern additional homes will further reduce water pressure in area.
- Affordable homes proposed will not be in reach of local people.
- Lack of footpath to site.
- Roads unsuitable for construction vehicles.
- Lack of public transport serving Onehouse.
- No provision of medical facilities, schools or retail to support the development.
- Proposed scheme out of character with Onehouse.
- Site located outside of current settlement boundary.
- Allocation within JLP is for 10 dwellings.
- Could the development provide self-build plots?
- Limited services and facilities available within Onehouse.
- Lack of parking along Forest Road.
- Extensive development is already being provided nearby.
- Housing supply position is adequate within Mid Suffolk.
- Concern that additional development will come forward.
- Parking on site is sub-standard.
- Development close to a Grade II listed building.
- Illustrative outline plans may not come forward at reserved matters stage.

Issues noted within the neutral comment are as follows:

- Retention of hedgerow to site frontage is welcomed.
- Footpath connections should be expedited as a matter of urgency, it would provide a safe walking route for members of the public.
- Extension of the 30mph speed limit should be considered.

(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/21/05063	Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.	DECISION: PCO
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PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The site comprises an area of 1.37ha of land currently in an agricultural use and located to the immediate south of Forest Road. It is currently laid to grass with a hedgerow noted to the boundary to Forest Road. The wider agricultural use of the site extends to the south. An agricultural access is located at the eastern boundary of the site and a footpath runs adjacent to it connecting to The Shepard and Dog public house to the south. It does not cross into the application site.
- 1.2 The site abuts the existing settlement boundary of the village of Onehouse. Residential development is noted to north of the site and to the west. Aerial photography of the area shows a wider rural landscape dominated by agriculture with field patterns, hedgerows and pockets of trees apparent. The site sits within the Ancient Rolling Farmlands Special Landscape Area (SLA).
- 1.3 Three Grade II listed properties are noted beyond the western boundary of the application site and are identified as Elder Cottage, Croft Cottage and Rose Cottage, with Croft and Rose Cottages sharing a list entry as a pair of cottages.
- 1.4 Attention is drawn to two nearby sites benefitting from planning permission located to the east of the application site – Northfield View which is already under construction and its neighbour which recently was granted outline planning permission under reference DC/20/01110. The sites are located on the eastern side of Starhouse Road and to the north and south of Union Road respectively. Together these sites will deliver approximately 1,000 new dwellings in total.
- 1.5 The site does not lie within a conservation area and no tree preservation orders are noted on the application site. It is located in flood zone 1.

2. The Proposal

- 2.1 This application proposes the erection of twenty (20) residential dwellings on the site, seven (7) of which are proposed to be affordable dwellings. The application is made in outline such that the principle of development is under consideration. Access, layout and scale are also to be considered. These matters are normally reserved for consideration in a subsequent application; however, their inclusion here means that members have scope to consider wider issues than they would otherwise be able to. In particular these matters are considered to relate to the access to the highway network, road layout within the application site, position of housing within the site, position of SuDS and play area within the site and the height of the proposed dwellings within the site. To this end, a greater degree of certainty with regards to development on the site is available to Members than would otherwise be the case with an outline application with a greater degree of matters being reserved.
- 2.2 Matters relating to the appearance of dwellings within the site as well as landscaping detail are reserved and therefore do not fall within the scope of this application. They are subject to separate consideration within a subsequent reserved matters application. Said reserved matters application would need to adhere to the details set out within this application were outline planning permission to be granted.
- 2.3 Access to the site is proposed to be taken from Forest Road, with internal road layouts to create a single spine road within the site with development to be served from private accesses from the spine road. No access or turning head is proposed within the site that would or could create a future access point to the fields to the south of the site. The route of the existing public right of way is proposed to be unaffected while a new path is proposed to connect into it which will run along the southern boundary of the application site. The existing agricultural access to the neighbouring field is also to remain for access to the surrounding fields.
- 2.4 Development within the site is mainly two-storeys in height, although a small number of bungalows are also noted. The supplied indicative housing mix is as follows:

Market Housing:

Plot Size	Quantity
2 bed house	3
3 bed bungalow	2
3 bed house	7
4 bed house	1
TOTAL	13

Affordable Housing:

Plot Size	AR/SO	Quantity
1 bed house	AR	2
2 bed house	AR	2
3 bed house	AR	1
2 bed house	SO	1
3 bed house	SO	1
	TOTAL	7

Location and tenure of affordable housing would be provided and agreed as part of the future reserved matters application if outline planning permission is granted.

- 2.5 Landscaped space is proposed to all site boundaries. To the south, planting is proposed to create a new boundary to the agricultural fields and would form part of the route of the additional path proposed to join footpath 25. A gap of open space is proposed to the western end of the site with a naturally equipped play area to be provided. It also serves to create a gap between the proposed dwellings and the listed buildings noted to the west of the site. Development is similarly pulled back from the eastern boundary of the site. This provides space for SuDS features within the site and to allow the agricultural access and public footpath to continue to be utilised. To the northern boundary, hedgerow is to be retained and strengthened with additional native species planting. While landscaping is not a matter for consideration within this application, the submission of a landscape strategy plan means that subsequent details submitted in a reserved matters application would need to accord with these details.

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 the determination must be made in accordance with the plan unless material considerations indicate otherwise.*'
- 3.2 Mid Suffolk District Council can demonstrate in excess of a five-year housing supply. Such that there is no requirement for the Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, by virtue of not being able to demonstrate said housing supply. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.
- 3.3 The NPPF requires the approval of proposals that accord with an up to date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 219 of the NPPF. It states that:
- "existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*
- 3.4 Policy CS1 of the Core Strategy identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. The countryside is identified as the areas outside of those categories of settlement referred to above.
- 3.5 Policy CS2 of the Core Strategy restricts development in the countryside to defined categories. This list of allowable development explicitly excludes the creation of market housing such that the proposed development does not fall within any of the listed categories.

- 3.6 Policy H7 of the Local Plan 1998 seeks to restrict housing development in the countryside in the interests of protecting its existing character and appearance.
- 3.7 The proposal site is located in the countryside, adjacent to the settlement boundary of Onehouse and therefore does not accord with policies CS1, CS2 and H7. That said, as development proposed for a secondary village, some allowance within CS1 is made for residential infill and development to meet local need.
- 3.8 The exceptional circumstances test at Policy CS2 applies to all land outside the settlement boundary, as does saved Policy H7. This blanket approach to the location of development is not consistent with the NPPF, which favours a more balanced approach to decision-making. The NPPF does contain a not dissimilar exceptional circumstances test, set out at paragraph 80, however it is only engaged where development is isolated. The definition of isolation with regards to this policy has been shown within court judgements to relate to the remoteness of a site from a settlement. Given the functional and physical proximity of the application site to Onehouse the development is not isolated and paragraph 80 of the NPPF is not engaged.
- 3.9 Having regard to the advanced age of the Mid Suffolk settlement boundaries and the absence of a balanced approach as favoured by the NPPF, the statutory weight attached to the above policies is reduced as required by paragraph 213. The fact that the site is outside the settlement boundary is therefore not a determinative factor upon which the application turns.
- 3.10 The presumption in favour of sustainable development and the need for a balanced approach to decision making are key threads to Policy FC01 and FC01_1 of the Core Strategy and are also the most recent elements of the Mid Suffolk development plan, adopted in 2012. Policy FC01_1 however is not considered up to date as it does not allow for the weighing of public benefits against heritage harm, a key tenet of the NPPF.
- 3.11 Therefore, it cannot be shown that the policies of the Council carry sufficient weight to be determinative to this application. Paragraph 11d) of the NPPF is relevant, it requires that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 3.12 The application site was allocated within the emergent Joint Local Plan (JLP) under reference LS01 and was to deliver ten (10) dwellings. It is also noted that the settlement boundary for Onehouse was proposed to be extended to accommodate this site such that it would no longer be read as part of the countryside for planning purposes. Further, the principle of residential development within settlement boundaries is accepted within the emergent JLP.
- 3.13 In examination of the JLP the Inspector has raised an issue with the precise dwelling numbers outlined for allocated development sites within the JLP and has identified that approximate figures would be more appropriate in this instance. It is considered that the fact the application proposes a greater number of dwellings than set out within the JLP is not fatal to the consideration of the application.
- 3.14 While the JLP cannot be held to hold material weight with regards to this site some significance must be given to work which underpinned the proposed allocation as the site would not be

allocated within the document if residential development on the site was considered to be unsustainable.

3.15 Paragraph 49 and 50 of the NPPF note that arguments against an application on the grounds of prematurity (being brought forward in advance of the adoption of the emergent plan) are unlikely to justify a refusal of planning permission other than in limited circumstances. Where a Local Planning Authority chooses to do so, they are expected to clearly indicate how the granting of permission would undermine or prejudice the outcome of the plan-making process.

3.16 Turning back to the three dimensions of sustainable development:

Economic Dimension – The provision of residential dwellings will give rise to substantial employment during the construction phase of the development owing to the scale of development proposed. The New Anglia 'Strategic Economic Plan' (April, 2014) acknowledges that house building is a powerful stimulus for growth and supports around 1.5 jobs directly and 2.4 additional jobs in the wider economy for every home built. The proposal will result in job creation and will have positive regional economy benefits.

Additional infrastructure requirements are a consequence of the development. It must also be noted that none of the infrastructure authorities have objected to the scheme, with all concluding that CIL and Section 106 contributions can be used to manage future infrastructure demand.

Social Dimension – The development offers a policy compliant level of affordable housing equating to a total of 7 affordable units, representing a social benefit to the district which weight is attached. A proposed mix is given in support of the application. The Council's Strategic Housing Officer has provided comments accepting the mix. There is nothing before officers at this time to suggest the suggested mix cannot be realised at reserved matters if outline permission were to be granted and would be agreed at a later date between the Council and applicant as part of the provisions of any Section 106 Agreement.

The delivery of housing is also a benefit of the application and while the Council can demonstrate a five-year housing land supply, this cannot be read as a cap on development.

Environmental Dimension - The site is located in the countryside in policy terms, as it is outside the settlement boundary however, the site has a strong functional relationship to the village, being located directly adjacent to its settlement boundary and is not considered isolated in a functional sense. Harm to the setting of the nearby listed building is noted. The level of harm is identified as less than substantial and is considered in more detail within the relevant section of this report. This being said, some benefit is identified through the provision of additional landscaping as well as net gains for biodiversity which can be secured through conditions.

3.20 In considering the benefits of the application, it is clear that there are some economic, social and environmental benefits associated with the site. In terms of harms there is some weight that could be attributed to the countryside location of the site, however, its functional relationship to the village of Onehouse makes a degree of spatial sense to locate development in this location. That development of the site would conflict with policies CS1, CS2 and H07 of the adopted Development Plan is noted but is not considered to be sufficient to support a refusal of the application on those grounds.

4. Nearby Services and Connections Assessment of Proposal

- 4.1 Onehouse is identified as a secondary village within the adopted Development Plan and is located 3 miles from the centre of Stowmarket such that it is reliant on services and facilities provided within its neighbour to meet the day to day needs of its residents. Development at Northfield View by Taylor Wimpey is located approximately 400m along Forest Road to the east of the application site and would provide connection to an upgraded footpath route which connects to Chilton Way and Onehouse Road giving access to Stowmarket High School and Mid Suffolk Leisure Centre. Timings of journeys along the route at present are indicated to take around 15 to 20 minutes from the application site.
- 4.2 Consultation with the Highway Authority notes that funding for the upgrading of the route from Taylor Wimpey is held by Suffolk County Council and that the works are currently being programmed for delivery. It is noted that part of the route along Forest Road would, at present, be made along an unlit route without the benefit of made footways, although a good-sized verge is provided along the entirety of the route along Forest Road. Works to the footpath network within the are include a connection from the footpath adjacent to the site along Forest Road to the Northfield View site such that once completed a walking connection could be made along a made route.

5. Site Access, Parking and Highway Safety Considerations

- 5.1 Access to the site is provided via Forest Road. A pedestrian footway is to be delivered on the western and eastern sides of the access and a footway is to be delivered through the site to connect with the existing public right of way. The width of the proposed roads within the site are sufficient to meet the requirements of emergency vehicles as well as refuse tenders.
- 5.2 All of the new dwellings are proposed to be served by level accesses and the two bungalows are proposed to be served by level accesses with slip-resistant surfaces in line with the relevant requirements of Building Regulations.
- 5.3 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.
- 5.4 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. While their previous objection is noted, the most recent consultation with the Highway Authority notes that the application is acceptable in this regard and further, sufficient parking is delivered within the site to accord with the adopted parking standard.

6. Design and Layout

- 6.1 The submitted illustrative masterplan shows up to twenty (20) dwellings within the site flanked by open space to the western, southern and eastern boundaries of the site. Dwellings are shown orientated towards Forest Road, the footpath adjacent the site and open space within the site. This results in a density of thirty (30) dwellings per hectare within the site with a maximum dwelling height of two storeys.

- 6.2 Over half of the site is retained for open space and a play area and sufficient space within the site is also retained for SuDS drainage.
- 6.3 A number of roofs within the site are orientated to face south such that if photovoltaic panels were to be affixed to them, they would be able to make maximum benefit and further would be able to make use of passive solar gain to heat the properties. Those properties which do not face south are in the minority but would still be able to obtain some benefit from photovoltaic panels arranged to face east and west. Further detail in this regard is proposed to be conditioned to be brought forward in line with any future reserved matters application.
- 6.4 It is considered by Officers that the proposed scheme would fit well with the character of the surrounding area, subject to detail coming forward at reserved matters stage of appearance. Any decision on the appearance of the site would be retained by Members such that scrutiny could be applied at the required time.

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

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not consistent with the Framework and is afforded limited weight.
- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 On-site vegetation is proposed to be retained and incorporated within the layout of the development. This is then to be enhanced further with additional planting within the site. The submitted Landscape Strategy Plan can be conditioned to provide the basis for further landscaping detail which would come forward as part of any reserved matters scheme.
- 7.4 It is not considered that the site would detrimentally affect the surrounding special landscape area. It would remove an element of the agricultural land which gives the SLA its defining characteristic, however, the site is adjacent existing residential development so in long views would be seen as a part of Onehouse itself. Further, it would provide a defined edge to the village, which at present extends to a greater degree along the northern side of Forest Road than on the southern side. Therefore, it is not considered that this application would remove an area which contributes to the physical separation of Onehouse from Stowmarket.
- 7.5 In terms of ecology, additional biodiversity net gain can be achieved within the site owing to additional planting and moreover would be subject to conditions raised by the Council's retained ecologist to ensure said net gain was delivered within the site.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1 The application is supported by a Geo environmental Assessment which has been reviewed and assessed by the Local Planning Authority's in-house Environmental Health team. No objections are noted subject to an informative to ensure that the developers' responsibilities in this regard is added to any positive determination.

- 8.2 No objection is noted with regards to surface water flooding which is to be stored within an open SuDS system. The suggested condition is noted. Similarly, no objection is noted from Anglian Water with regards to connection to the foul water sewer. The informatives suggested as similarly noted.
- 8.3 The Council's Waste Collections Team have also not returned an objection to the application. Internal roads are considered to be suitable for a waste tender to access the site and also turn within it such that there is not a need for a tender to reverse out of the site. The recommended condition is noted.

9. Heritage Issues

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.
- 9.2 The Council's Heritage Team were consulted on the application and do not consider it necessary to provide comment in this instance. The proposed application would not adversely impact the nearby listed buildings directly although some impact would likely be felt to their settings. Impact on the setting of a listed building is not considered to consist of a substantial level of harm or complete loss of a given asset. Therefore, it is considered that at worst the level of harm associated with this application is less than substantial.
- 9.3 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here, the harm should be weighed against the public benefits of the proposal. The level of heritage harm must therefore be weighed, and considered in the context of the environmental, social and economic benefits that the scheme will bring about, which are identified elsewhere in this report. This matter will be further considered in the conclusion below.
- 9.4 Consultation with the Suffolk County Council Archaeology Service notes that while the site lies in an area of potential archaeological interest this is not considered to be grounds to refuse the application. They recommend conditions to secure the archaeological investigation of the site prior to development which would accord with the requirements of Saved Policy HB14.

10. Impact on Residential Amenity

- 10.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 10.2 Given layout and scale are matters to be considered within this application, certainty can be given to the placement of dwellings within the site, as well as their heights. There is nothing within the submitted drawings that indicate that the proposed dwellings would be subject to a compromised amenity by way of inadequate private amenity space.

- 10.3 Further, dwellings are arranged in such a manner that it is not considered that adverse impacts would be felt by existing neighbours to the site by way of reduced levels of natural light or overlooking. The western boundary of the site is particularly generous in this regard.
- 10.4 Back-to-back distances within the site are acceptable and it is not considered that adverse harm would be created for the future occupants of the site through poor levels of natural light. With specific regard to overlooking within the site this is not considered to be an issue as detail of the specific designs of the proposed dwellings would be a reserved matter and would be dealt with through a subsequent application. Therefore, the Local Planning Authority would retain control over window placement to the upper levels and roofs of proposed dwellings and be able to adequately control this aspect of the proposed development to control overlooking.

11. Planning Obligations / CIL

- 11.1 The development would be subject to CIL which would be managed through the standard CIL processes. Section 106 obligations are noted with regards to education provision and the delivery of affordable housing and would be secured within a Section 106 Agreement to be completed prior to the issue of any planning permission.

12. Parish Council Comments

- 12.1 The comments made by Onehouse Parish Council are noted and to an extent are addressed within the body of this report. Specific attention is drawn to the following issues not mentioned earlier within the report.
- 12.2 The site is located on agricultural land. The most recent land survey for the region noted that the land was category 3 land, which is not protected by planning policy.
- 12.3 No amenity concerns are raised regarding car lights affecting the amenity of properties to the north side of Forest Road. Any light shine from car headlights would be fleeting and would only affect those properties during hours of darkness when residents are likely to have curtains drawn.
- 12.4 Infrastructure concerns are noted, however, the current funding model to ensure that infrastructure capacity is delivered in step with or following development. Development to the north and south of Union Road is supported by extensive Section 106 Agreements to expand and support infrastructure within the area and this development would contribute CIL and its own Section 106 obligations to aid in the delivery of infrastructure.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1 The application site is located adjacent to the settlement boundary of Onehouse and within the countryside for the purposes of planning policy. The site was allocated within the JLP and the underlying work supporting the JLP does carry a degree of significance, the site was seen to be a likely one for residential development and was considered to amount to sustainable development.
- 13.2 The location of the larger developments either side of Union Road, a short distance to the east of the site, provide a car free walking and cycling route into Stowmarket. Upgrading of the footpath route through those sites is scheduled by SCC as the relevant Highway Authority and funding for

the works are held by them. This application seeks to improve pedestrian connections to that link through the provision of a made footpath to the northern side of Forest Road. While Parish Council comments on users having to cross Forest Road to make use of the route are correct, this is the case for existing dwellings on the southern side of Forest Road at present and the speed limit on Forest Road at this point is 30mph.

- 13.3 The format of this application offers a good degree of certainty to Members on the form and scope of development proposed to come forward. If approved, Members would have certainty over the following aspects of the development: the access to the highway network, road layout within the application site, position of housing within the site, position of SuDS and play area within the site and the height of the proposed dwellings within the site. Reserved matters would be required to cover off details of appearance and landscaping and would be required to be determined by Development Control Committee so control over these aspects of the development would still be available to Members.
- 13.4 Conditions have been suggested to ensure that sufficient detail would come forward concurrently with submission of Reserved Matters to ensure that additional information to aid Members would be available with regards to the sustainability measures, including integration of renewable technologies and insulation within the build of the proposed dwellings and full details of the surface water drainage scheme.
- 13.5 A less than substantial level of harm may be noted to the setting of the nearby listed buildings, however, given the positive benefits of the development by way of delivery of affordable housing, delivery of open space and connectivity improvements, delivery of play space and biodiversity net gains within the site, it is considered by Officers that the level of less than substantial harm is outweighed in this instance.
- 13.6 The recommendation put before Members is to grant outline planning permission for the application site subject to the completion of a Section 106 Agreement and subject to the conditions and informatives listed below:

RECOMMENDATION

The recommendation before members is to approve the application subject to the following:

- (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 as set out within the scheme (delivery of seven on-site units).
 - Public Realm (delivery of open space and play area).
 - Developer Contributions as set out within the response.
- (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 for Outline Planning Permission (three years to agree reserved matters and a further two years from point of agreement of reserved matters to commence).
 - Reserved matters (appearance and landscaping) details to come forward for agreement.

- Reserved matters to be in accordance with the approved plans (N.B Access, layout and scale are agreed as part of the outline as such those aspects of the development are not subject to change).
- Scheme of sustainability to come forward concurrent with the submission of reserved matters.
- Details of surface water drainage scheme to come forward concurrent with the submission of reserved matters.
- A scheme of archaeological investigation to come forward prior to commencement.
- A report on the findings of archaeological investigation to be submitted prior to any occupation.
- Details of the location of fire hydrants within the scheme to be agreed prior to works above slab level on site and to be delivered and ready for use prior to occupation.
- Construction management plan to be submitted and agreed prior to commencement of the scheme. This should also include hours of construction work, details of dust suppression/control as well as details for worker parking on site and the routing of large delivery vehicles to the site and other associated requirements.
- No burning of construction materials shall be undertaken on the site.
- Scheme for the protection of natural features on the site (not shown to be removed) to be agreed prior to commencement and to be in place throughout construction.
- Scheme of lighting for the site to be submitted and agreed prior to any occupation on site. Said scheme shall be in line with ecology concerns detailed within their response.
- Details of connection to the foul water sewer shall be demonstrated prior to occupation.
- Bin storage and presentation details to be submitted concurrent with reserved matters.
- Ecological construction management plan to be submitted and agreed prior to commencement.
- Landscape and ecological management plan to be submitted concurrent with reserved matters and be in accordance with the submitted landscape strategy.
- Access (including footways either side) to be delivered prior to the first occupation of any dwelling.
- Detail of footway connection to Northfield View along Forest Road to be submitted and agreed. Footway to be completed prior to occupation of the first dwelling or within 6 months of completion of works to the bridleway (within the Taylor Wimpey site) whichever is the later.
- Details of estate road and footpaths within site to be agreed prior to commencement (layout, levels, gradients, surfaces, lighting, traffic calming and surface water drainage within the highway).
- No dwelling to be occupied without being served by made estate roads and footpaths.
- Details of refuse and recycling storage and collection to be provided concurrently with submission of reserved matters.
- Parking details to be secured concurrent with reserved matters and delivered prior to occupation of each unit. Details to include cycle parking and electric vehicle charging points.
- Visibility splays to the main site access to be delivered in line with approved details. Thereafter no obstruction to said splays shall be constructed, planted or permitted to grow above 0.6m.

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

- Proactive working statement.
- Anglian Water informatives detailed in their consultation response.
- Internal Drainage Board requirements as detailed within their consultation response.
- Public Rights of Way informatives detailed in their consultation response.
- Informative on the developer's responsibilities with regards to land contamination.
- Highways informative.

(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 a reasonable period that the Chief Planning Officer be authorised to refuse the application on appropriate ground

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Application No: DC/21/05063

Location: Land South of, Forest Road,
Onehouse

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Onehouse Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Anglian Water Natural England</i>	
Appendix 5: County Council Responses	<i>Archaeology Service Developer Contributions Fire and Rescue Team Flood and Water Team Highways Team Public Rights of Way Team Travel Plan Officer</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health – Air Quality Environmental Health – Noise/Odour/Light/Smoke Environmental Health – Land Contamination Environmental Health – Sustainability Place Services – Ecology Public Realm Strategic Housing Waste Services</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	<i>East Suffolk Drainage Board Mid Suffolk Disability Forum</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	<i>N/a</i>	

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



Babergh and Mid Suffolk District Councils

Consultee Comments for Planning Application DC/21/05063

Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Peggy Fuller

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

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors object to the proposals.

The development will diminish the strategic gap between Stowmarket and Onehouse which has already been reduced with the granting of permission for the developments in Union Road.

This is prime agricultural land and should be protected and not developed.

There will be a loss of amenity to the properties opposite the proposed exit of the development which is higher land, car lights will shine into their windows.

Highway safety is a major concern. This is already a difficult section of road to navigate with the bend and additional traffic from this development and those already approved in Union Road will have a vast impact in the area. Very close to the proposed entrance is where Onehouse PC is hoping to site an electronic speed sign as this section of road is considered very dangerous.

The public footpath is to the North of Forest Road meaning all children either walking to school or catching the bus from this development will need to cross Forest Road.

The siting of the vehicular access onto Forest Road will create a staggered crossroads with the junction of Northfield Road with Forest Road. There are already difficulties with visibility exiting Northfield Road which will be exacerbated by the access to this site.

There is no safe pedestrian access to the Chilton Leys bend and the additional traffic from this

development will cause additional danger.

Although the application states that the hedgerow will be retained, it is clear that a significant amount will need to be removed to allow for the necessary visibility splays, This would have a detrimental effect on the wildlife habitat and biodiversity in the area.

Flooding occurs in the area on a regular basis and Councillors are not assured that this will resolved if this development takes place.

Onehouse PC understands that the inital application/enquiry to MSDC was for 10 dwelling not the now proposed 20 at this stage. Residents are very concerned at potential final numbers and impacts if granted.

Infrastructure in the area is already under strain and cannot accommodate the current approved developments. Schools, doctors and dentists are over subscribed before the completion of the three major development in the the area.



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk

AW Site Reference: 180617/1/0132529

Local Planning Authority: Mid Suffolk District

Site: Land South Of Forest Road Onehouse
IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage syst

Planning application: DC/21/05063

Prepared by: Pre-Development Team

Date: 8 October 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Great Finborough Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity connection to the foul sewer in Forest Road. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/>

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

Sent: 13 Oct 2021 09:14:36

To:

Cc:

Subject: FW: Planning consultation DC/21/05063 Natural England response

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 13 October 2021 09:02

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

Subject: Planning consultation DC/21/05063 Natural England response

Dear Sir/Madam

Application ref: DC/21/05063

Our ref: 370073

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

Thriving Nature
for people and planet



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

Philip Isbell
Chief Planning Officer
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2021_05063
Date: 19/10/2021

For the Attention of Daniel Cameron

Dear Mr Isbell

Planning Application DC/21/05063 – Land South Of, Forest Road, Onehouse, IP14 3HQ: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is an archaeologically un-investigated area near listed buildings of 15th and 16th century age near to the Chilton Leys development, for which evaluation has revealed Prehistoric, Roman and Anglo-Saxon remains. On the basis of this and its favourable topographic location 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 205), 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 (2021).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Hannah Cutler

Archaeological Officer
Conservation Team

Your ref: DC/21/05063/OUT
Our ref: Land South of Forest Road,
Onehouse, Stowmarket, IP14 3EW. Matter No: 60159
Date: 19 October 2021
Enquiries to: Laura Harrad
Tel: 01473 260043
Email: Laura.Harrad@suffolk.gov.uk



By e-mail only:

planningyellow@baberghmidsuffolk.gov.uk
Daniel.Cameron@baberghmidsuffolk.gov.uk

Dear Daniel,

Onehouse: Land South Of, Forest Road– Developer Contributions.

I refer to the proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

We have previously responded to a pre-application Developer Contributions Consultation on this development, please see letter dated 9 June 2021, ref: DC/21/02855/ PREAPP.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation which will require a S106 to be entered into with SCC and other parties.

Summary table of infrastructure requests:

CIL	Education	Capital Contribution
	- Secondary expansion	£71,325
	- Sixth form expansion	£23,775
CIL	Libraries improvements	£4,320
CIL	Waste	£2,260
S106	Education	
	- Primary new build	£102,540
	- Early years new build	£41,016
S106	Monitoring fee (per trigger point in time)	£412
S106	Highways	Tbc

Paragraph 57 of the National Planning Policy Framework (NPPF) 2021 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;

- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016.

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific contribution requirements related to the proposed scheme are set out below:

1. **Education.** Paragraph 95 of the NPPF states: ‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 106 states: 'Planning policies should:

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

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors". The DfE scorecard costs have been adjusted for inflation using the latest Building Cost Information Service (BCIS) All-In Tender Price of Index (TPI), published March 2020. The technical notes state to adjust the national average to the region of interest, divide the national average cost by the weight for the region, given in the Scorecard underlying data (the regional weight has been calculated using the regional location factors).

The most recent scorecard is 2019 and the national average new build school cost per pupil for primary schools is £20,508 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national new build cost (£20,508 / 1.00) produces a total of £20,508 per pupil for new primary schools.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional

weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

School level	Minimum pupil yield:	Required:	Cost per place £ (2020/21):
Primary school age range, 5-11:	5	5	£20,508
High school age range, 11-16:	3	3	£23,775
Sixth school age range, 16+:	1	2	£23,775

Total education CIL contributions:	£95,100.00
Total education S106 contributions:	£102,540.00

The local schools are Wood Ley CP School (catchment and nearest), Chilton CP School (Catchment and 2nd nearest), and Stowmarket High School (Age 11-18) (catchment and nearest school). Based on the existing forecasts and potential developments in the area and local plans coming forward, SCC will have no surplus places available at the catchment primary and secondary schools.

At the primary school level, the proposed strategy for mitigating this growth is via provision of a new primary school (Grace Cook Primary School).

At the secondary school and sixth form levels, the strategy is to expand existing provision to meet the demands arising from basic need and housing growth.

Based on existing school forecasts, potential developments in the area and local plan sites, SCC will have no surplus places available at the local primary, secondary and sixth form schools. On this basis, at the primary school level a new school will be required and a S106 contribution of £102,540 (2021) is

requested (5 pupils x £20,508) = **£102,540** (2020/21 costs) At the secondary school level a future **CIL** funding bid of at least (3 pupils x £23,775) = **£71,325** (2020/21 costs) will be made, and at sixth form level a future **CIL** funding bid of at least (1 pupil x £23,775) = **£23,775** will be made for expansion of local sixth form provision.

- 2. Pre-school provision.** Provision for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents’ needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children’s services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

This matter is in the Onehouse ward where there is an existing deficit of FTEs. It is anticipated that this proposal will generate two children. The strategy for Chilton Leys is for a new early years setting , on this basis, an Early Years **S106** contribution of (2 FTEs x £20,508) = **£41,016** (2021 costs) will be sought to go towards pre-school provision as set out in the Suffolk County Councils Chilton Leys strategy.

Total Early Years S106 contributions:	£41,016
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- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities.’ A further key document is the ‘Quality in Play’ document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF Section 9 ‘Promoting sustainable transport’. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278.

Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail, including details of the proposed PROW improvements along Forest Road.

Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

5. Libraries. Refer to the NPPF Section 8: ‘Promoting healthy and safe communities’.

In particular, paragraph 92(a) states that planning decisions should aim to achieve healthy and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with one another...

Paragraph 93 states that planning decisions should provide the social, recreational and cultural facilities and services the community needs by (a) planning positively for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A **CIL** contribution of £216 per dwelling is sought (i.e. £216 x 20 = £4,320) which will be spent on enhancing and improving provision serving the development. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

Libraries CIL contribution:	£4,320
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6. Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when

determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

SCC has a project underway to identify a new HRC site for the Stowmarket catchment area. The likely cost of a new RC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and some budget has been identified for this purpose, however, the Waste Service would expect contributions of £113 per household from any significant development in this area. £113 x 20 = £2,260

Waste CIL Contribution:	£2,260.00
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- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 62 to 65 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Paragraphs 152 – 169 refer to planning and flood risk and paragraph 169 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a. take account of advice from the lead local flood authority;

- b. have appropriate proposed minimum operational standards;
- c. have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and,
- d. where possible, provide multifunctional benefits.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriately.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

11. Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

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

13. Monitoring Fee. The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon completion of the S106

14. Time Limits. The above information is time-limited for 6 months only from the date of this letter.

Yours sincerely,

Laura Harrad
Planning Officer

Growth, Highways, & Infrastructure Directorate

cc Ben Chester, Suffolk County Council
Carol Barber, Suffolk County Council
Floods Planning, Suffolk County Council

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

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

Your Ref:
Our Ref: FS/F221573
Enquiries to: Cindy Hawes
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 05/10/2021

Dear Sirs

LAND SOUTH OF FOREST ROAD, FOREST ROAD, ONEHOUSE, IP14 3HQ

Planning Application No: DC/21/05063

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.

OFFICIAL

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

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

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: james@jamesbaileyplanning.com

Enc: Sprinkler information

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

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

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

Date: 05/10/2021

Planning Ref:

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS:
DESCRIPTION:
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.

OFFICIAL

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

The Next Step

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

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

Sent: 04 Oct 2021 11:01:15

To:

Cc:

Subject: FW: 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Attachments:

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

Sent: 04 October 2021 10:59

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Dear Daniel Cameron,

Subject: Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Thank you for your notification of planning application DC/21/05063 for the proposed development of Land South Of, Forest Road, Onehouse , IP14 3HQ received on the 28th September 2021.

Suffolk County Council, as Lead Local Flood Authority (LLFA), is a statutory consultee under the Town and Country Planning Act for major applications.

The LLFA currently has resourcing constraints which affects its ability to make its normal detailed responses to all of the major applications it receives as a statutory consultee. For the time being, the LLFA is giving priority for its normal DETAILED responses to proposals of significant scale and complexity, which potentially have significant flood risk impact and problematic deliverability of water management proposals. NON DETAILED type responses will be given for non prioritised proposals.

For these reasons, at this time, the LLFA gives the following NON DETAILED consultation response.

The Local Planning Authority should seek to ensure that the proposed development covered by the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water management..

Relevant Policies in relation to Flood Risk & SuDS

National Legislation/Codes

- National Planning Policy Framework
- Defra's Non-Statutory Technical Standards for SuDS
- Building Regulations: Approved Document H - Drainage and Waste Disposal (2015 edition)
- BS8582:2013 Code of Practice for Surface Water Management for Development Sites
- National Design Guide, Planning Practise Guidance for beautiful, enduring and successful places

Local Policy

- Suffolk Flood Risk Management Strategy and Appendices
- Mid Suffolk District Council (Policy CS 4 Adapting to Climate Change)

The LLFA point the LPA and the applicant towards the following guidance:-

- Long Term Flood Risk - <https://flood-warning-information.service.gov.uk/long-term-flood-risk>
- Flood risk assessment: standing advice - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>
- CIRIA, C753 – SuDS Manual

Should the LPA be minded to approve this application, then the LLFA recommends the following planning conditions should be applied

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
Page 373

- a. Dimensioned plans and drawings of the surface water drainage scheme;

- b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- f. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
- g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: 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

The scheme shall be fully implemented as approved.

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

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

2. Within 28 days of practical completion of the last dwelling or unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA 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 within the county of Suffolk

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

Informatives

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

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

Your Ref: DC/21/05063
Our Ref: SCC/CON/5636/21
Date: 21 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron - MSDC

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063

PROPOSAL: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

LOCATION: Land South Of, Forest Road, Onehouse , IP14 3HQ

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

Further to the submission of a plan illustrating a footway connection to the proposed bridleway facility secured from the Northfield View development, we are satisfied with the proposal subject to the following conditions:

Condition: No other part of the development hereby permitted shall be occupied until the new access and footways have been laid out and completed in all respects in accordance with drawing no. ZC291 - PL - SK - 200 P02 with an entrance width of 5.5 metres for a distance of at least 10 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Condition: Before the development is commenced, details of a new footway to bridleway connection on Forest Road as indicatively shown on drawing no. ZC291 - PL - SK - 202 shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and completed prior to the occupation of the first dwelling or within 6 months of completion of the bridleway (should the bridleway not be completed prior to occupation of the first dwelling). The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking.

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

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

Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Condition: Before the development is commenced details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose (or for dwellings) The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety.

Condition: Before the development is commenced, details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. ZC291 - PL - SK - 200 P02 with an X dimension of 2.4 metres and Y dimensions of 43 and 49 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

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) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

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.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/05063
Our Ref: SCC/CON/4499/21
Date: 18 October 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron - MSDC

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063

PROPOSAL: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

LOCATION: Land South Of, Forest Road, Onehouse , IP14 3HQ

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

1. Whilst the principle and location of the access, visibility splays and indicative layout are generally acceptable to the Highway Authority, a new development of this scale should provide sustainable access to local amenities including schools. As proposed, occupiers would be largely dependent on motor vehicle travel or would be required to walk on a road not considered suitable for pedestrian use, particularly vulnerable pedestrians. Subsequently, it does not accord with NPPF paras. 110 and 112 and pedestrians walking in the road would result in an unacceptable impact on highway safety (NPPF para. 111). **Subsequently, we object to the proposal until the above comment has been addressed.**

With regard to the above comment, section 2.11 of the submitted Transport Statement advises that a S106 contribution has been made as part of the nearby Northfield View development for the provision of a footway connection. This is not the case, a PROW (Public Rights of Way) contribution is due to be made for a PROW link between existing footpaths FP14 and FP25 (the form and location of which is to be determined). This is not a contribution for a footway connection that will serve this development. Subsequently, discussions are ongoing with members of the SCC PROW team on this matter.

Other Comments:

2. The proposed main access layout is generally acceptable to the Highway Authority including the visibility splays as illustrated on drawing ZC291 - PL - SK - 200 P02, however we request that the footway on the eastern side is extended further beyond the proposed crossing point to protect the visibility splay and pedestrian crossing point from being obscured by vegetation between cutting schedules.

3. Whilst the indicative masterplan layout shown on drawing CSA/5398/107 Rev C is generally acceptable, the majority of the road (beyond the initial length of road incorporating a turning head shown grey) may not be suitable for adoption by the Highway Authority. This comment does not need to be addressed but is included for future reference at reserved matters stage.

No comments from SCC Travel Plan and SCC Passenger Transport teams.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: GHI PROW Planning
Sent: 08 October 2021 16:53
Subject: RE: MSDC Planning Consultation Request - DC/21/05063

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/05063

Thank you for your consultation concerning the above application.

The proposed site does not contain a public rights of way (PROW) although Onehouse Public Footpath 25 lies adjacent to the eastern boundary of the development. The Definitive Map for Onehouse can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Onehouse.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal but ask that the following is taken into account:

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

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

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

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

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

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

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

Sent: 29 Sep 2021 09:22:18

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05063

Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 29 September 2021 08:50

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

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

Subject: RE: MSDC Planning Consultation Request - DC/21/05063

Dear Daniel,

Thank you for consulting me about the proposed residential development at Land South of Forest Road in Onehouse. On reviewing the documents submitted, I have no comment to make, as the size of the development does not meet the Travel Plan thresholds in the Suffolk Travel Plan Guidance.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

Sent: 07 Oct 2021 09:52:43

To:

Cc:

Subject: FW: DC/21/05063. Air Quality

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 06 October 2021 16:22

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063. Air Quality

EP Reference : 298764

DC/21/05063. Air Quality

Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.

Outline Planning Permission (some matters reserved, access, layout and scale to be considered)

Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) ...

I can confirm that the scale of development, at 20 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process

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

Sent: 08 Oct 2021 09:39:57

To:

Cc:

Subject: FW: DC/21/05063

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 08 October 2021 09:31

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of, Forest Road, Onehouse , IP14 3HQ

Thank you for consulting me on this application. I have no objections in principle. However, construction activities near to existing residential premises have the potential to cause a detrimental effect on the local amenity during the duration of the site works, As such I would ask that the following are conditioned:

Construction

Construction Hours

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

Reason: to minimise detriment to nearby residential amenity

Prohibition on burning.

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity

Dust control

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Reason: to minimise detriment to nearby residential amenity

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery)

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason: to minimise detriment to nearby residential amenity

I would also recommend that the following are conditioned:

- Prior to the commencement of development, a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall demonstrate that all lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) fully complies with the figures for the (^Insert EZ1/EZ2/EZ3/EZ4) environmental zone and advice specified in the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011. The submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with 5 lux contour lines).

Reason: to minimise detriment to nearby residential amenity

- No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason: to minimise detriment to nearby residential amenity

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

Sent: 11 Oct 2021 11:25:06

To:

Cc:

Subject: FW: DC/21/05063. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 11 October 2021 10:21

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063. Land Contamination

EP Reference : 298765

DC/21/05063. Land Contamination

Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.

Outline Planning Permission (some matters reserved, access, layout and scale to be considered)

Town and Country Planning Act 1990 - Erection of 20 No houses/bungalows (including 7 affordable)

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

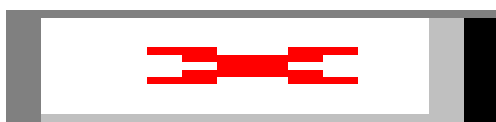
Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.

2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
 - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
 - *treatment of material on site to meet compliance targets so it can be re-used;*
 - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

Sent: 21 Oct 2021 03:24:37

To:

Cc:

Subject: FW: DC/21/05063

Attachments:

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

Sent: 21 October 2021 15:20

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

Subject: DC/21/05063

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of, Forest Road, Onehouse , IP14 3HQ

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme must include as a minimum to achieve:-

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point
- Agreement of heating for the office/conditioned areas
- Agreement of scheme for waste reduction

The scheme shall include a clear timetable for the implementation of the measures in relation to the first 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 and thereafter maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

It should be noted that the applicant, in their design and access statement, states " At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency". This approach is to be encouraged.

Kind regards

At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.

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

Mobile: 07874 634932
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email: simon.davison@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk



29th October 2021

Daniel Cameron
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/05063
Location: Land South Of Forest Road Onehouse IP14 3HQ
Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Dear Dan

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Ecological Impact Assessment (CSA Environmental, August 2021) submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority Species & Habitats.

We are still 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.

The mitigation measures identified in Ecological Impact Assessment (CSA Environmental, August 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species. As a result, the following measures should be finalised within a Construction Environmental Management Plan to be delivered as a condition of any consent prior to commencement.



We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are known to be present within the local area. This should follow BCT & ILP Guidance¹ and should be informed by a suitably qualified ecologist. As a result, it is highlighted that strategy 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 <3000k. 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 within ecological sensitive area, which could include the provision of cowls, hoods, reflector skirts or reflector shields.

We are also extremely pleased to see that the development can demonstrate measurable biodiversity net gains, as outlined under Paragraph 174[d] & 180[d] of the National Planning Policy Framework 2021. This is because the Ecological Impact Assessment includes the provision of Defra Biodiversity Metric Calculations (3.0) which indicates that the proposed development could secured a net gain of 10.10% for habitats and 33.31% for hedgerows. Therefore, it is advised that this Biodiversity Net Gain Assessment should be revised at reserved matters stage, to demonstrate that measurable biodiversity net gains will still be deliverable at the finalised layout. In addition, it is recommended that the full biodiversity net gain calculations should be submitted, so the LPA is clear on the aims and objectives for the habitat creation within the site. This will inform the provision of the Landscape Ecological Management Plan (LEMP) to be secured at reserved matters.

The landscaping design of the scheme has also clearly been designed to deliver multifunction usage, with significant considerations for biodiversity. We are particularly pleased to see the retention of the existing hedgerow, the provision of swales and suds with permanent water presence and the provision of wildflower meadows to the west of the site. Furthermore, we also support the proposed bespoke biodiversity enhancements, outlined within the Ecological Impact Assessment (CSA Environmental, August 2021) and we note that the applicant's ecologist has proposed that the measures can be secured within a Landscape Ecological Management Plan. Therefore, it is indicated that Place Services support this proposal, subject to the following details being provided within the finalised bespoke biodiversity enhancement strategy within the LEMP:

- 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).*

¹ Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18: Bats and artificial lighting in the UK. ILP, Rugby



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

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

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

Recommended conditions

1. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

“A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the submitted Ecological Impact Assessment (CSA Environmental, August 2021).

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

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

2. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority.



The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

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

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

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



Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 13 October 2021 09:54
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/05063

Public Realm Officers consider the level of open space and the provision of a naturalistic play area are appropriate for this development. We have no objections to this development from an open space or play provision perspective.

Regards

Dave Hughes
Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Daniel Cameron – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 14 October 2021

Subject: Outline Planning Application

Reference: DC/21/05063

Proposal: Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of Forest Road Onehouse IP14 3HQ

Key Points

1. Background Information

The proposal includes a policy-compliant amount of affordable housing and the proposed affordable housing mix is supported.

This advice is provided with regard to the current local planning policy framework, and not the emerging Joint Local Plan. Please note the emerging Joint Local Plan in respect of housing needs and design standards for space, accessibility, energy and water efficiency; which may be in force by the time this development comes forward.
--

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing. Planning officers will consider whether this is an appropriate quantum and density of development for this location, with regard to planning policies and relevant constraints on development.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 6 households with a local connection to Onehouse registered for affordable housing, as of October 2021, with more than 600 on the Housing Register with a connection to Mid Suffolk.

3. Preferred Mix for Affordable Housing

3.1 The development is proposing a policy compliant number of affordable homes, at 7. The mix proposed is as follows.

Number of units	Bedrooms and Occupants	Tenure and Type
2	1b2p	Affordable Rent - Maisonette
2	2b4p	Affordable Rent – House*
1	3b5p	Affordable Rent – House
1	2b4p	Shared Ownership - House
1	3b5p	Shared Ownership - House

3.2 This mix is supported, noting the issue described in the footnote.

3.3 With only 7 affordable units, the opportunity to pepper-pot the units is limited. Whilst this is only an outline application, the indicative distribution of the affordable units is acceptable considering that they are well integrated into the middle of the site. This is a key issue which will need to be considered properly as part of the reserved matters application. The applicant will also need to ensure that the affordable homes are built to the same quality and design as the market homes, ensuring a tenure-blind design.

3.4 A phasing plan will need to be agreed and secured, to ensure that affordable homes are delivered alongside market homes.

3.5 It is recommended that all internal roads are delivered to an adoptable standard.

3.6 Other relevant information on the affordable housing is as follows:

- Affordable units to be secured by a Section 106 agreement and promptly transferred to a Registered Provider upon completion.
- Properties must be built to current Homes England and Nationally Described Space Standards 2015.
- All maisonettes to be installed with a level access shower rather than a bath. Development to meet Part M (4) category 2 of the Building Regulations would also be welcomed.
- The Council is to be granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- Adequate parking provision, cycle storage and shed provision must be made for the affordable housing units.
- The Council will not support applications for grant funding to deliver these affordable homes.

4. Open Market Mix

4.1 The proposed open market mix is

* The planning application documents refer to these units as 2b2p houses. This is understood to be an error, with the correct size being 2b4p as stated in the above table. For the avoidance of doubt, 2b2p would not be acceptable.

Type	Number
2b4p Semi-Detached House	2
2b4p Detached House	1
3b5p Bungalow	2
3b5p Detached House	5
3b6p Detached House	2
4b6p Detached House	1

4.2 The SHMA (2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development contributes to meeting overall needs. The table below suggests a reasonable split of dwelling sizes.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	1	-1
2	3	4	-1
3	9	4	5
4+	1	4	-3

4.3 Data from the 2011 Census shows significantly higher levels of under-occupation in Onehouse (84.3%) than both Mid Suffolk (80.8%) and England as a whole (68.7%), indicating potential demand for smaller homes to enable downsizing. As such it is not recommended that the number of larger (4+ bed) units be increased.

4.4 The inclusion of two bungalow units is welcomed.



Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Consultation Response Pro forma

1	Application Number	DC/21/05063	
2	Date of Response	08/10/2021	
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> <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.

Our Ref: 21_05353_P
Your Ref: DC/21/05063

05/10/2021

Dear Sir/Madam

RE: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure at Land South Of Forest Road Onehouse IP14 3HQ

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Ellen.

Ellen Moore
Sustainable Development Officer
Water Management Alliance



Cert No. GB11990

Jane Marson (Chairman) Michael Paul (Vice-Chairman)
Phil Camamile (Chief Executive)



Cert No. GB11991

Consultee Comments for Planning Application DC/21/05063

Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in an outline planning application. Stating that the dwellings will have level access does not fulfil the need for adequate housing for disabled people - it is not sufficient to just state that disabled people will be able to get inside a dwelling.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that at least 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. However, in this instance we do not feel that two X 3 bed bungalows is sufficient. Consideration should be given to also providing 2 bed bungalows.

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

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

Care should be taken to ensure the play area is accessible to children with disabilities.

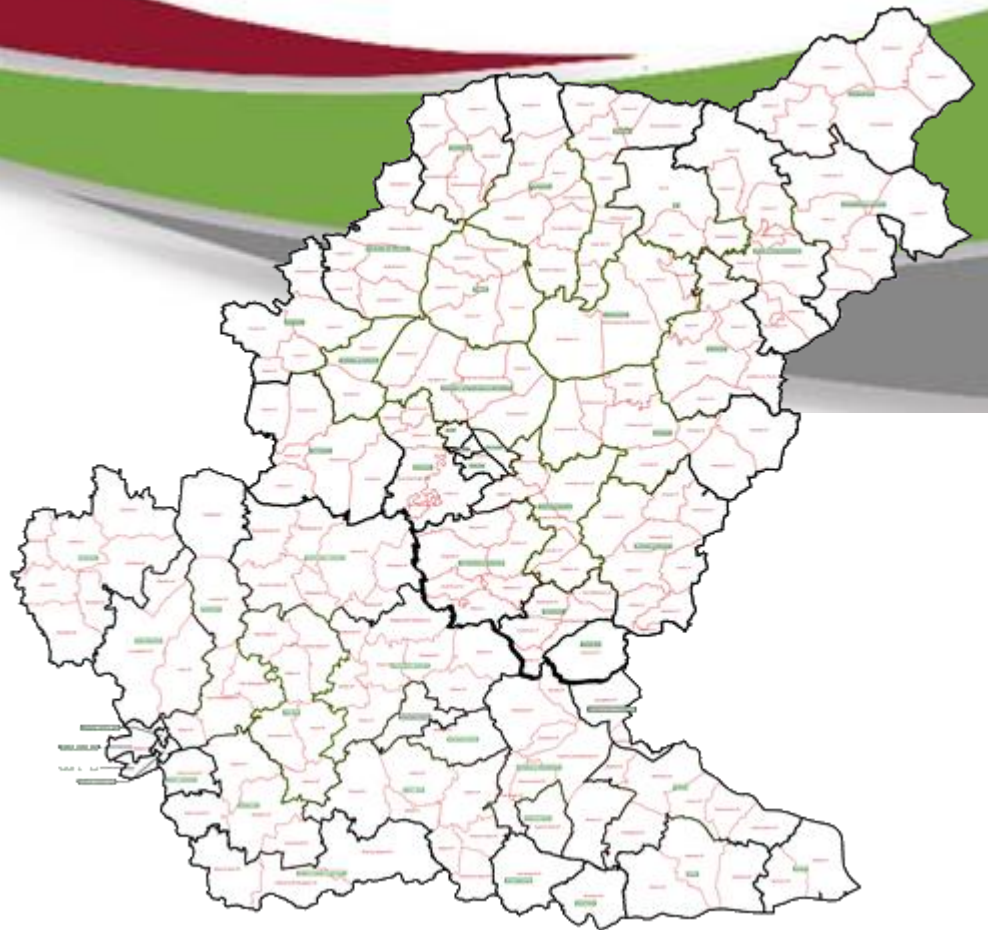
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Application No:

DC/21/05063

Address:

Land South Of
Forest Road
Onehouse



Page 4 of 4



Page 408



Page 409

Site Location Plan


Page 410



Rev	Date	By	Description
<p>Davis Barns, High Street, Ashwell, Hertfordshire SG7 5HT</p> <p>T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk</p>			
Project		Land off Forest Road, ONEHOUSE	
Title		Site Location Plan	
Client		Harris Strategic Land	
Scale	1:1250 @ A3	Drawn	SM
Date	April 2021	Checked	JC
Drawing No.	CSA/5398/106	Rev	-

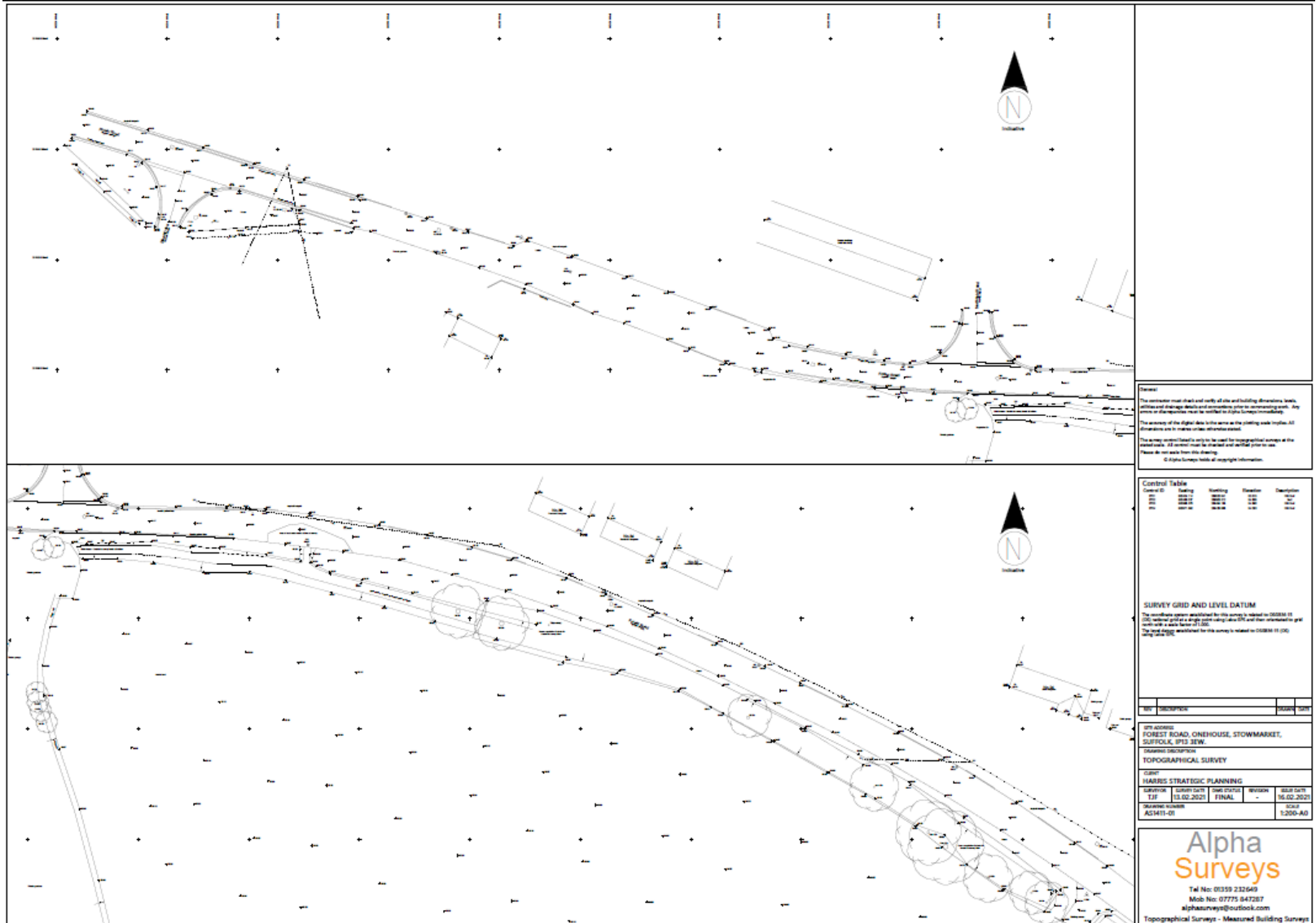
Constraints Map

Slide 5

-  Built Up Area Boundaries
-  Grade II
-  Footpath
- TPOs**  Area of Trees







Notes:
 The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and coordinates prior to commencing work. Any errors or discrepancies must be notified in Alpha format immediately.
 The accuracy of the digital data will vary as per the existing scale implies. All dimensions are in metric unless otherwise stated.
 The survey is not to be used for topographical purposes at the present scale. All sections must be checked and verified prior to use.
 Please do not scale from this drawing.
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Control Table

Control ID	Surveying	Setting	Station	Description
001	0000	0000	0000	0000
002	0000	0000	0000	0000
003	0000	0000	0000	0000
004	0000	0000	0000	0000
005	0000	0000	0000	0000

SURVEY GRID AND LEVEL DATUM
 The coordinates values established for this survey is based on OSDBM 11
 (OS National grid) and as per the OSN and their information for
 the OSN and their information for the OSN and their information for
 the OSN and their information for the OSN and their information for

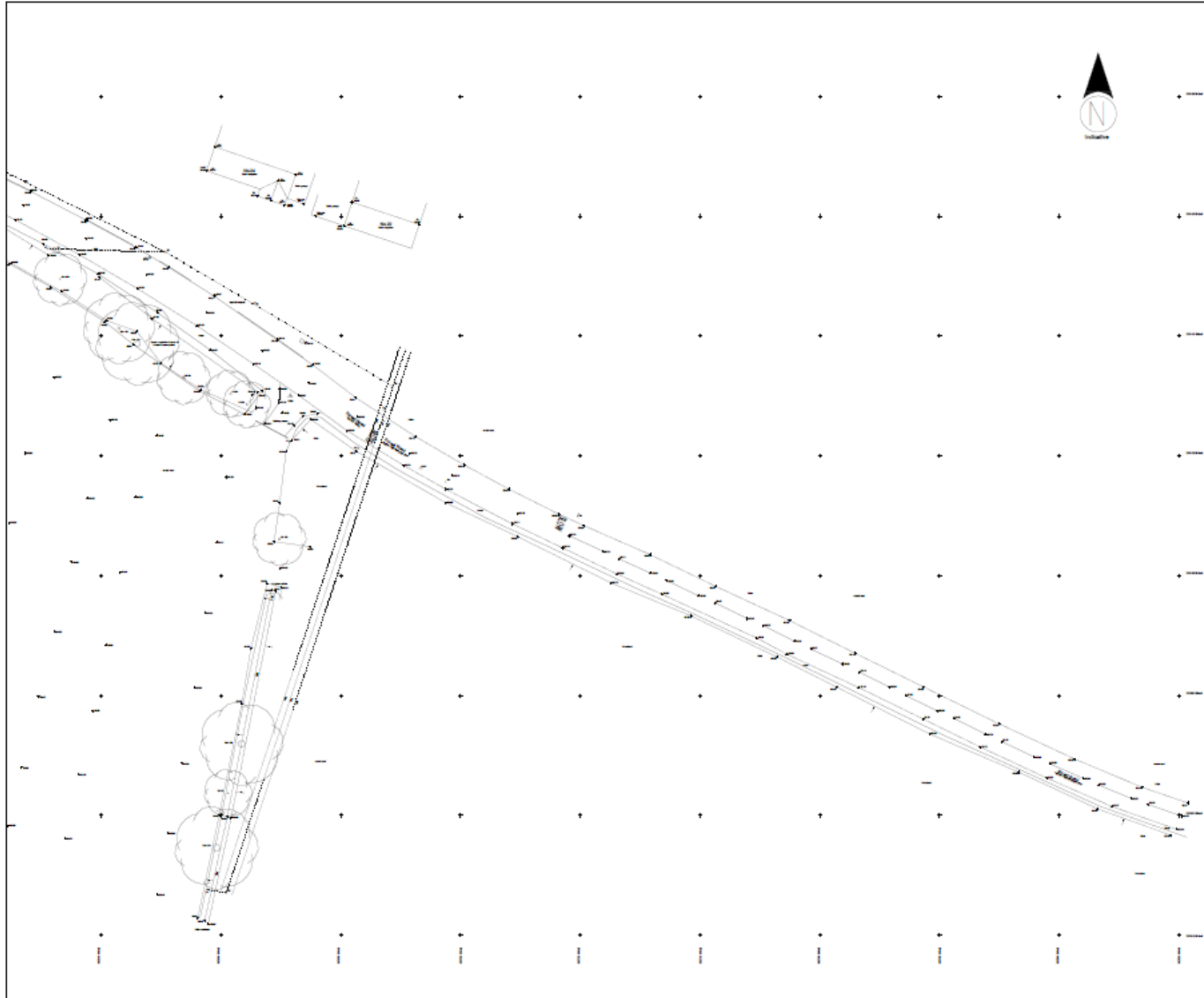
REV	DESCRIPTION	ISSUED DATE
01		

IPI ADDRESS:
 FOREST ROAD, ONEHOUSE, STOWMARKET,
 SUFFOLK, IP13 3EW.
 DRAWING DESCRIPTION:
 TOPOGRAPHICAL SURVEY
 CLIENT:
 HARRIS STRATEGIC PLANNING
 SURVEYOR:
 TIF
 DATE: 15/02/2021
 DRAWING NUMBER:
 ACT411-01

REVISION	DATE
01	15/02/2021
02	15/02/2021

SCALE:
 1:2000-AD

Alpha Surveys
 Tel No: 01359 232640
 Mob No: 07775 847287
 alpha@alphasurveys.co.uk
 Topographical Surveys - Measured Building Surveys



Notes

The contractor must check and verify all site and building dimensions, levels, positions and drainage details and comparisons prior to commencing work. Any errors or omissions must be reported to the Surveyor immediately.

The accuracy of the digital data will be same as the starting point implies. All dimensions are in metres unless otherwise stated.

This survey is intended solely to be used for topographical surveys at the finished state. All ground must be finished and set out prior to use.

Please do not walk from this drawing.

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Control Table

Control ID	North	Easting	Elevation	Description
101	500000	100000	100	Point
102	500000	100000	100	Point
103	500000	100000	100	Point

SURVEY GRID AND LEVEL DATUM

The coordinate system established for this survey is related to OSBM 11 (11) using a grid of 4 digit easting and 4 digit northing to grid north with a scale factor of 1.000.

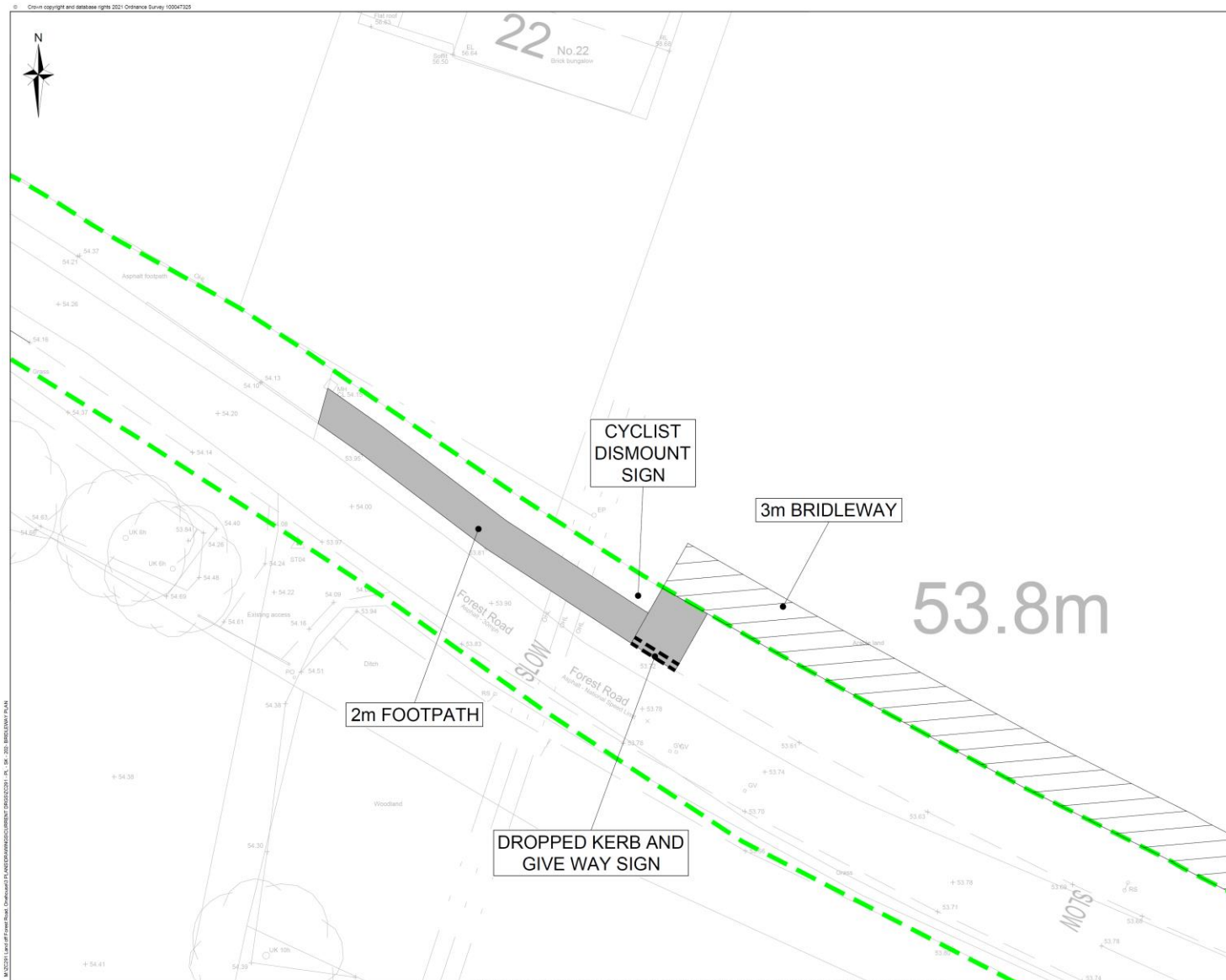
The level datum established for this survey is related to OSBM 11 (11) using a scale of 1:1000.

DATE	16/02/2021	SCALE	1:2000-A0
BY	TJF	REVISION	0
<p>Site address: FOREST ROAD, ONEHOUSE, STOWMARKET, SUFFOLK, IP13 3EW</p> <p>PROJECT DESCRIPTION: TOPOGRAPHICAL SURVEY</p> <p>CLIENT: HARRIS STRATEGIC LTD</p>			
DATEBOOK	DATE OF SURVEY	DATE OF DRAWING	DATE OF PRINT
TJF	15.02.2021	FINAL	16.02.2021
<p>Drawn by: AS1411-02</p>			<p>Scale: 1:2000-A0</p>

Alpha Surveys

Tel No: 01359 232649
 Mob No: 07775 847267
 alphasurveys@outlook.com

Topographical Surveys - Measured Building Surveys



KEY				
	HIGHWAY BOUNDARY			
	EXTEND EXISTING FOOTPATH			
	3m WIDE BRIDLEWAY BY SCC			

NOTES				

REV	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE

SCALE 1:50 AT SIZE	DATE
D.N.S.	02/12/2021

PROJECT TITLE
LAND OFF FOREST ROAD, ONEHOUSE

DRAWING TITLE
PROPOSED FOOTPATH CONNECTION WITH BRIDLEWAY

CLIENT
HARRIS STRATEGIC LAND

CANNON
CONSULTING ENGINEERS
Highways, Transport & Infrastructure Planning

Peak House, 20 Eastway, London, E15 2RU
Tel: 020 7717 5876
info@cannon.co.uk

Cambridge House, Lonsdale, Fakenham Park, Norfolk, NR21 3JH
Tel: 01304 515779
www.cannon.co.uk

DRAWING NUMBER	REV
ZC291 - PL - SK - 202	-

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Agenda Item 8d

Committee Report

Item No: 8D

Reference: DC/20/04296

Case Officer: Bron Curtis

Ward: Stonham.

Ward Member/s: Cllr Suzie Morley.

RECOMMENDATION – REFUSE PLANNING PERMISSION

Description of Development

Planning Application - Use of land for the stationing of 18 holiday lodges

Location

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

Expiry Date: 27/11/2020

Application Type: FUL - Full Planning Application

Development Type: Change of Use

Applicant: Stonham Barns Ltd

Agent: Phil Cobbold Planning Ltd

Parish: Stonham Aspal

Site Area: 0.48ha

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 was referred to committee on 20th January 2021 and was deferred for the following reason/s:

That Committee are minded to refuse the application on the grounds that the development would fail to represent good design, would not create a better place in which to live and work for the whole community of the area and would not improve the character and quality of the area. The site is clearly visible from public vantage points and moreover the public are able regularly to be present on the Stonham Barns site to use and experience its facilities and environment. Having regard to this visibility the lodges proposed are uniform in design and spacing, the layout is linear and the development extends into open countryside that is flat and lacks topographical relief. The landscaped bunds look manmade as though they are trying to segregate rather than assimilate the site into its landscape setting and the landscape planting has yet to have any measurable impact upon views of the proposal. The lodges would be viewed as a stark man

made addition to the open and rural character of this countryside setting that would harm the character and appearance of the landscape.

On this basis the development would be contrary to policies GP1 and RT17 of the MSDC LP 1998 and contrary to paragraph 124 and 160 of the NPPF February 2019.

And that the Chief Planning Officer be instructed to review and risk assess the proposed reason for refusal and concurrently seek independent landscape and design advice on the following matters ;

[a] the visual impact of the development upon the landscape character and appearance of the proposal in its context having regard go to policies GP1 and RT17 of the Local Plan and

[b] the extent to which the design and layout of the proposal takes the opportunities available for improving the character and quality of an area and the way it functions having regard to paragraphs 127 & 130 of NPPF

PART TWO – RISK ASSESSMENT AND LANDSCAPE ADVICE

1. Risk assessment of reason for refusal

The following risk assessment is provided to assist Members to understand the associated risks when determining application DC/20/04296 deferred from the Mid Suffolk Development Control Committee B which took place on the 20th January 2021.

This assessment provides a summary of key risk issues to be aware of in the event the Officers' recommendation of approval is not accepted by Committee and the determination is as per the grounds for refusal identified at the 20th January 2021 committee meeting.

It is important to recognise that some of the risks identified in this assessment are not of themselves material planning considerations, as issues of reputational and financial impact bear no direct relation to land use planning matters. They are nonetheless facets which reflect upon the reasonableness of the local planning authority's decision on planning merit.

It would not be appropriate, therefore and as an example, to allow the likely costs associated with defending an appeal to influence the planning balance being struck in determining an application for planning permission. That said, such risks are important for councillors to bear in mind as holders of public office and costs may, if awarded, bring into question the reasonableness of the behaviour of the party they are awarded against. The costs would, in that sense, be a symptom of the unreasonableness.

The costs of defending an appeal or legal proceedings are not material to the planning merits of a particular decision and should not be given regard to in the making of a planning decision.

This risk assessment is provided, in the round, in the interests of transparency and disclosure.

It is appropriate that councillors as decision-takers are at least aware of the foreseeable implications of any decision to be taken and consider the extent to which any decision made at variance to an officer recommendation is adequately reasoned and capable of bearing scrutiny under challenge, as recognised in Planning Practice Guidance.

The primary risks identified by officers in relation to the determination of the application are threefold:

- Application of planning policy risk;
- appeal risk; and
- reputational risk.

These will be treated in turn.

- Application of Planning Policy risk

Whilst every application must be considered on its own merits, it is also important for the Council to be consistent in its application of policy when determining applications of a similar nature. In this respect regard must be had to the likelihood and degree of any harm caused by the development and any conflict that harm has with the NPPF or any Development Plan Policy. Reasons for refusal must also be clearly stated and it is necessary for the planning authority to have been reasonable in its consideration of technical advice on the relevant matters.

The reason refers to policy RT17 which provides for new serviced holiday buildings. The proposed development is for the use of land for the siting of caravans, which are *not* buildings for the purposes of planning. Rather, policy RT19 should be cited which permits new holiday caravan developments where there are no adverse effects on the character and appearance of the landscape, existing residential amenity, highway safety, agriculture, forestry, wildlife conservation and where essential services can be provided.

As such, the proposal should be considered against the provisions and restrictions of policy RT19 and there is a risk associated with the citing of policy RT17 in the reason for refusal as the incorrect policy for the type of development proposed.

Harm / policy conflict

The combined legal duties of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require decisions to be made in accordance with the development plan unless there are material considerations that indicate otherwise (and such material considerations must be taken into account). This lies at the heart of the “planning balance” that Members exercise and thus, the development plan is the starting point, but not the end point, for the determination of planning applications.

The NPPF is naturally a crucial consideration and Development Plan policies CS2, and RT19, insofar as they relate to new or extensions to tourism development sites in the countryside comprising static caravans are considered to be in general accordance with the NPPF.

Policy CS2 provides for recreation and tourism as a specific category of developments permitted in the countryside.

Policy RT19 permits new holiday caravan developments where there are no adverse effects on the character and appearance of the landscape, existing residential amenity, highway safety, agriculture, forestry, wildlife conservation and where essential services can be provided.

There is not considered to be a significant risk regarding harm or policy conflict providing the correct policies are cited in the reason for refusal.

Clarity

It is necessary to clearly state the reasons for refusal of an application for permission. To rely upon vague, generalised or inaccurate assertions about a proposal's impact presents a risk of permission being granted on appeal and an award of costs for unreasonable behaviour.

There is not considered to be a significant risk regarding the clarity of the reason for refusal.

Technical advice

Members specifically asked for further, independent, technical advice on landscape and design matters which is set out in more detail in section 2 below. In summary, the technical landscape advice concludes that the proposed development is acceptable and would not result in an unacceptable harmful impact on the character and appearance of the landscape quality of the area.

There is considered to be a degree of risk associated with the minded-to reason for refusal as it does not have regard to the new technical advice.

- Appeal Risk

In accordance with current National Planning Practice Guidance, a failure to substantiate a reason for refusal, or the prevention of development that clearly should have been permitted, is likely to lead to an award of costs against the Council at appeal. The risk of this occurring is higher where Members overturn the professional recommendation of their planning officers and especially so where their reasons or harm cannot be substantiated by professional or objective evidence. In short that would be unreasonable in a planning authority decision.

The risk in respect of this application arises from the likelihood of submission of an appeal.

- Reputational Risk

Reputational risks to the local planning authority will foreseeably arise from taking decisions that might be unreasonable, founded on vague, generalised or inaccurate assertions about a proposals impact and which are unsupported by any objective analysis or which are inconsistent with other prior decisions of the authority or by Inspectors at appeal.

It is expected that the local planning authority will make decisions which are reasonable in the round, have regard to relevant considerations and disregard irrelevant considerations.

The risk in respect of this application is in the reasonableness of the decision made.

Risk conclusion

Officers consider that there are no significant risks posed should Members resolve to determine the application in accordance with the updated recommendation as set out below.

2. Independent landscape and design advice

Members requested further independent landscape and design advice to inform their consideration and determination of the application in respect of:

[a] the visual impact of the development upon the landscape character and appearance of the proposal in its context having regard to policies GP1 and RT17 of the Local Plan and

[b] the extent to which the design and layout of the proposal takes the opportunities available for improving the character and quality of an area and the way it functions having regard to paragraphs 127 & 130 of NPPF

Advice has been provided by Michelle Boulger Expert Landscape Consultancy. Michelle Boulger is a landscape specialist who has previously supported the Councils' work at planning appeals, etc. The full report is available on the case file and a summary of the advice in respect of each issue is set out here.

Visual impact of the development on landscape character and appearance

The settlement character of the area around Stonham Barns is described as 'scattered, consisting of various sized small villages, dispersed hamlets and isolated farmsteads' which are 'nestled within the landscape without overly intruding on the countryside surrounding them'.

Public views of the Stonham Barns complex are most readily experienced from the A1120 highway to the north when travelling between the main built up areas of the villages of Stonham Aspal and Pettaugh. There are also intermittent views from East End Road and public rights of way in the surrounding area.

Whilst the Stonham Barn complex as a whole is obtrusive in the landscape the main core of the complex is relatively well contained and screened by mature hedges and screening. The most visually prominent elements are the site entrance and associated signage, the car park adjacent to the A1120, the caravan development to the east of the main core and the earth bund to the east of the main core.

Capacity for further built development is limited to the footprint of previously permitted development (which includes the land subject of this application). The proposed development lies within this area, albeit with an increase in the overall number of caravans to be sited on the land. The lack of capacity for this additional built development is due to visibility from the north,

primarily the A1120. There is potential for this part of the site to accommodate landscape based recreational development, such as fishing ponds, but this would result in a significant change in character and would require planting of a woodland belt along the A1120.

The linear, ribbon layout of the development and its encroachment into the open agricultural field would be unacceptably intrusive in the landscape.

Opportunities for improving the character and quality of the area

Opportunity to mitigate some of the effects of the total lodge development include:

- Advance woodland planting along the A1120
- Introducing visual/landscape breaks within the line of lodges;
- Allowing sufficient space adjacent to the eastern Stonham Barns boundary for strengthening of boundary vegetation;
- Further strengthening the boundary between Fields 1 & 2 and
- Further strengthening planting along the A1120.

Advice conclusion

The siting and linear layout of the proposed development would be intrusive in the landscape, having regard to the availability of unscreened public views, especially from the A1120.

OVERALL CONCLUSION

The Chief Planning Officer has reviewed the officers report and the present application advice thereon.

The Chief Planning Officer has concluded that the recommendation to Committee be updated as set out below.

RECOMMENDATION

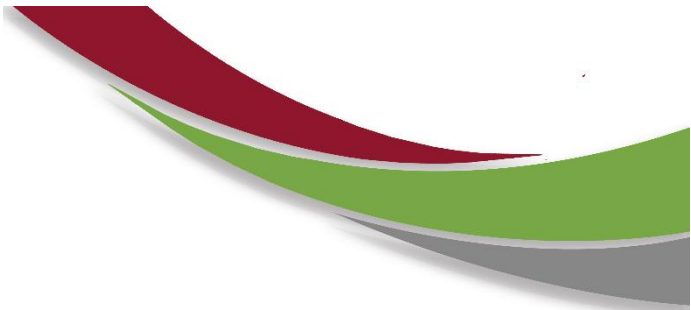
1. That the contents of this risk assessment be noted.
2. That planning permission be refused for the following reasons:

Reason for refusal:

The development would fail to represent good design, would not create a better place in which to live and work for the whole community of the area and would not improve the character and quality of the area. The site is clearly visible from public vantage points and moreover the public are able regularly to be present on the Stonham Barns site to use and experience its facilities and environment. Having regard to this visibility the lodges proposed are uniform in design and spacing, the layout is linear and the development extends into open countryside that is flat and lacks topographical relief. The landscaped bunds look manmade as though they are trying to segregate rather than assimilate the site into its landscape setting and the landscape planting has yet to have any measurable impact upon views of the proposal. The lodges would be viewed as a stark man made addition to the open and rural character of this countryside setting that would harm the character and appearance of the landscape.

On this basis the development would be contrary to policies GP1 and RT19 of the MSDC LP 1998 and contrary to paragraph 124 and 160 of the NPPF February 2019.

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Application No: DC/20/04296

Location: Stonham Barns, Stonham Aspal

		Page No.
Appendix 1: Call In Request	<i>Cllr Morley</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Stonham Aspal Parish Council</i>	
Appendix 4: National Consultee Responses	<i>N/a</i>	
Appendix 5: County Council Responses	<i>N/a</i>	
Appendix 6: Internal Consultee Responses	<i>Report from Landscape Consultant</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

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



Babergh and Mid Suffolk District Councils

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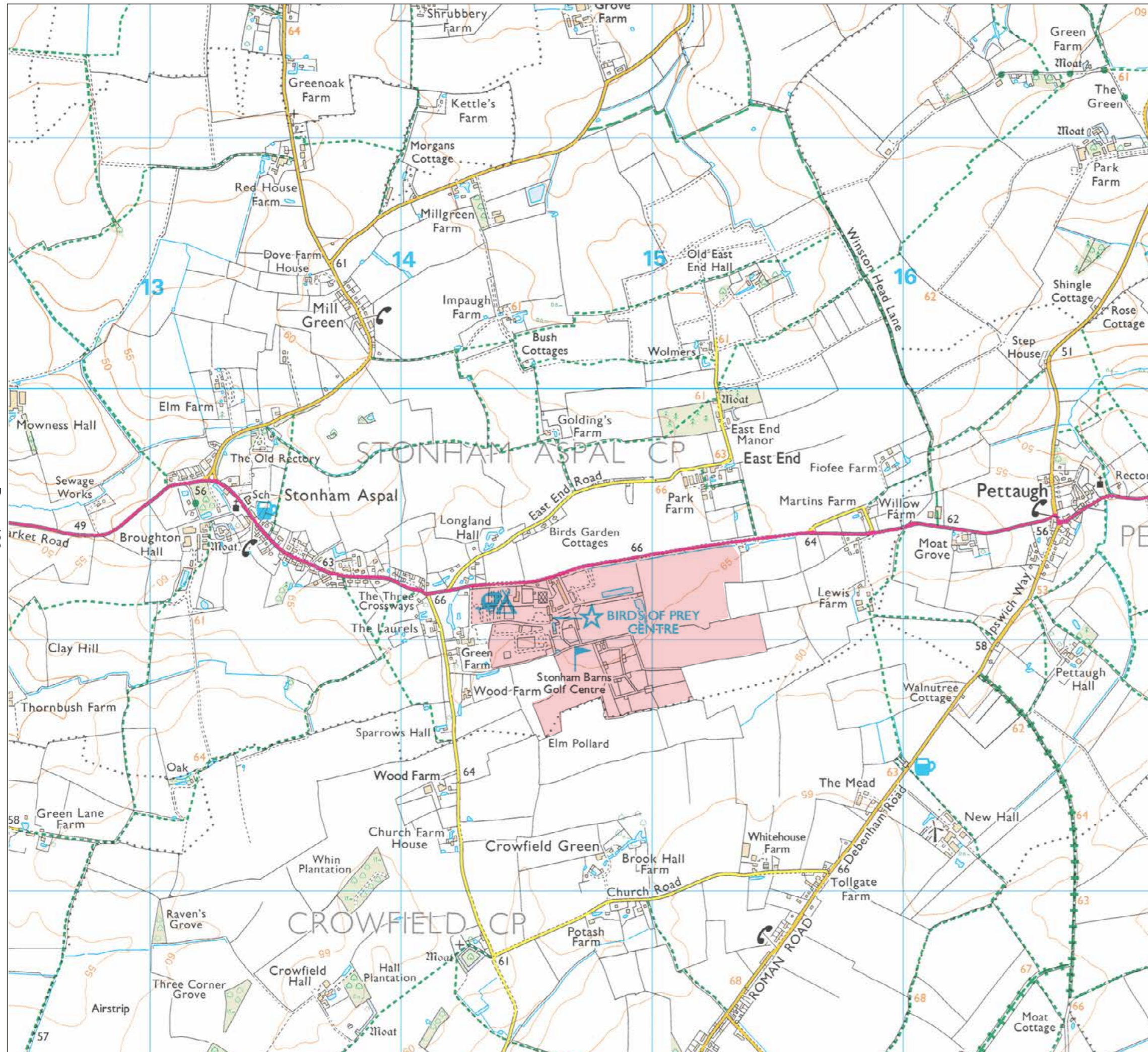


FIGURE 1
Location of Stonham Barns



PROJECT
1192
Stonham Barns

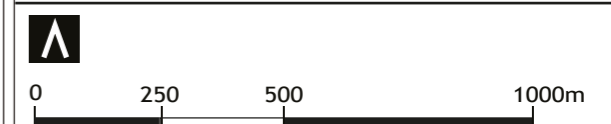
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DATE
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Legend

Stonham Barns Site



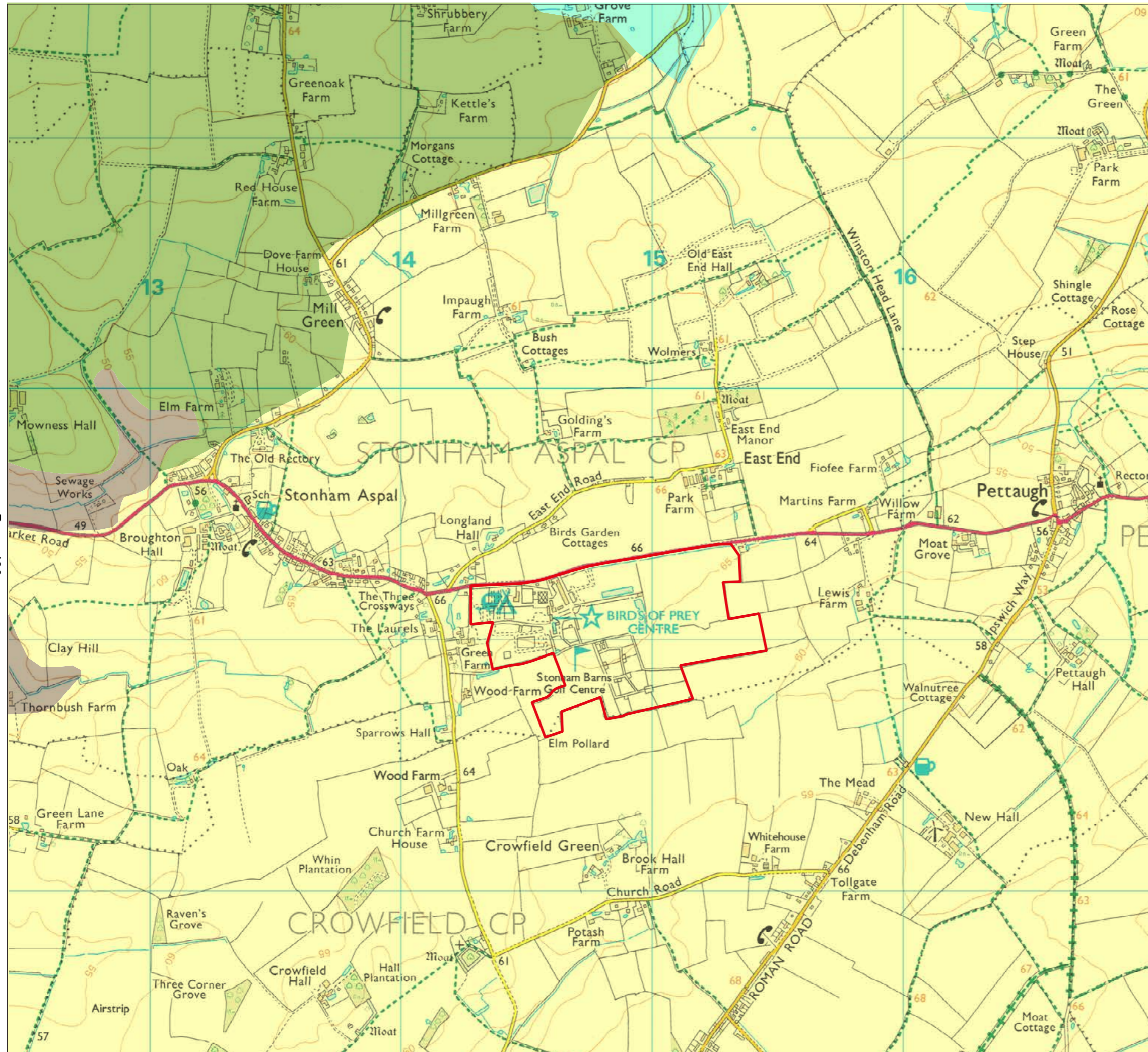


FIGURE 2
Landscape Character Types



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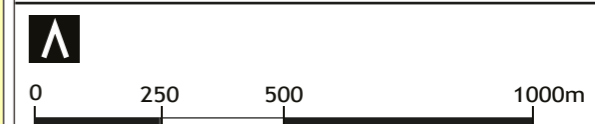
Legend

Stonham Barns Site Boundary

Joint Babergh and Mid Suffolk District Council Landscape Guidance, 2015

Landscape Character Types

- Ancient estate claylands
- Rolling valley farmlands & furze
- Plateau claylands
- Rolling valley claylands



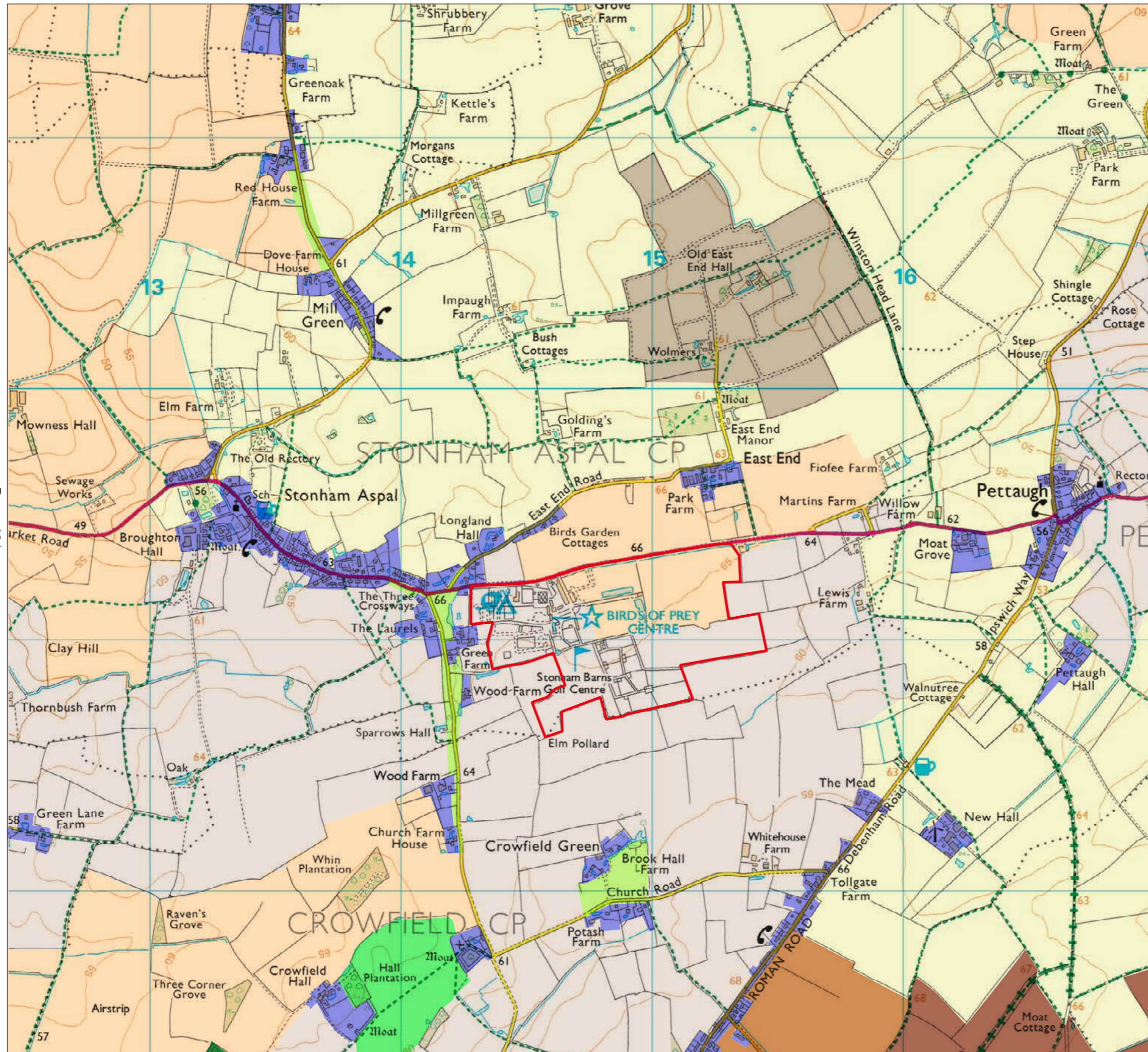


FIGURE 3
Historic Landscape Character



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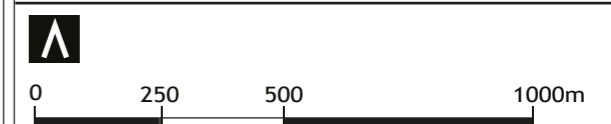
DATE
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Legend

Stonham Barns Site Boundary

The Suffolk Historic Landscape Characterisation Map, 2012

- Type - Subtype
- 1.1. Pre-18th-century enclosure - random fields
 - 1.3. Pre-18th-century Enclosure - Long Co-axial Fields
 - 1.4. Pre-18th-century Enclosure - Irregular cCo-axial Fields
 - 2.2. 18th-century and Later Enclosure - Former Common Pasture, Built Margin
 - 2.4. 18th-century and Later Enclosure - Former Post-medieval Park
 - 3.3. Post-1950 Agricultural Landscape - Boundary Loss from Long Co-axial Fields
 - 3.4. Post-1950 Agricultural Landscape - Boundary Loss from Irregular Co-axial Fields
 - 6.1. Horticulture - Orchard
 - 7.1. Woodland - Ancient Woodland
 - 10.1. Built-up Area - Unspecified



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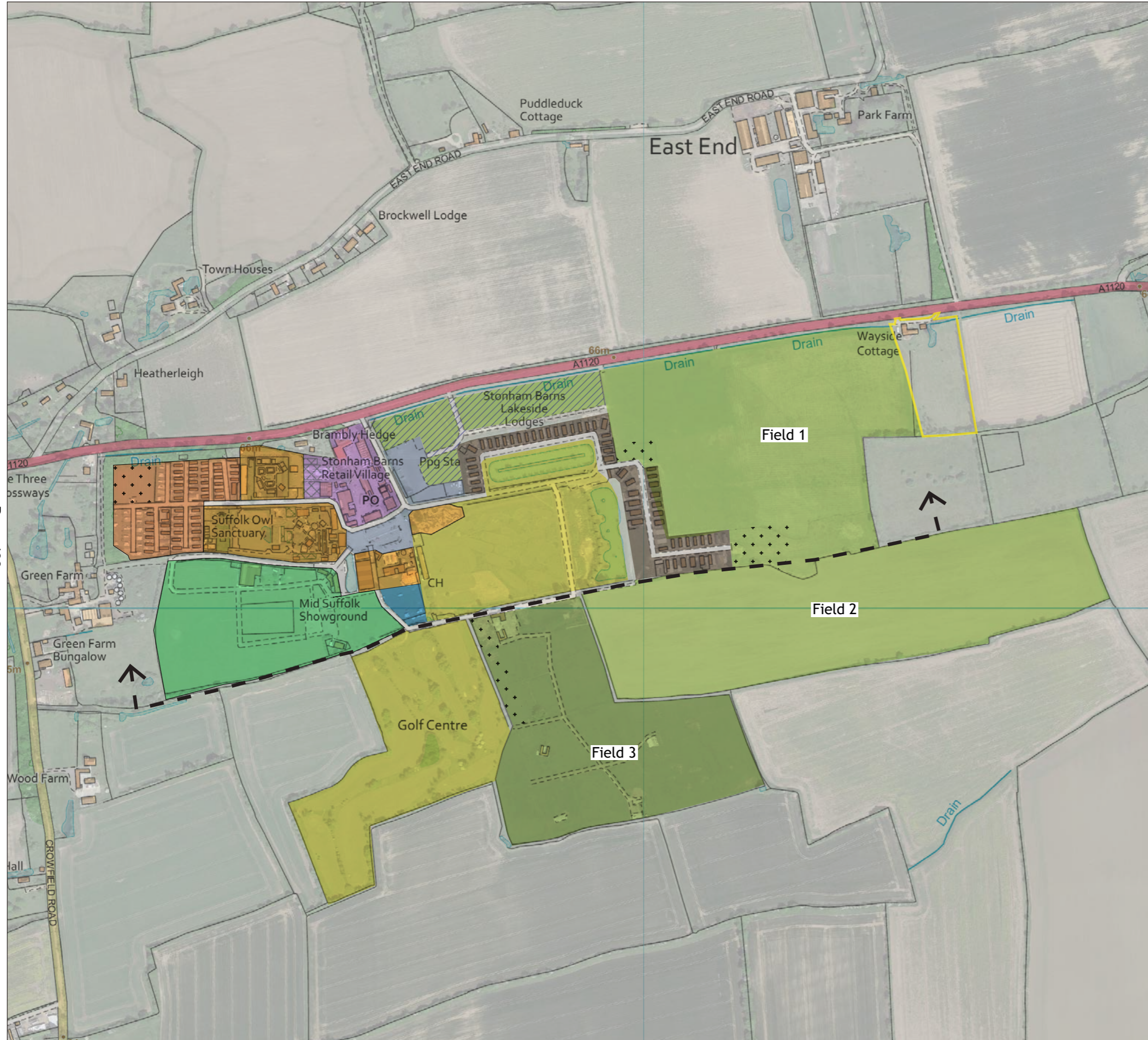


FIGURE 4
Current Land Use



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- Retail units
- 'Hard' leisure attractions (including suffolk owl sanctuary, crazy golf and children's soft play)
- Landscape based leisure attractions (including fishing lakes, 9 hole golf course, footgolf)
- Showground for events
- Static caravans
- Holiday lodges
- Permitted holiday lodges & static caravans not yet implemented
- Mobile caravan and camping
- Car parking - hard surface
- Car parking - grass overflow
- Wayside cottage & gardens (site of planning permission for hotel use)
- Agricultural fields (Fields 1 & 2)
- Land forming part of previous donkey sanctuary (facilities installed for mobile caravan and camping without permission) (Field 3)
- Current limit of significant built development



0 150 300m

Subsequent Applications, Relevant to Landscape Matters, that Varied the Hybrid Permission

DC/19/02869 | Application for the variation of Conditions 2 and 21 to allow for changes to approved layout plan for the static lodges and removal of conditions 7, 8 and 9

-  Changes to approved layout for lodges
-  Landscaping
-  Bolster any gaps in roadside hedge with hedgerow mix
-  Plant up bund with hedgerow mix
-  New boundary planting consisting of hedgerow mix interspersed with native trees
-  Infill any gaps with hedgerow mix interspersed with native trees

DC/20/01453 | Planning Permission DC/19/02869 for the variation of Condition 2 to allow for alternative layout plan for the static lodges (L80 - L86).



-  Application boundary appears different from previous applications
-  New layout for lodges L80 - L86

FIGURE 5
Hybrid Permission



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Stonham Barns





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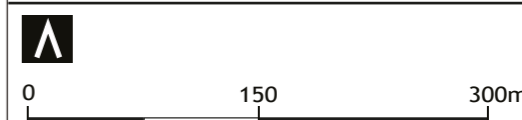
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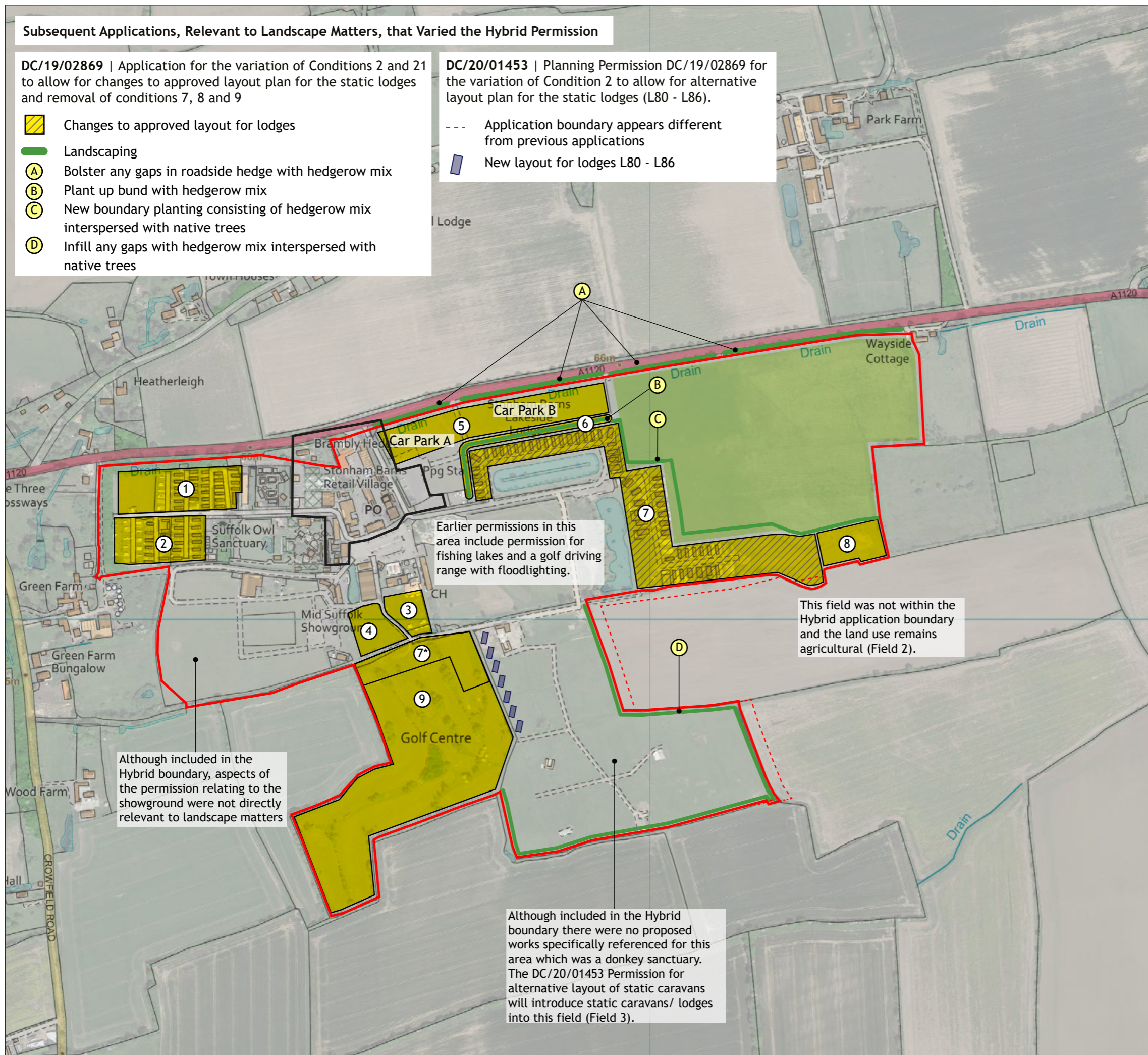
Applications will be reviewed and updated prior to issue

Legend

-  Boundary of Hybrid Permission (Ref 3150/15)
-  For details of works within this area refer to Appendix 1
-  Proposed works in decision notice (works without a landscape element are omitted)
- ① Use of land for the stationing of 51 static caravans for holiday rental (subject to 28 day occupancy restriction) on land adjacent to west of dog training area.
- ② Use of land for the stationing of 34 static caravans for holiday use (owner occupied) subject to restriction preventing occupation for one month of the year, on land to west of meerkat enclosure.
- ③ Continued use of land for touring caravans
- ④ Continued use of land as an extension to the existing showground and/or for use as touring caravan site
- ⑤ Continued use of land for car parking and car boot sales on Sundays (taking place on car park 'A', car park 'B' or the showground)
- ⑥ Repositioning of earth bund on northern side of existing fishing lake No1
- ⑦ Use of land adjacent for the stationing of 76 holiday lodges (owner occupied) subject to restriction preventing occupation for one month of the year (identified as L01 to L045 and L057 to L086).
- ⑦* Seven of the 76 holiday lodges were to be located here
- ⑧ Use of land for stationing of 11 holiday lodges for rental subject to 28 day occupancy restriction (lodges L046 to L056)
- ⑨ Use of land for pitch and putt golf course
-  3150/15 Condition 24 - Agricultural Use



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Although included in the Hybrid boundary, aspects of the permission relating to the showground were not directly relevant to landscape matters

Earlier permissions in this area include permission for fishing lakes and a golf driving range with floodlighting.

This field was not within the Hybrid application boundary and the land use remains agricultural (Field 2).

Although included in the Hybrid boundary there were no proposed works specifically referenced for this area which was a donkey sanctuary. The DC/20/01453 Permission for alternative layout of static caravans will introduce static caravans/ lodges into this field (Field 3).

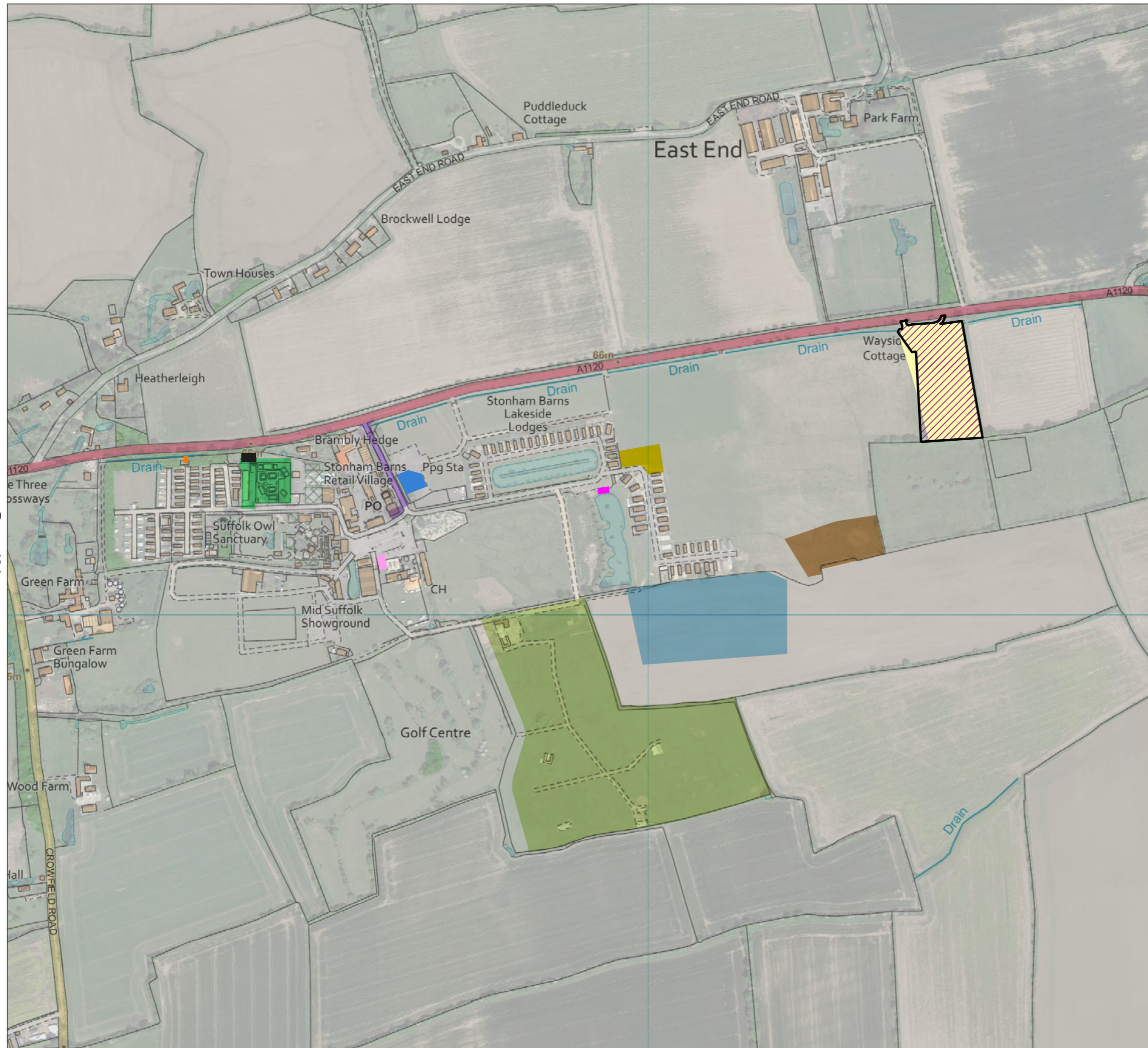


FIGURE 6
Planning Applications 2019-2021



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 September 2021

Applications will be reviewed and updated prior to issue

Legend

Planning Applications 2019-2021 (Approved)

- DC/19/04261 Use of land for stationing of lodge for fishing warden
- DC/19/04876 Continued use of land and buildings as extension to Owl Sanctuary
- DC/20/03024 Retention of concrete pad, shed and plant associated with a bore hole
- DC/20/00761 Erection of 2 Toilet Blocks
- DC/20/01894 Erection of 2 storey office building
- DC/20/04306 Excavation of two fishing lakes & construction of parking area
- DC/20/01438 Change Use of land for the stationing of 5 holiday lodges.
- DC/21/00501 Erection of single storey extensions
- DC/19/04462 Change of use of premises from dwelling (Class C3) to boutique hotel (Class C1)
- DC/20/00121 Erection of glazed link extension and alterations to cartlodge
- DC/20/02409 Erection of extensions and alterations for hotel use

Planning Applications 2019-2021 (Awaiting Decision)

- DC/20/01547 Change of Use of former livery and agricultural land to touring caravan and camping
- DC/20/04296 Use of land for the stationing of 18 holiday lodges

Planning Applications 2019-2021 (Refused)

- DC/21/00643 Erection of workshop building



0 150 300m

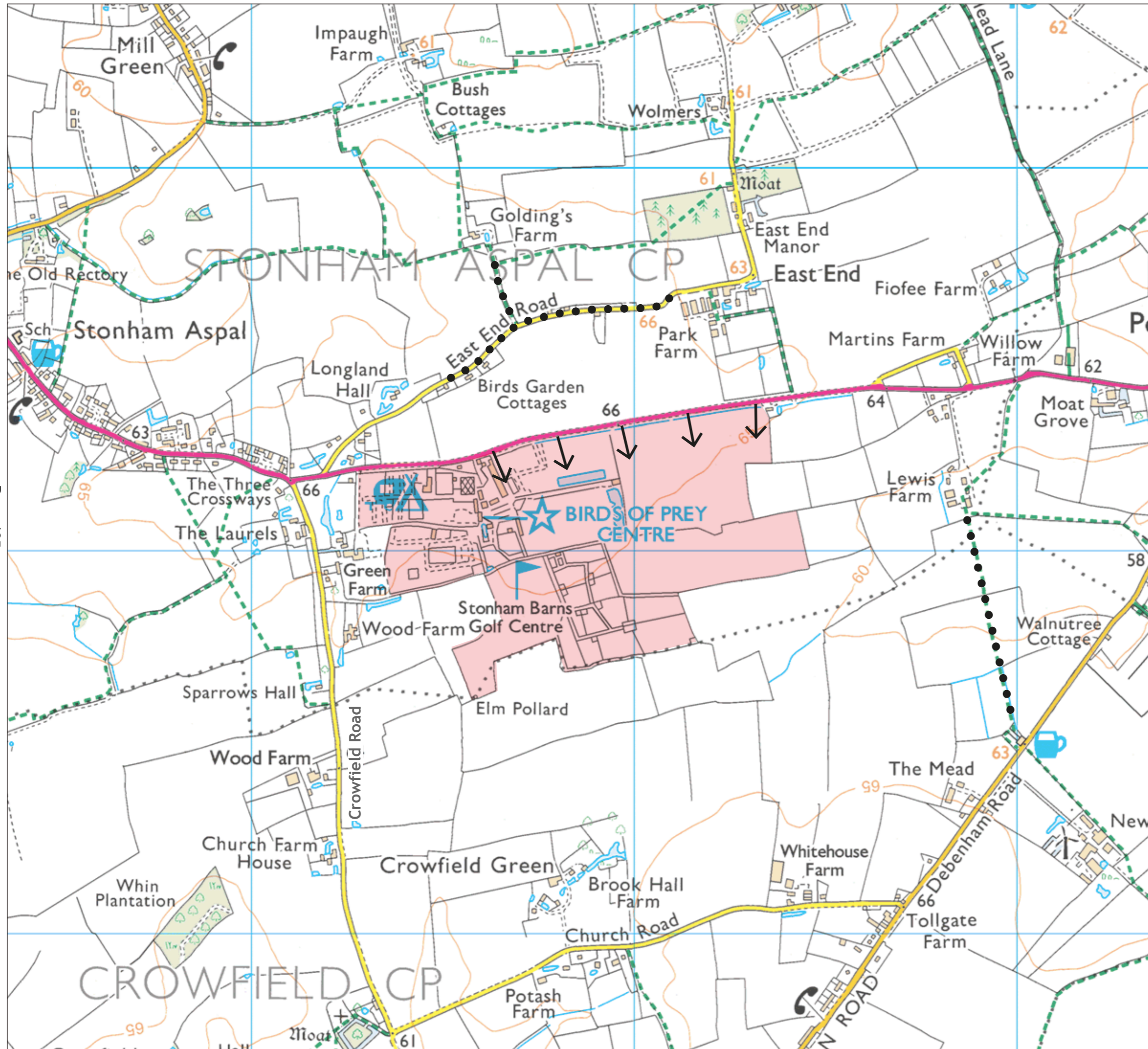


FIGURE 7
 Visibility of Stonham Barns



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- Stonham Barns Site
- Clear visibility
- Limited or intermittent visibility

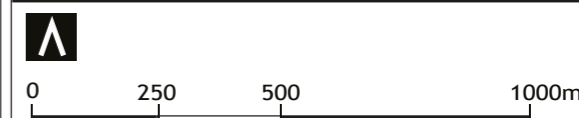


FIGURE 8
Development Framework



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- Existing development
- Permitted holiday lodges & static caravans not yet implemented
- Permitted change of use to hotel and hotel grounds
- Existing greenspace to be retained for current or similar use
- Existing greenspace with some capacity for landscape based recreational use
- Existing greenspace with some capacity for informal accommodation use (i.e. touring caravans & camping)
- Existing greenspace with some capacity for future built development (e.g. lodges)
- Existing green space with limited capacity for any form of development until perimeter plating has established
- Existing ponds
- Existing vegetation to be protected & managed
- Existing vegetation to be strengthened with additional planting & management
- New perimeter planting to screen / filter views of existing and future development from countryside
- Indicative extent of recommended woodland planting along A1120

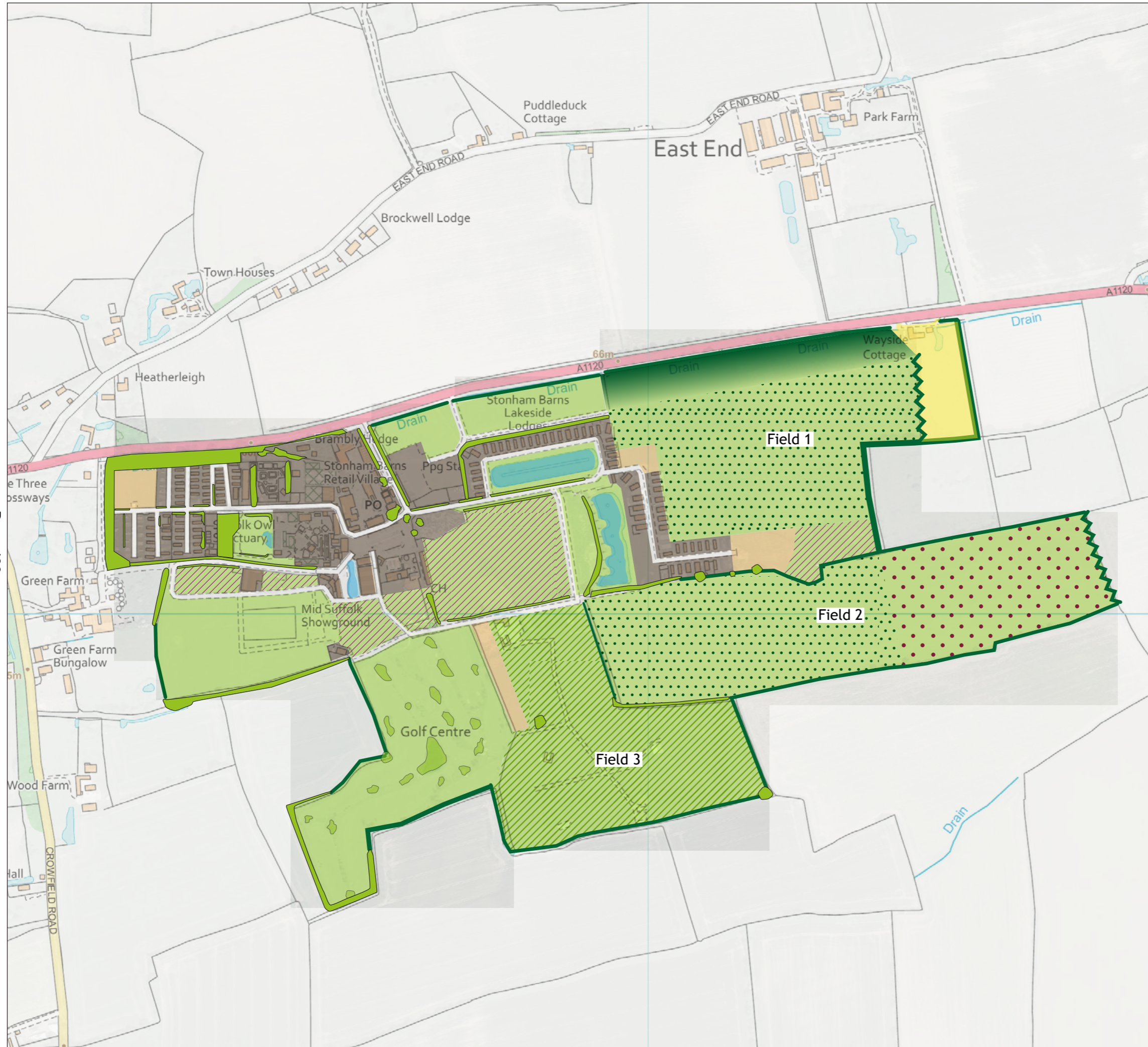


FIGURE 9
Green Infrastructure



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Legend

- Existing development
- Permitted holiday lodges & static caravans not yet implemented
- Permitted change of use to hotel and hotel grounds
- Existing greenspace to be retained for current or similar use
- Existing greenspace with some capacity for landscape based recreational use
- Existing greenspace with some capacity for informal accommodation use (i.e. touring caravans & camping)
- Existing greenspace with some capacity for future built development (e.g. lodges)
- Existing green space with limited capacity for any form of development until perimeter planting has established.
- Existing ponds
- Existing vegetation to be protected & managed
- Existing vegetation to be strengthened with additional planting & management
- New perimeter planting to screen / filter views of existing and future development from countryside
- Indicative extent of recommended woodland planting along A1120
- Indicative green infrastructure corridors to be retained / provided



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MICHELLE BOLGER
Expert Landscape Consultancy

**Development Brief:
Landscape**

for

**Stonham Barns Leisure and
Retail Centre**

Prepared for
Mid Suffolk District Council

FINAL DRAFT
July 2021



MICHELLE BOLGER
Expert Landscape Consultancy

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Qualifications: CMLI, Dip. LA, BA (Hons) LA, PGCE, BA (Hons) Eng

File name: 1192 Stonham Barns Development Brief FINAL DRAFT 2109.docx

Date issued: **FINAL DRAFT Sept 2021**

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1	Introduction	1
2	Context and analysis	3
3	Planning Context	7
4	Existing Landscape and Visual Issues	9
5	Opportunities and Constraints to Further Developments	20
6	Principles for future development	26
7	Recommendations	30
8	Future Actions by MSDC	36

APPENDICES

Appendix 1 - Figures

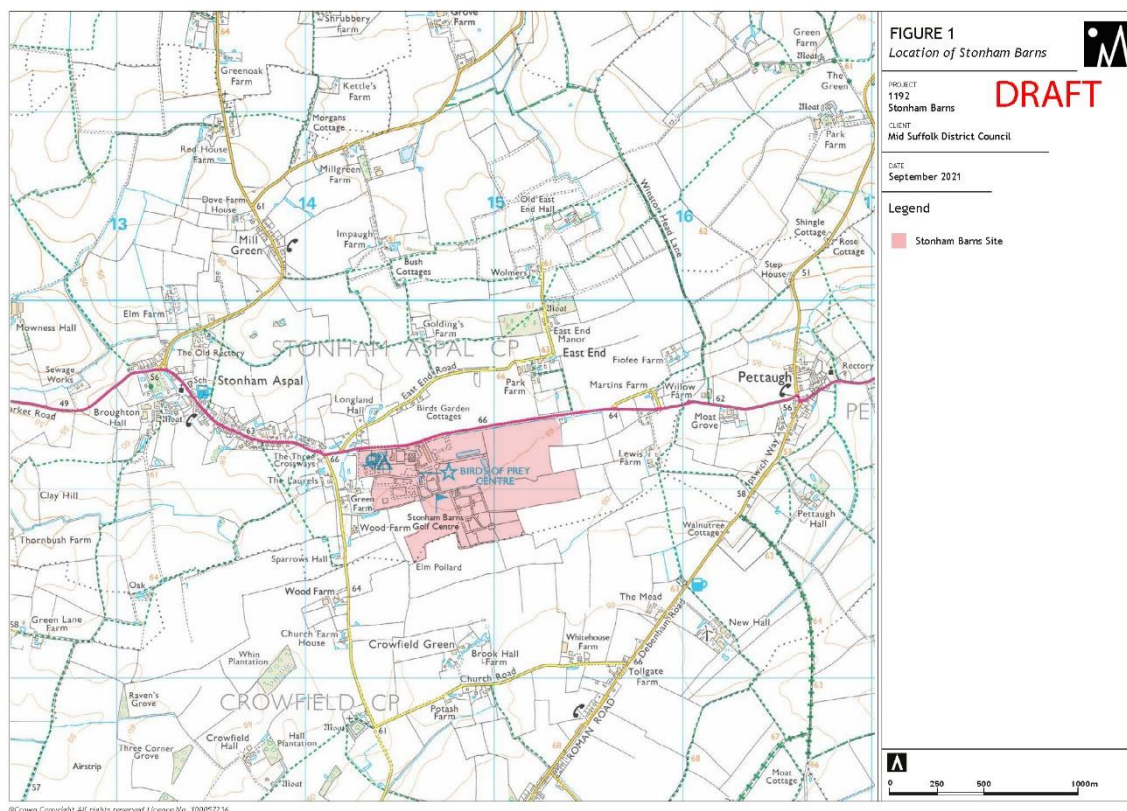
Appendix 2 - Planning Permissions within the Core Area

Appendix 3 - Relevant Development Plan Policies

1 Introduction

1.1 Background to this Development Brief

1.1.1 Stonham Barns Leisure and Retail Centre (Stonham Barns) is located in the countryside between the villages of Stonham Aspal and Pettaugh in Mid Suffolk, approximately 10km east of Stowmarket (see **Figure 1**). It contains a range of leisure uses including static caravans and holiday lodges. It is a significant contributor to the economy of the district as a visitor attraction and an employer.



1.1.2 Stonham Barns has had a number of different developments permitted in recent years and there is a desire for further growth. This Development Brief has been prepared by Michelle Bolger Expert Landscape Consultancy (MBELC) for Mid Suffolk District Council (MSDC) to consider the landscape and visual impacts of recent developments and to assess whether future development can be

accommodated without significant adverse impacts on the landscape character of the area or on public visual amenity.

1.1.3 The intended use of the Development Brief, of which this forms the landscape element, is to identify the capacity of key elements of material planning consideration, acknowledging limitations, barriers and opportunities that may be relevant to the potential future growth of Stonham Barns. Other elements relate to infrastructure capacity and ecology. It is hoped that the Development Brief will provide a reference for constructive engagement between relevant stakeholders (site operator, occupants, local residents and the wider community) and that it will inform discussions about future development and ongoing operational issues. The local authority, with the support of technical consultees, will facilitate these discussions between the stakeholders.

1.1.31.1.4The structure of this Development Brief is as follows:

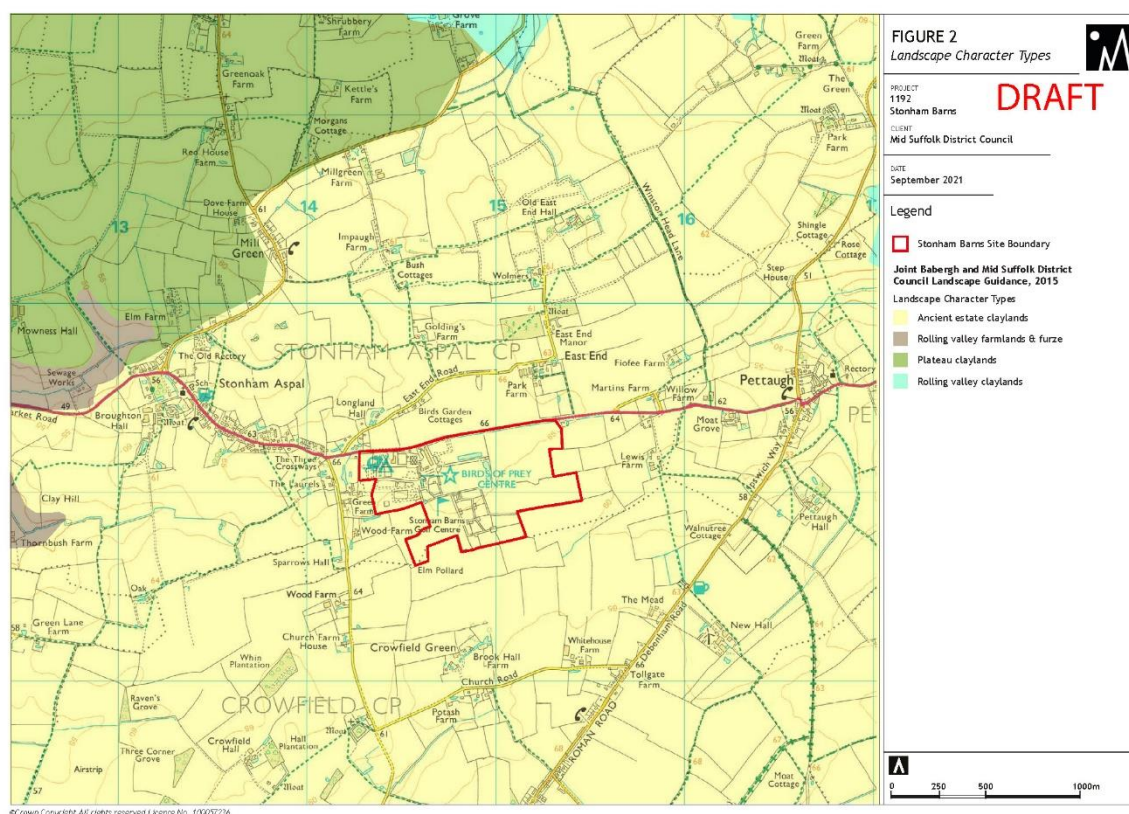
- **Section 2** sets out the existing landscape character context of Stonham Barns and its setting.
- **Section 3** sets out the planning context
- **Section 4** makes an assessment of the current landscape and visual impacts of the development and considers how well recent development is integrating into the landscape.
- **Section 5** considers the landscape opportunities and constraints to future development.
- **Section 6** sets out principles for future development
- **Section 7** provides some detailed recommendations as to how the future development could be accommodated without harm to the landscape or to local visual amenity.
- **Section 8** sets out what MSDC needs to do to ensure that future development at Stonham Barns is acceptable.

1.1.41.1.5The Figures within this Development Brief are also reproduced at A3 in Appendix 1.

2 Context and analysis

2.1 Local Landscape Character

2.1.1 Within the Suffolk Landscape Character Assessment and the Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015) Stonham Barns is located within the Ancient Estate Claylands Landscape Character Type (LCT), see **Figure 2**, which is characterised by gently rolling heavy clay plateaux with ancient woodlands and parklands.

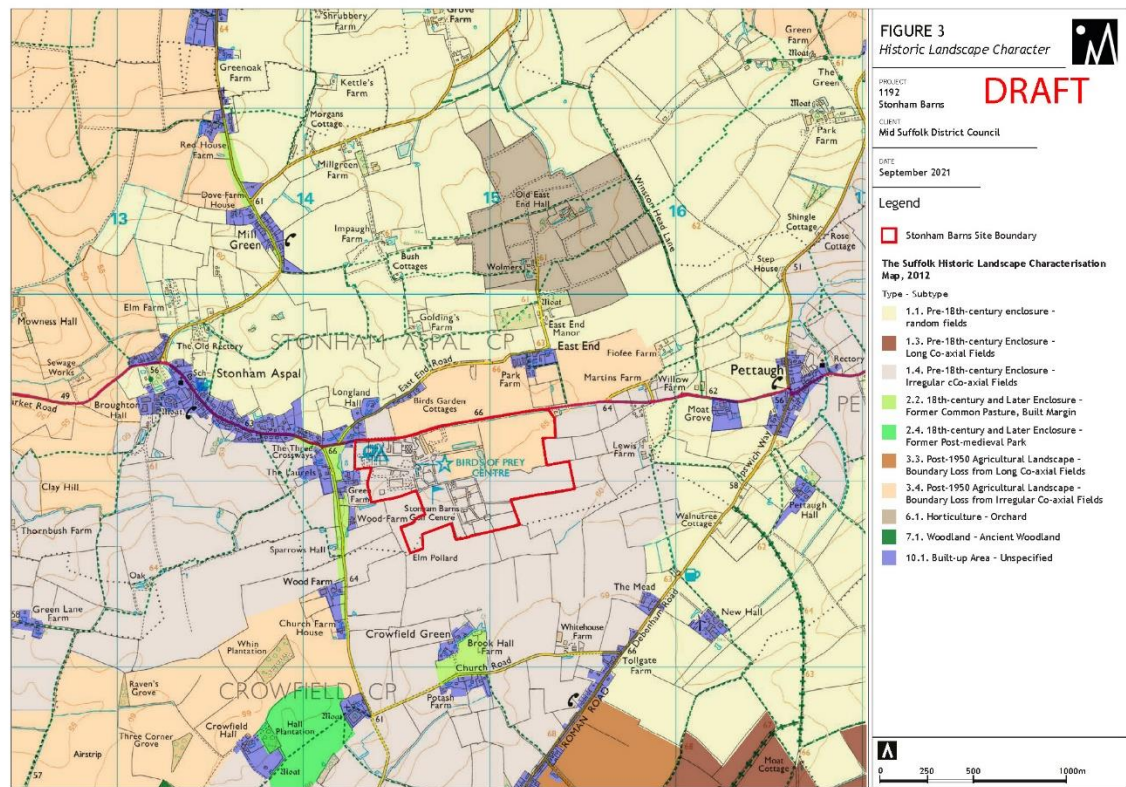


2.1.2 The settlement character of the Ancient Estate Claylands LCT is described as *‘scattered, consisting of various sized small villages, dispersed hamlets and isolated farmsteads’*¹ which are *‘nestled within the landscape without overly intruding on the countryside surrounding them’*.² The settlement pattern in the landscape surrounding Stonham Barns corresponds with this description.

¹ Joint Babergh and Mid Suffolk District Council Landscape Guidance Page 71

² Joint Babergh and Mid Suffolk District Council Landscape Guidance Page 72

- 2.1.3 The plateau landscape is characterised by medium to large fields and is visually open and expansive in the flatter more open areas, such as around Crowfield Green. However, the presence of blocks of woodland throughout the area, a good structure of hedges, winding lanes and some small rivers and streams create a more enclosed character elsewhere. Aside from traffic on the A roads, the Ancient Estate Claylands LCT is a tranquil landscape which, as the name indicates, has a timeless rural quality.
- 2.1.4 Within the Suffolk Historic Landscape Characterisation (HLC) Stonham Barns lies partly within an area of Pre-18th-century Enclosure -Irregular Co-axial Fields and partly within an area of Post-1950 Agricultural Landscape Boundary Loss from Irregular Co-axial Fields, see **Figure 3**. The irregular field pattern is clearly discernible in the three most southerly fields within Stonham Barns and in the surrounding landscape to the south. In the wider landscape, to the north and west, pre-18th-century enclosure - random fields are widespread.



- 2.1.5 The loss of field boundaries in the northern part of Stonham Barns is also evident on the current Ordnance Survey (OS) map compared to the 1905 OS map.

2.2 Current Land use within Stonham Barns (Figure 4)

2.2.1 Stonham Barns consists of a range of leisure uses including:

- Retail units;
- ‘Hard’ leisure attractions which include the Owl Sanctuary, a crazy golf course and children’s soft play;
- Landscape based leisure attractions which include fishing lakes, a 9-hole golf and footgolf course;
- A showground for events;
- Static caravans;
- Holiday Lodges (recently constructed);
- Mobile caravan and camping facilities; and
- Car parks.

2.2.2 Wayside Cottage (which includes a substantial garden) is in the same ownership as Stonham Barns. It is located at the northeastern end of Stonham Barns, south of the A1120, and has permission for change of use to a hotel (DC/19/04462). It is understood that the intention is that this use would be associated with activities taking place at Stonham Barns, such as weddings.

2.2.3 The Stonham Barns site which is considered in this Development Brief includes three fields which are currently in agricultural use. For ease of reference, they have been identified as Fields 1, 2 and 3 on **Figure 4**.

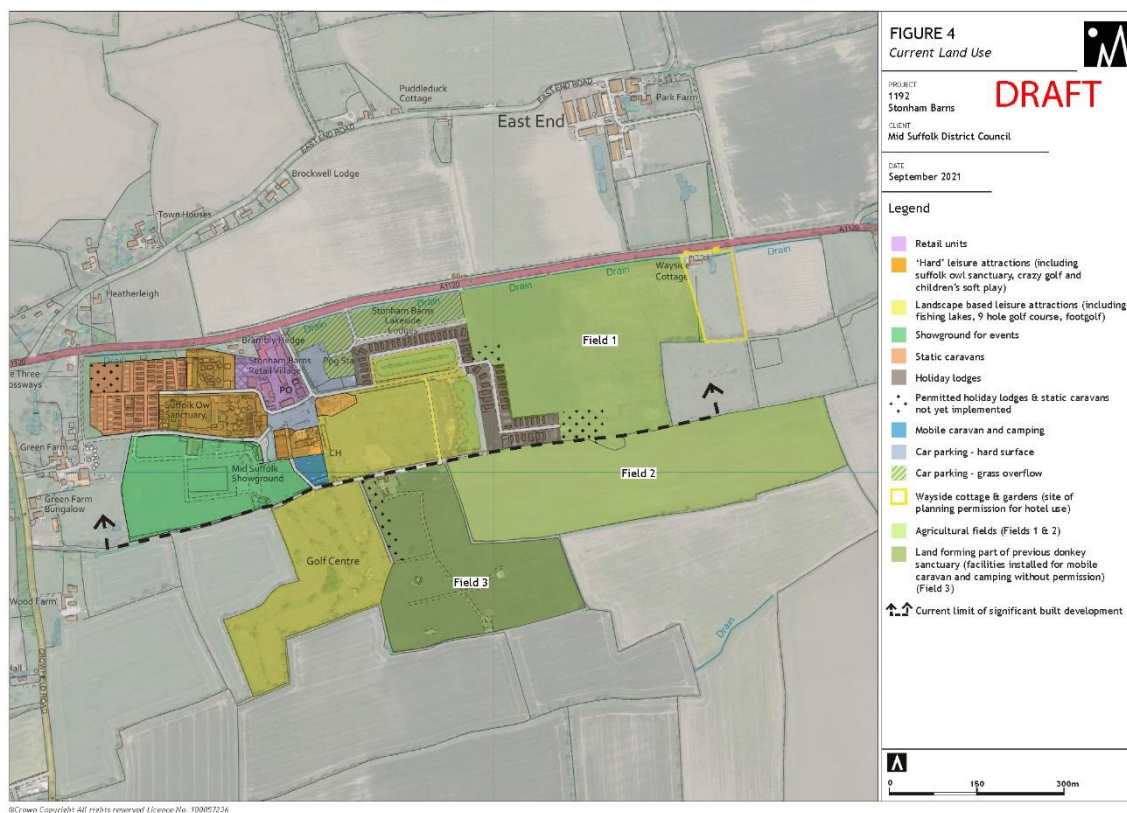
- Field 1 is adjacent to the A1120 and is in agricultural use
- Field 2 has recently been acquired by the operator of Stonham Barns and an application for fishing lakes and parking on the western half of this field has recently been granted. DC/20/04306
- Field 3 was previously a donkey sanctuary but has had facilities installed (two toilet blocks and electric hook ups) for mobile caravan and camping. A lodge at the northern end acts as a reception) There is no permission for these facilities although there is an undecided application (DC/20/01547).

2.2.4 This Development Brief uses the term ‘built development’ to describe all structures on the site that in visual terms appear as built development. This

includes static caravans and holiday lodges that may not technically be classed as 'buildings' for planning purposes. It does not include touring caravans.

2.2.42.2.5 Currently, there is no significant built development below a line represented by the southern boundary of the showground and the northern boundaries of the golf/footgolf course and Fields 2 & 3 as shown on **Figure 4**. However, as set out below in Planning Context, permission has been granted for seven lodges to be built in this area, extending to the south.

2.2.6 This Development Brief is concerned with the landscape and visual effects of existing and potential future development on the site. The current retail units and 'hard' leisure attractions are principally confined to the central parts of the site and do not affect landscape and visual issues. A consideration of development within this central area has been omitted from the Landscape element of the Development Brief except where it is likely to be visible from outside the site. Other elements of the Development Brief, such as the review of infrastructure capacity, will consider the whole site.

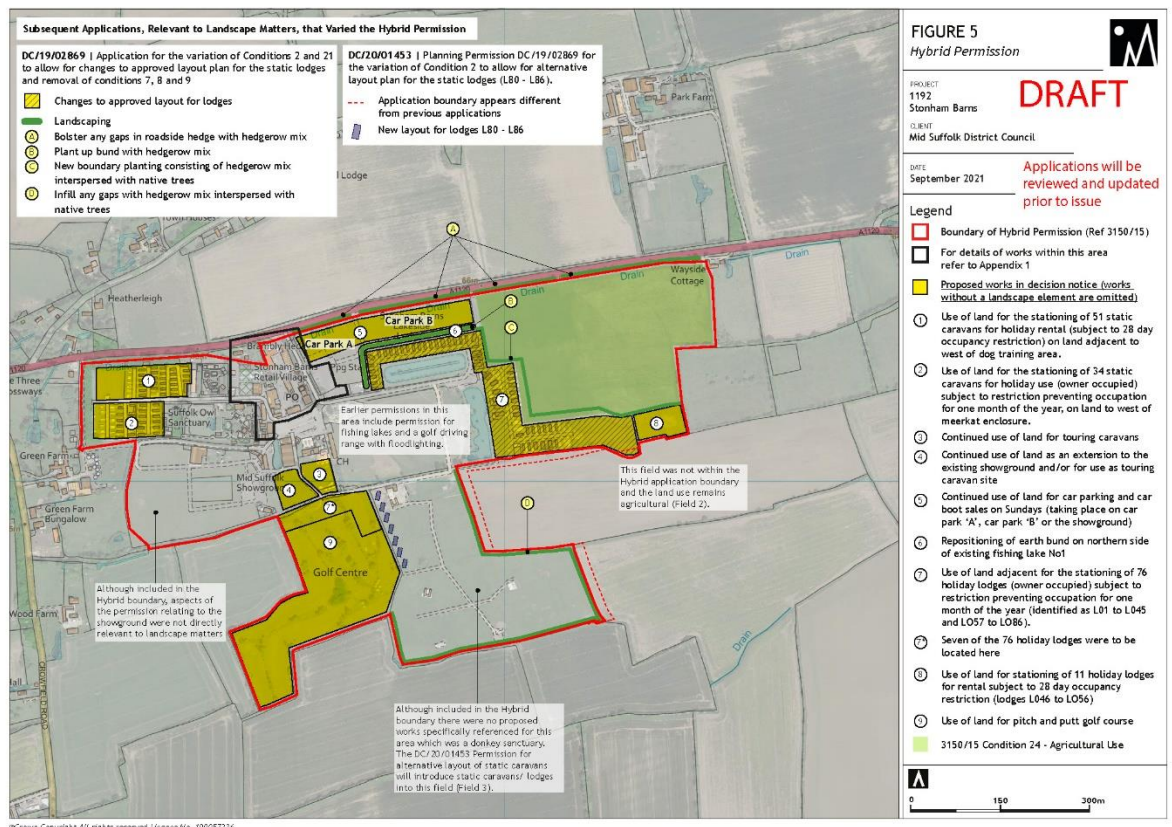


3 Planning Context

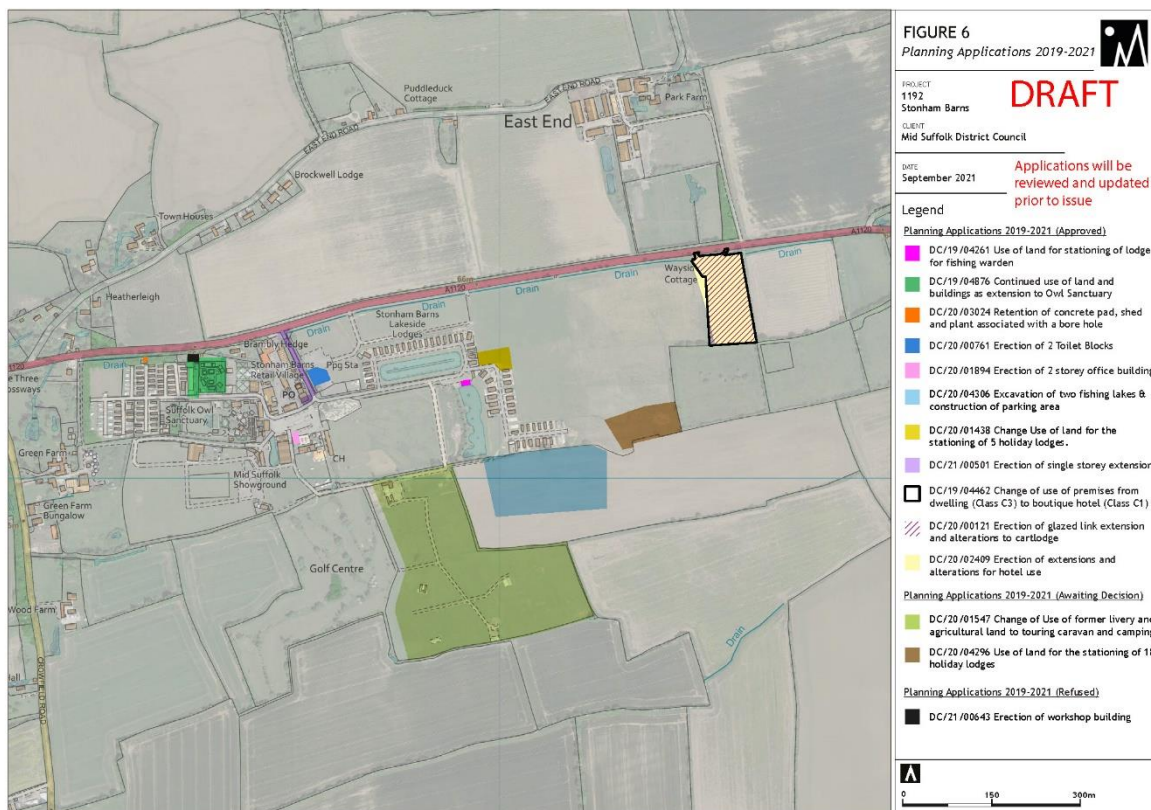
3.1 The Hybrid Permission (2016)

3.1.1 In 2016 the uses on the site were ‘regularised’ in a hybrid planning permission (Ref 3150/15) which is described in this Development Brief as the hybrid permission and illustrated on **Figure 5**. Figure 5 also includes variations to the permission that have landscape and visual implications.

3.1.2 Retail / hard leisure permissions within the central area are not shown on this plan but for completeness Appendix 2 includes a figure prepared by MSDC which illustrates permissions granted and applications made within this area.



3.1.3 **Figure 6** illustrates a number of permissions that have been granted since 2016 and also applications that have been made but at [add date of Development Brief] have been withdrawn/refused or are awaiting a decision. The status of these applications is noted on Figure 6. [Need to review prior to publication of the Development Brief.]



3.2 Development Plan Context

3.2.1 The development plan for MSDC includes saved policies from the Local Plan 1998 and the Core Strategy with Core Strategy Focused Review 2012. The emerging Local Plan is currently at Examination. This section lists the policies that are of relevance to the landscape and visual aspects of Stonham Barns. More details about these policies are set out in Appendix 3.

3.2.2 Saved Policies from the Local Plan 1998 of relevance are:

- Policy RT6 Sport and Recreation Facilities in the Countryside
- Policy RT11 Facilities for Informal Countryside Recreation
- Policy RT13 Water-Based Recreation
- Policy RT16 Tourism Facilities and Visitor Attractions
- Policy RT18 Touring Caravan and Camping Sites
- Policy RT19 Static Caravans and Holiday Chalets
- Policy CL5 Protecting Existing Woodland

3.2.3 Policies from the Core Strategy with Core Strategy Focused Review 2012 of relevance are:

- Policy CS 2 Development in the Countryside and Countryside Villages
- Policy CS 5 Mid Suffolk's Environment

3.2.4 Policies from the emerging Joint Local Plan of relevance are:

- Policy SP07 Tourism
- Policy LP15 Tourism and Leisure
- Policy LP16 Countryside Tourist Accommodation
- Policy LP19 Landscape

3.2.5 There are common objectives to be found in both adopted and emerging policies regarding the landscape. In particular, that any proposed development should

- take into account the existing character of the landscape, as set out in the Council's Joint Landscape Guidance;
- respect the character and appearance of the surrounding countryside;
- minimise harmful visual and landscape effects;
- not result in loss of damage to woodlands or other sites of landscape, ecological or geological value and
- Retain local distinctiveness.

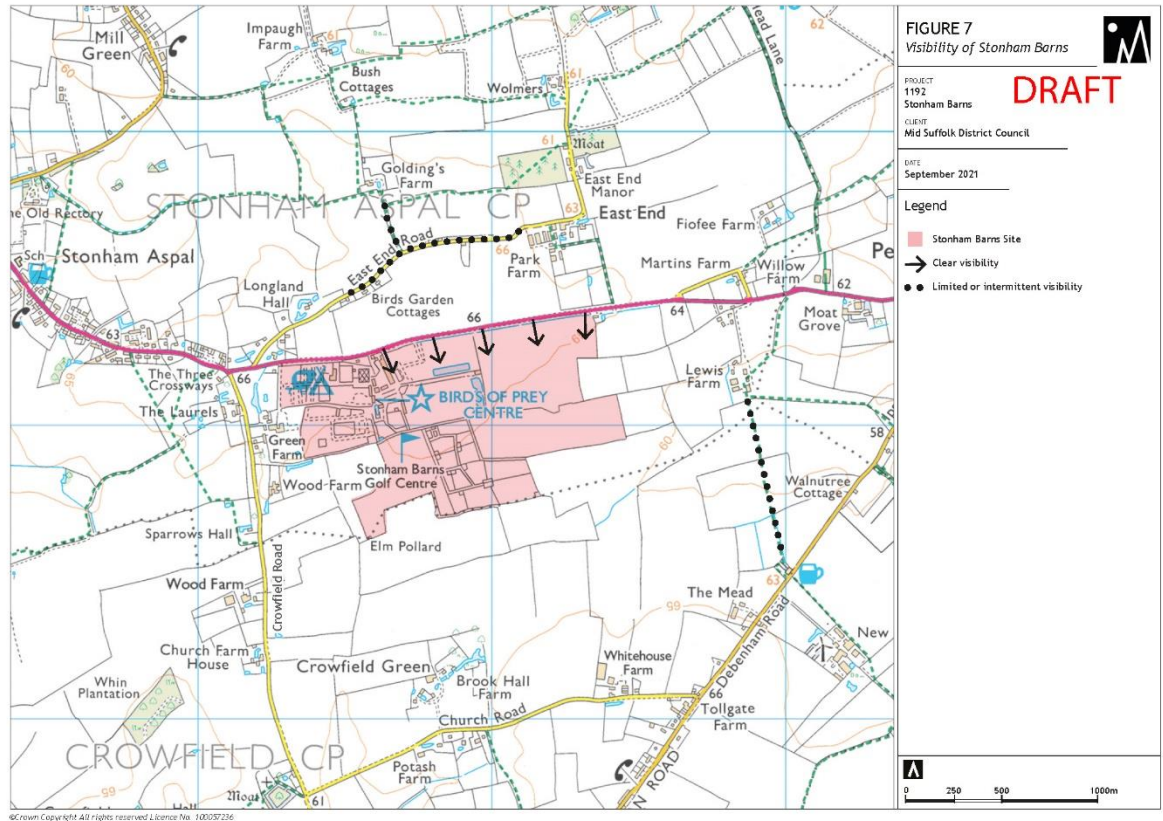
4 Existing Landscape and Visual Issues

4.1 Current Landscape and Visual Impacts of Stonham Barns

4.1.1 Stonham Barns is incongruous within the Ancient Estate Claylands LCT due to its physical extent, the landuses and the density of development. However, considering the extent and density of development, much of the older parts of the complex are surprisingly well contained within the landscape by mature hedges and trees. This containment reflects the overall character of the Ancient Estate Claylands LCT in which built development is contained by blocks of woodland and a good structure of hedges and does not overly intrude on the wider landscape. This is not the case with some of the more recent development at Stonham Barns which does intrude on the wider landscape.

4.1.2 **Figure 7** illustrates the visual influence of the site. In summary:

- There is clear visibility from the A1120 of the site. There are views of the entrance and the entrance signage. Views of the car parks and the recent lodge development around Field 1 are available due to the gappy nature of the hedge along the A1120 and the openness of Field 1.
- There is intermittent visibility from East End Road to the north across Field 1 to the recent lodge development. There are similar views from Footpath (Fp) 23 (Stonham Aspal) which runs north from East End Road.
- There is more distant visibility from Fp 3 (Crowfield) from where there are views of the recent lodge development and also views of touring caravans on Field 3. Unimplemented permissions for further holiday lodges (See Figure 5) are also likely to be visible from here.



4.1.3 The extent to which development within Stonham Barns is visible from publicly accessible locations is limited by:

- Mature hedges and trees on the boundaries of Stonham Barns
- Mature hedges and trees within Stonham Barns
- Mature hedges and trees in the surrounding landscape, such as within Green Farm between Stonham Barns and Crowfield Road
- A lack of public rights of way (PRoW) to the immediate south and south east of the site.
- The very gently undulating character of the landscape which allows mature hedges and trees to limit views.

- 4.1.4 The elements which are visually intrusive due to a lack of containment by mature hedges and trees are:
- The main entrance to Stonham Barns, in particular the ‘neon orange’ signage
 - The main car park which is visible from the A1120. When not in use, the impact of this car park is less, particularly those parts which are grassed and used only for overflow.
 - Recent lodge development which has extended east of the core area.
 - An earth bund associated with recent lodge development.



Photograph 1: View from A1120 looking towards holiday lodges and bund

- 4.1.5 West of the entrance a belt of deciduous trees and a recently erected close boarded fence limit views into the site. The close boarded fence limits ground-level views into the site during the winter however, it is not a characteristic feature in the countryside.

4.2 Landscape and Visual Issues arising from Recent Lodge Development A1120 Frontage

4.2.1 Stonham Barns is most visible from the A1120 which runs along the northern boundary of the site.

4.2.2 East of the entrance there are clear views into the site which feature the recently constructed lodges, see Photographs 1 & 2. The newly created and planted bund to the north of the lodges is quite effective in screening lower parts of the lodges but it is not characteristic in the landscape, and there is no certainty that the planting on the bund will establish successfully. Suffolk is one of the drier parts of the UK and planting on bunds is difficult to establish in dry conditions.



Photograph 2: View from A1120 looking towards holiday lodges and bund

4.2.3 The recent extension of the lodges to the east has introduced built development into a part of the landscape that was previously agricultural. Even though the existing planning permission has not yet been fully implemented these lodges are visually intrusive from the wider landscape whilst the established static caravans in the northwest corner of the site, despite their pale colours, are not. The reasons for this are:

- The lodges are not contained by existing woodland
- The lodges are arranged in a ribbon development style rather than the compact style of the static caravans
- The lodges are not contained by established hedges, the recently planted hedges have little impact and do not appear to be on a similar scale to the hedges associated with the static caravans.
- The lodges extend out into the open countryside and are not contained by other elements with Stonham Barns.



Photograph 3: View from A1120 looking towards holiday lodges

4.2.4 The dark colours of the lodges, including the roof colours have reduced their visual intrusiveness, especially in longer views.

4.3 Landscape and Visual Issues arising from Recent Lodge Development Landscape Proposals

4.3.1 Although landscape proposals have been implemented as part of the hybrid permission the planting has only recently been completed and as yet has had little effect. MBELC consider that the planting is not sufficient to visually contain existing development even if it was establishing well, which it is not. Consequently, implemented landscape proposals are unlikely to mitigate the visual impact of future development (in this area)



Photograph 4: New hedgerow and tree planting associated with new lodges

4.4 Landscape and Visual Issues arising from Recent Lodge Development Variations to permissions

4.4.1 Two variations to the hybrid permission (DC/19/02869 and DC/20/01453) have increased the visual impact of the lodges. The first has increased the density of the lodges built around Field 1 and omitted spaces either identified for planting or having potential for planting. The second (not yet implemented) has relocated seven lodges from within the fairly enclosed golf course field into the more open Field 3. These lodges have yet to be built but they will introduce development into a field that currently has minimal built development and will be south of the line that currently marks the southernmost extent of significant built development within Stonham Barns, as shown on **Figure 4**.

4.4.2 **Field 1** is subject to Condition 24 of the hybrid permission which requires that outside of the area identified for holiday lodges the field will remain in agricultural use. Permission for holiday lodges on the southern and western edges of this field have extended built development out from the core of Stonham Barns into the agricultural landscape and it is these lodges that are visible from the wider landscape to the north and the southeast.

4.4.3 Condition 10 of the hybrid permission required a landscaping scheme which satisfied six objectives. The condition was discharged under DC/19/04243 and Dwg 2115L Masterplan approved. The Masterplan shows four types of planting to be undertaken:

- A. Gapping up of the hedge along the A1120 with hedgerow plants
- B. Planting the bund to the north of the new lodges with a hedgerow mix
- C. Planting new hedgerows to the north and east of the new lodges, interspersed with native trees (10-12 cm girth). 14 trees are shown on the plan
- D. Gapping up of hedgerow along the boundaries of Field 3 to include tree planting (10-12 cm girth).

4.4.4 With regard to the discharging of Condition 10 the following should be noted:

- There appears to be no requirement under the condition or the discharge of the condition to replace dead specimens. However, this requirement appears to have been added as a condition to a subsequent application for a variation of the hybrid permission DC/20/01453.
- Clause e of Condition 10 required '*confirmation of proposed ecological mitigation measures (including location of bird and bat boxes), and details of trees to be retained and their protection in all areas within the site east of the main access road/driving range;*' These details are not provided on Dwg 2115L Masterplan and there does not appear to be any further information with regard to them on MSDC's web page.
- Clause f of Condition 10 requires details of '*additional landscaping around lodges L80 to L86;*' and a timetable for its implementation. Lodges 80-86 are the lodges originally proposed within the golf course. No landscaping associated with these lodges is shown on Dwg 2115L Masterplan.
- An email from Ryan Mills (17/09/19), Senior Landscape Consultant at Place Services confirmed that '*Based on a site visit and the revised drawings (Ref: 2115L) we would recommend Condition 10 (is) discharged.*'

4.4.5 Planting proposals A-C have been carried out, but they are establishing slowly, and the trees as yet have very little presence. In addition, dead plants do not appear to have been replaced during the 20/21 planting season. This replanting cannot be undertaken until the winter 2021/22 planting season.

4.4.6 The subsequent application for a variation of the hybrid permission (DC/20/01453) relocates Lodges 80-86 in Field 3. The approved drawing is Dwg 0320/05/01 Masterplan. As previously noted, this variation moves Lodges out of the golf course field and into Field 3. It is not clear that this was apparent when the variation was granted because Condition 2 of the permission is as follows:

Action Required and Restriction on Number of Golf Course Caravans Before the first siting of any caravan on the golf course land written notification shall be submitted to the Local Planning Authority confirming which planning permission is to be implemented and relied

upon for the carrying out of this part of the approved development. The caravans shall thereafter be sited solely in accordance with the approved plans of the single planning permission identified and no more than 7 caravans shall be sited on the land entitled '9 hole pitch and putt' and shown hatched on drawing entitled 'Master Plan', numbered 0320/051/01 received 5th May 2020."

REASON: For the avoidance of doubt and to prevent the partial implementation of more than one separate permission.

- 4.4.7 From this condition it would appear that when the variation was granted it was assumed that the relocated caravans/lodges were still within the land identified as the '9-hole pitch and putt'. [There is no hatching on the copy of Dwg 0320/05/01 Masterplan which I have downloaded from the webpage for this application]
- 4.4.8 Approved Dwg 0320/05/01 Masterplan shows a green line to the east of the relocated lodges which might be a hedge, however this is not clear as it is not labelled or keyed.

5 Opportunities and Constraints to Further Developments

5.1 Introduction

5.1.1 As set out in section 2 above development/ redevelopment of the central area of Stonham Barns is unlikely to have any significant landscape or visual impacts unless building heights were to increase. The current buildings, mostly single storey with some two storeys, are generally not visible beyond the complex itself.

5.1.2 The greatest potential for landscape and visual impacts will be as a result of development within Fields 1, 2 & 3, the three agricultural fields.

5.2 Development within Field 1

5.2.1 The extension of lodges into Field 1 has introduced built development into a part of the site that was previously undeveloped/agricultural. The development has not yet been successfully integrated into the landscape due to the intensification of the development and the limited nature of the landscape proposals implemented via the hybrid permission.

5.2.2 Any future development within Field 1 should follow the principles set out in Section 6 below. MBELC consider that installing additional lodges within the footprint originally agreed for lodge development in the hybrid permission will not result in significant adverse landscape and visual impacts over and above those that have already resulted from the consented lodges. However, an opportunity needs to be taken to mitigate some of the effects of the total lodge development. This could be achieved by:

- Introducing visual/landscape breaks within the line of lodges;
- Allowing sufficient space adjacent to the eastern Stonham Barns boundary for strengthening of boundary vegetation;
- Further strengthening the boundary between Fields 1 & 2 and
- Further strengthening planting along the A1120.

5.2.3 Capacity for further built development within Field 1 is limited to the footprint previously consented for built development (as shown on Figure 4). The lack of capacity for additional built development is due to visibility from the north, primarily the A1120.

5.2.4 Field 1 has the potential to accommodate landscape based recreational development, such as fishing ponds but this would result in a significant change in character and would require **advance** planting of a woodland belt along the A1120 as set out in Sections 6 & 7 below. Any buildings or built structures required to accommodate this use should be located adjacent to existing or permitted built development.

5.3 Development within Field 2

5.3.1 Field 2 is outside of the Hybrid permission area. Any development at the eastern end of this field would extend Stonham Barns further to the east beyond the permission for development at Wayside Cottage. The hedgerow along the eastern boundary of Field 2 is very limited, and the hedgerow along the southern boundary is gappy with dead elms. The eastern boundary allows views into the site from the footpath to the east, see Figure 7. This is exacerbated by the gappy hedgerows along the northern boundary of Field 2 (the boundary with Field 1) and the western boundary of Field 2 (the boundary with Field 3).

5.3.2 Substantial new planting needs to be created along the eastern boundary of Field 2, such as a linear woodland belt rather than just hedgerow planting. Relying on hedgerow planting alone for mitigation is often insufficient, as the planting implemented as part of the hybrid permission demonstrates. A linear woodland belt along the eastern boundary could be implemented as part of a permission for landscape based leisure uses in the western half of Field 2.

5.3.3 Any development in the eastern half of Field 2, east of the eastern boundary of Field 1 has the potential to exacerbate changes in landscape character. This could be the case even if the development proposed was a landscape based recreational use.



Photograph 5: Eastern boundary of Field 2 with views across the arable landscape beyond the site.

5.3.4 In future, when boundary planting has become fully established, there may be potential for further development within Field 2 including lodge style development along the northern edge of Field 2, west of the eastern boundary of Field 1. Establishment is likely to take around 10 years, depending on successful management of the planting. It would be considered sufficient when it screens views from the wider landscape.

5.4 Development within Field 3

- 5.4.1 Field 3 was previously used as a donkey sanctuary and contained stables as well as a lodge at the northern end which is currently used as a reception for the touring caravans and campsite.
- 5.4.2 Permission has been granted for 7 lodges along the western boundary of Field 3, adjacent to the golf course. In addition, electric hookups have been installed for touring caravans, two toilet blocks have been constructed and 'sheds' for glamping style tents have been installed. No permissions have been granted for the touring caravan and camping facilities.
- 5.4.3 It appears that the layout of the touring caravan site has allowed no space for internal landscape proposals such as hedges which could help to soften the impact of the touring caravan use. The hybrid proposal included proposals for gapping up of the hedgerows around Field 3 and tree planting (10-12 cm girth). Although this planting has been undertaken it has had limited impact.
- 5.4.4 Touring caravans and camping could be accommodated in Field 3 but they should be accompanied by internal landscape proposals and strengthening of the boundary vegetation as set out in the principles in Section 6 and the detailed recommendations in Section 7 below.
- 5.4.5 Ideally, built development should not have been allowed to extend south in Field 3 as this extends beyond the Stonham Barns core into the surrounding agricultural landscape. Although this has been permitted under the DC/20/01453 variation to the hybrid permission it should not set a precedent for further built development extending to the south.

[We think that if they could be persuaded to give up this permission in return for development along the northern edge, perhaps including the northern edge of the golf course this would be preferable.]

5.5 Opportunities for Built Development elsewhere within the site

- 5.5.1 The field at the centre of the site, north of Field 3, previously contained a golf driving range. Although it was suggested that this might be a footgolf course this seems to have been accommodated within the existing golf course. This area could accommodate further built development as it is well contained within the site. It is bounded by:
- tree lines, fishing lakes, lodges and bunds to the north and east
 - hedgerow with trees to the south; and
 - the showground to the west.
- 5.5.2 If this area were to include new development, it would be important that it was low density and that it incorporated the Green Infrastructure Corridors which are described below. We anticipate that about [25% - to be discussed] of this field could be occupied by built development.
- 5.5.3 Further built development in the areas surrounding the showground to the north and to the east could be accommodated without significant adverse landscape and visual impacts due to the contained nature of the showground.
- 5.5.4 As identified above, the A1120 edge of the site is particularly sensitive to further development and any proposals visible from the A1120 need to be accompanied by full details of their appearance and any measures taken to limit their visual impact.
- 5.5.5 A landscape based recreational facility could be accommodated in either Field 1 or 2 if the relevant principles, as set out below in Section 6 below, were followed.

5.6 Opportunities for Green Infrastructure Networks

5.6.1 There is an opportunity to form a strong internal green infrastructure network within Stonham Barns that would be connected to important landscape elements/features outside the site (e.g. hedgerows, trees, woodland, ponds).

This opportunity is due to:

- The location of the site in the countryside;
- The use of significant parts of the site for landscape based recreational activities that already form the basis for an internal green infrastructure; and
- The choice that residents and visitors are clearly making for a rural setting providing a commercial incentive.

5.6.2 The management of land within Stonham Barns should protect existing locally characteristic green infrastructure features within the site. Landscape proposals associated with new development should reflect such features and consciously look to create links with features outside the site. This would:

- Meet the needs of visitors to the site;
- Have the potential to improve biodiversity; and
- Help to integrate Stonham Barns with the wider landscape.

5.6.3 Some of the landscape based recreational uses will have small buildings associated with them such as warden's lodges or shelters. These should be located as close to the adjacent areas of built development as possible to limit their impact on the wider landscape and they should be accompanied by landscape proposals.

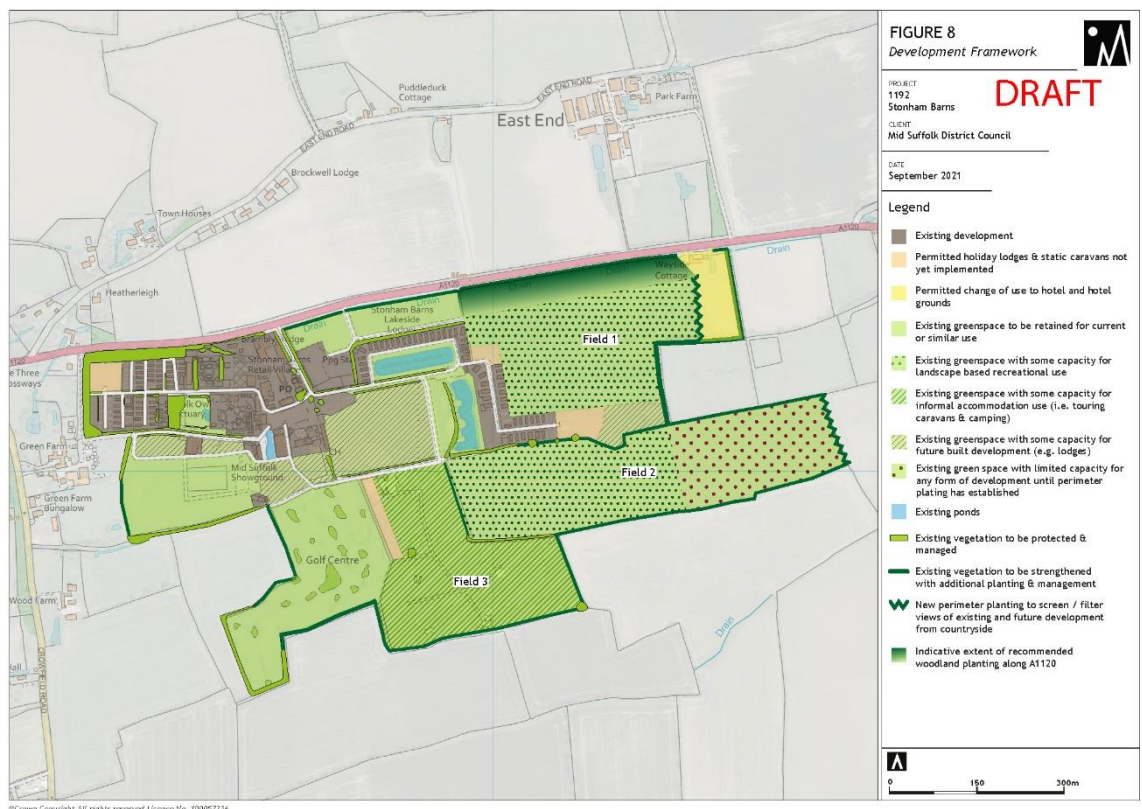
5.6.4 Internal landscape proposals have as important a role to play in integrating Stonham Barns into the local landscape character as proposals for strengthening the boundary vegetation. The key objective of strengthening the boundary vegetation is to limit views of development within Stonham Barns from the wider countryside. The creation of a strong internal landscape within Stonham Barns would not only create a desirable landscape for visitors and residents, but would in time reduce the importance of limiting views into the site.

6 Principles for future development

6.1 Development Framework

6.1.1 **Figure 8** Development Framework sets out the recommended principles for future development within Stonham Barns. Outside of the areas of existing built development the site has been divided into areas of:

- Existing greenspace to be retained for current or similar use;
- Existing greenspace with some capacity for change from agricultural use to landscape based recreational use;
- Existing greenspace with some capacity for change from agricultural use to use for touring caravans & camping; and
- Existing greenspace with some capacity for future built development (e.g. lodges)

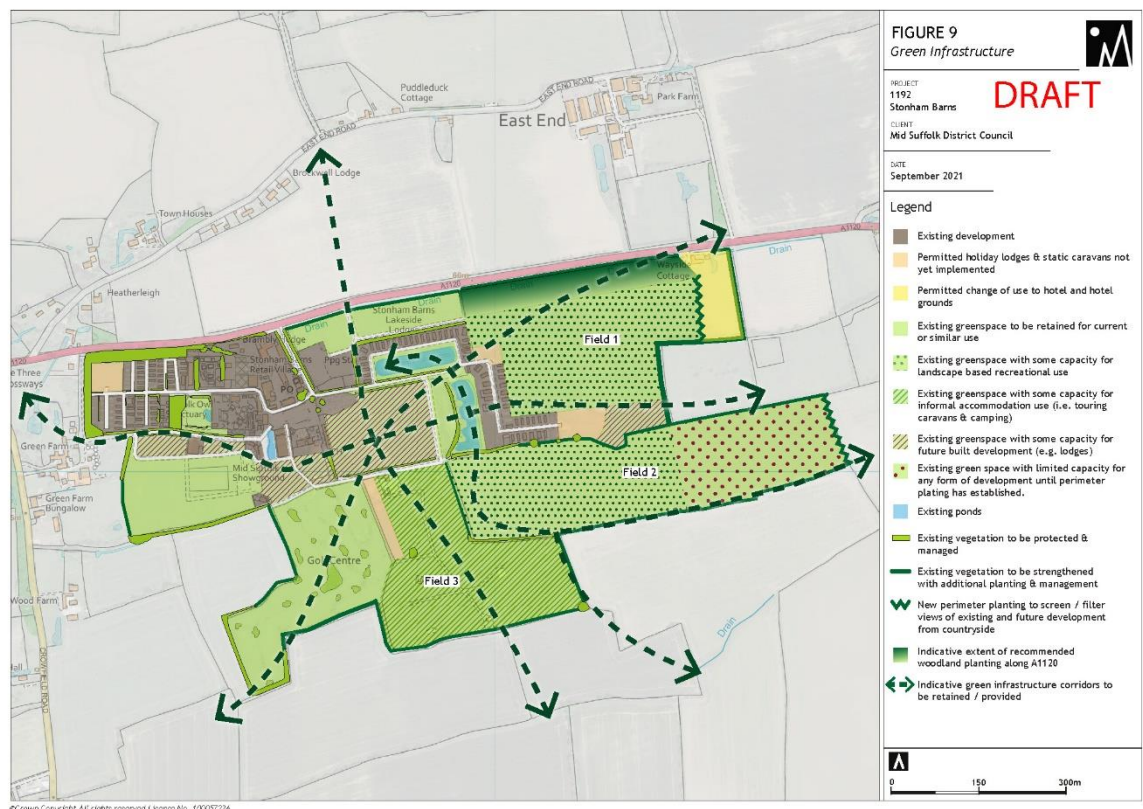


6.1.2 Figure 8 Development Framework also identifies

- Existing vegetation to be protected & managed;
- Existing vegetation to be strengthened with additional planting & management;
- New perimeter planting to screen / filter views of existing and future development from countryside; and
- Indicative extent of recommended woodland planting along A1120 (see Section 7 recommendations)

6.2 Green Infrastructure

6.2.1 **Figure 9 Green Infrastructure Framework** shows how green infrastructure corridors should be maintained across the site, linking to the green infrastructure network in the wider landscape. In some areas, recent built development will prevent these corridors from being seamless. Future built development should ensure that seamless green infrastructure corridors are maintained through internal landscape proposals. Section 7, Recommendations, includes some examples of how this might be achieved.



6.2.2 It is clear from **Figure 9** that the central field which is identified as having some capacity for future built development is also the centre of the site-wide green infrastructure network. Any proposals for built development in this area must also demonstrate how they will contribute to the site-wide green infrastructure network.

6.2.3 Internal landscape proposals should not be limited to the green infrastructure corridors shown here but should also address areas where built development faces either the wider landscape or landscape based recreational facilities within Stonham Barns.

6.3 Development Principles

6.3.1 All future developments should be consistent with the following development principles:

- A. Any future development, whether or not it includes built development, **should** include landscape proposals to strengthen the perimeter boundary vegetation around the site as identified on Figure 8 Development Framework. The sections of boundary vegetation that will require strengthening will depend on the area in which the development is to take place.
- B. In advance of any future change to the agricultural use of Field 1, whether or not it includes built development, woodland planting along the A1120, as identified on Figure 8 Development Framework, will be required.
- C. Any built development associated with landscape based recreational development must be located adjacent to existing areas of built development.
- D. The material and colours of built development must be muted and of a natural appearance wherever possible.
- E. Built development should be predominantly single storey although two storey buildings may be acceptable within the central part of Stonham Barns if it is demonstrated that they will not be visually intrusive from the wider landscape.

- F. Any future development in Field 2, whether or not it includes built development, will require landscape proposals that demonstrate how the development will respect the existing landscape character.
- G. Any future development must make a positive contribution to the Green Infrastructure Network within the site as shown on Figure 9 Green Infrastructure. In addition:
- Proposals for built development must be accompanied by ‘internal’ landscape proposals including planting along the edges of the development that face the wider countryside/ areas of landscape-based leisure activities.
 - Proposals for touring caravans and camping pitches must be accompanied by ‘internal’ landscape proposals e.g. between rows of pitches and surrounding buildings/ structures such as toilet blocks.
- H. Document quality is a potential barrier to transparency and understanding which may affect future decision making. To address this future planning applications should:
- Show the location of the planning application site in the context of the Development Framework Plan;
 - Include landscape proposals and a maintenance plan unless within an area already identified as built development; and
 - Include an explanation of how they demonstrate consistency with principles A, C, D, E and G.

7 Recommendations

7.1 Introduction

7.1.1 This Section includes some detailed recommendation for how the principles set out in Section 4 could be implemented.

7.2 A1120 Frontage

7.2.1 In order to provide long term effective screening from the A1120, the recommendation is that the vegetation along the road is strengthened. Adjacent to existing car parking close to the entrance it could take the form of a strengthening of the existing hedge with tree planting. Between the car parks and Wayside Cottage, it is recommended that it should take the form of a wide belt of woodland planted alongside the road.

7.2.2 The woodland belt should represent a significant area of woodland of sufficient depth to allow for woodland walks and the creation of glades whilst maintaining its integrity as a screening feature. The woodland belt should be designed as a recreational asset for both visitors to Stonham Barns and local people. The existing hedge along the road has wide gaps which have been gapped up under the hybrid permission however a second hedge planted to the south along the edge of the woodland would increase the level of ground level screening.

7.2.3 We do not recommend that the steeply sloping bund located north of the new lodges is continued to the east. Whilst no bund would be necessary if the depth of the woodland is sufficient, a more gently sloping bund would be acceptable and would not appear out of character. It would also not suffer from the same planting establishment issues as a steeply sloping bunds. The indicative cross-section below shows how woodland and a gently sloping bund could be incorporated.



- 7.2.4 As well as screening views from the A1120, a wide woodland belt planted with locally occurring species such as oak, field maple, hornbeam and small leaved lime, would reinforce the key characteristics for the Ancient Estate Claylands LCT thus helping to improve the integration of the site into the wider landscape character. In addition, it would screen views of development within Stonham Barns from East End Road and the PRow network to the north from where there are some occasional views.
- 7.2.5 The close boarded fence to the west of the entrance limits ground-level views into the site during the winter but is not a characteristic feature in the countryside. It would benefit from being painted black; black weatherboarding is the predominant finish within the complex.

7.3 Boundaries to Field 2

7.3.1 A woodland/tree belt along the eastern boundary of Field 2 is essential if the site is to be contained within the landscape and views from Footpath 3 (Crowfield). The southern boundary would also benefit from strengthening and management of the dead elm. Elm, if maintained below a certain height, can continue to form part of a hedge.

7.37.4 Internal Landscape Proposals

7.3.17.4.1 There is a marked difference between the internal landscaping in the older parts of the site, in particular around the static caravans, and the more recent parts of the site, in particular the lodges. The static caravans although quite densely arranged, are surrounded by and in places interspersed with mature hedges which have a semi-ornamental character. The mature hedges, along with woodland on the site boundary, screen the static caravans from the wider landscape so that the extent of the development is not apparent.



Photograph 6: Mature hedges provide a robust framework for static caravans

7.3.27.4.2 Planting associated with the new lodges appears to be limited to the single hedge planted along the eastern and northern boundaries with no landscaping interspersed between the lodges. Space for such integral landscaping was lost when the layout was amended to increase the density of the development and reduce the footprint. As a consequence, the new lodges have a rather stark appearance both from within the site and from the wider landscape.

7.3.37.4.3 Given that many of the structures within Stonham Barns are only single storey, the use of internal landscaping could be very effective in creating the impression of a verdant site rather than a barren/harsh/hard site.

[7.3.47.4.4](#) Although it is not within the scope of this Development Brief to prescribe how those parts of the Stonham Barns which already have planning permission are treated we would strongly recommend that the principle of ‘internal planting’ should be applied wherever possible. This will be beneficial to the overall appearance of the development as well as tying in with the local landscape character, i.e. planting which extends from within the site to connect to trees and hedges in the wider landscape.

[7.3.57.4.5](#) Internal landscaping is particularly important on the edges of the built development. The current hedgerow planting along the edge of the extended lodges is insufficient to screen or integrate the development.

[7.47.5](#) **Recreational Routes**

[7.4.17.5.1](#) The green infrastructure network which will incorporate the landscape based recreational uses should also form a landscape recreational facility in itself for local people and visitors to the site. Routes along the corridors should be planned and respected, ensuring that where possible they avoid the harder more built areas of Stonham Barns.

7.57.6 Internal Edges

7.5.17.6.1 The recent lodge development has created a number of new built edges where built development meets the countryside still present within the site. These edges are visible from within the site but also from the wider landscape. Compare Photograph 7 below with the Photograph 6 above.

7.5.27.6.2 The design of new edges should aim to create a consistency of treatment and should include a consideration of elements such as sheds and shelters for gas bottles as well as fencing and planting.



Photograph 7: View of the edge of the holiday lodges

7.67.7 Colours and finishes

7.6.17.7.1 Control over colours and finishes is required as these aspects have a significant influence on the visibility of built elements and their impact within the wider landscape.

8 Future Actions by MSDC

8.1 Achieving Successful Development at Stonham Barns

8.1.1 The success of this Development Brief will be dependent on both the site operator and MSDC. The following actions by MSDC will be required:

- Rigorous evaluation of planning applications to check if:
 - They comply with the overall objectives of the Development Framework and the Green Infrastructure Framework;
 - Include appropriately detailed landscape proposals; and
 - Include a Maintenance Plan that addresses likely establishment issues such as extended dry spells during the growing season.
- Careful checking of the planting and other landscape proposals when completed, to ensure they have been implemented in accordance with the planning permission.
- Regular long term monitoring of the planting to ensure that it is being managed in accordance with a Maintenance Plan in particular that plants that have failed are being replaced in the appropriate season.

Ideally an Outline Ecological Enhancement, Mitigation and Management (EEMM) Strategy should be prepared to support the Development Framework and Green Infrastructure Framework. [to discuss]

Appendix 1 - Figures

Appendix 2 - Planning Permissions within the Core Area

Appendix 3 - Development Plan Policies



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<i>Issues to be addressed</i>	<i>Objectives</i>	<i>Recommended Measures</i>	<i>Development Principles¹</i>
Visual Intrusion			
Recent development is visually intrusive.	To ensure that future development does not harm the visual amenity of the local area.	To agree a Development Framework with which new development should be consistent.	A - Development proposals should include proposals to strengthen the perimeter vegetation. D - Materials and colours should be muted in colour and natural in appearance.
Landscape proposals associated with recent development are insufficient to mitigate the visual impact of the development.	Where possible to screen the harmful impacts of existing development.	For all new planning applications to include landscape proposals that will address potential harmful visual impacts.	B - Development in Field 1 will require woodland planting along the A1120 boundary.
Landscape proposals associated with recent development have been poorly implemented.		To implement advance planting on the boundaries of the site to visually contain development	E Built development should be single storey
Signage at the entrance is particularly visually intrusive.	[Although this is true we don't have any recommendations to improve it because it feels like it is outside what could be achieved via new permissions]		
Landscape Character			
Stonham Barns is not consistent with the landscape character of the surrounding landscape.	To lessen the uncharacteristic nature of the site by improving internal landscaping within the site and establishing a Green Infrastructure Network that connects to the wider landscape.	To agree a Development Framework with which new development should be consistent.	G. - Any future development must make a positive contribution to the Green Infrastructure Network within the site
Built development (including static caravans and holiday lodges) previously well contained within the site. Recent development has extended to the east and south (not yet implemented to the south) into parts of the landscape previously agricultural in character.	To prevent the appearance of sprawl of built development within Stonham bars	To restrict further development to those parts of the site that are already well contained until effective boundary screening has established.	C - Built elements of landscape based recreational development must be located close to exiting built development. F Future envelopment Field 2 must demonstrate how it will be integrated into the landscape

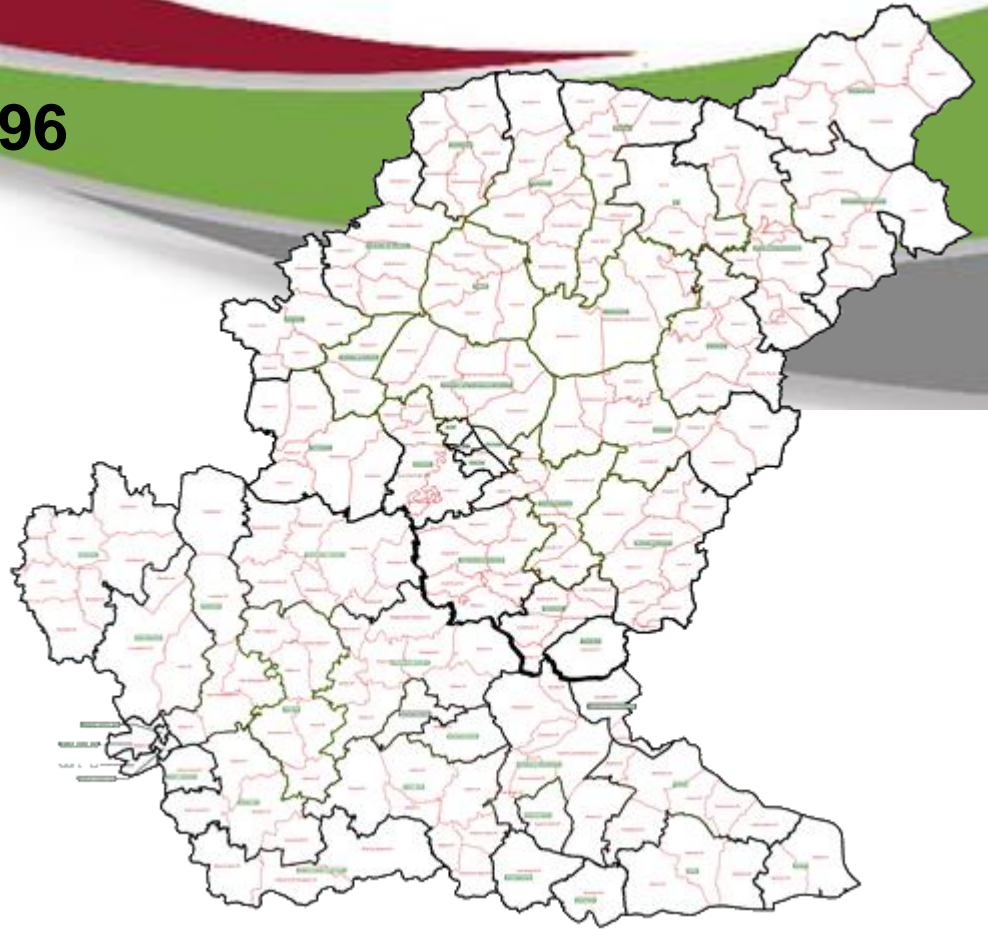
¹ This table provides a summary of the Development Principles. For the full details see Section 6.

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Application No: DC/20/04296

**Address: Stonham Barns,
Pettaugh Road, Stonham
Aspal**

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Aerial Map – Wider View

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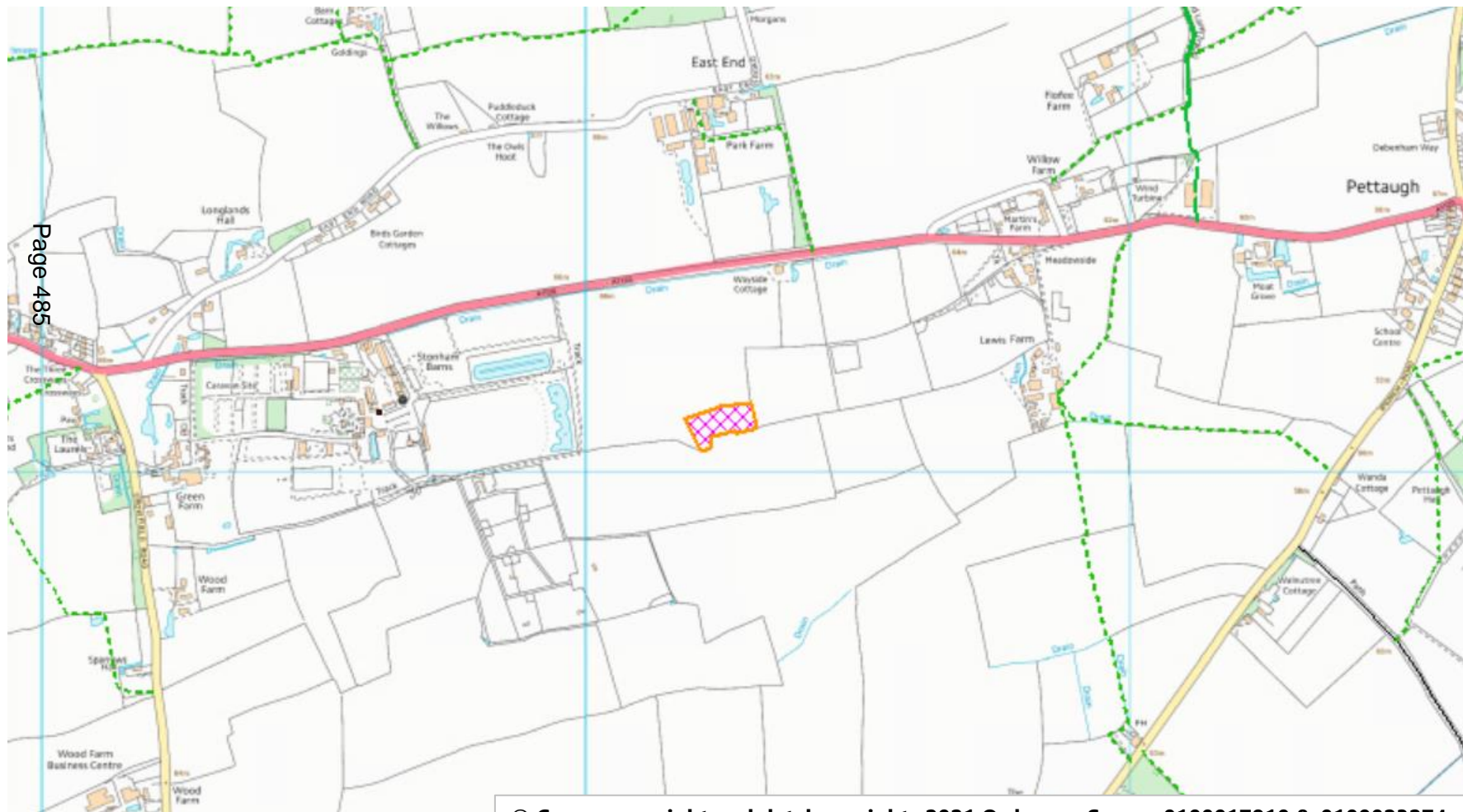
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Constraints Map

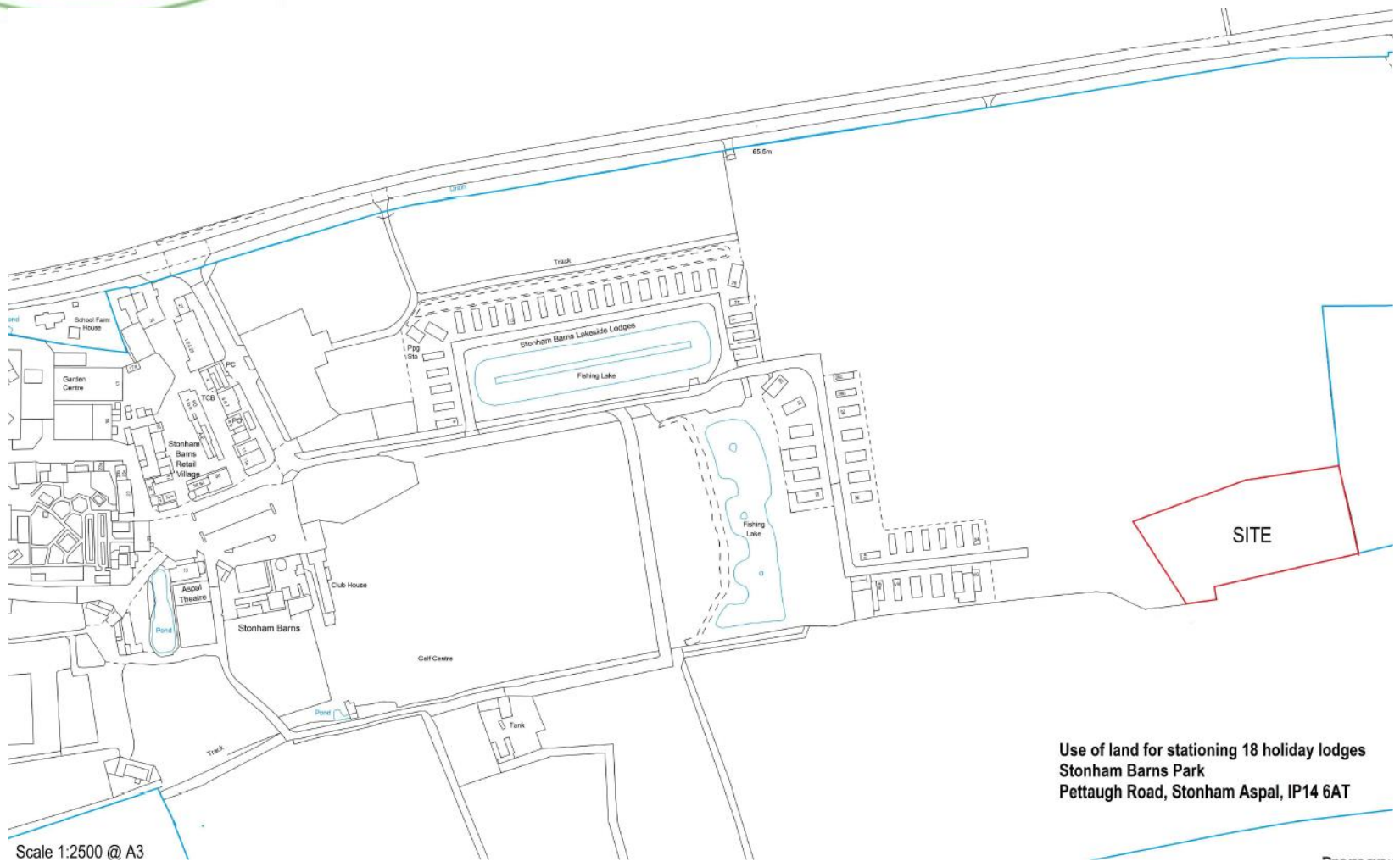
— Public Rights of Way



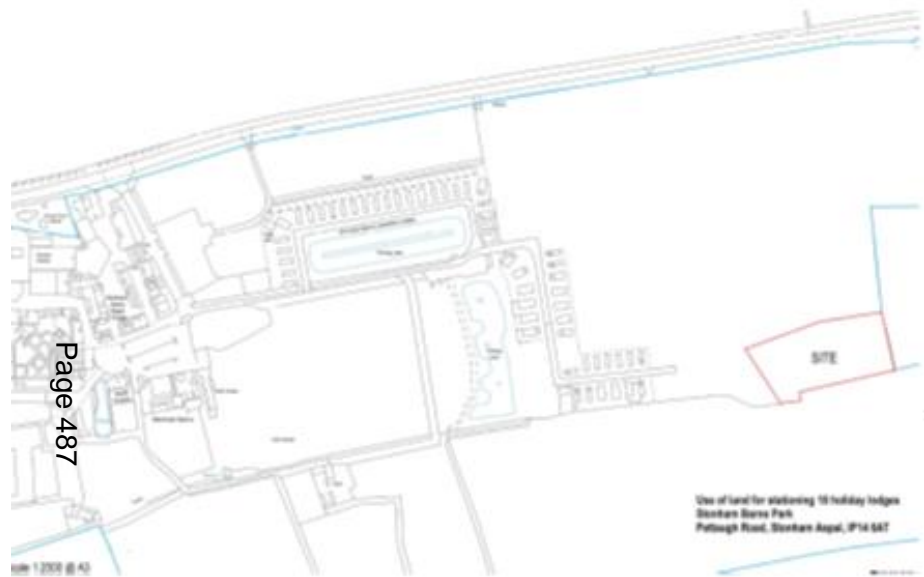
Site Location Plan

Slide 4

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Use of land for stationing 18 holiday lodges
 Stonham Bams Park
 Pettaugh Road, Stonham Aspal, IP14 6AT



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3150/15 Site Plan



3150/15 Site Plan

Use of land for stationing 18 holiday lodges, Stoken Stone Park, Puttough Road, Stoken Aspal, IP14 5AT

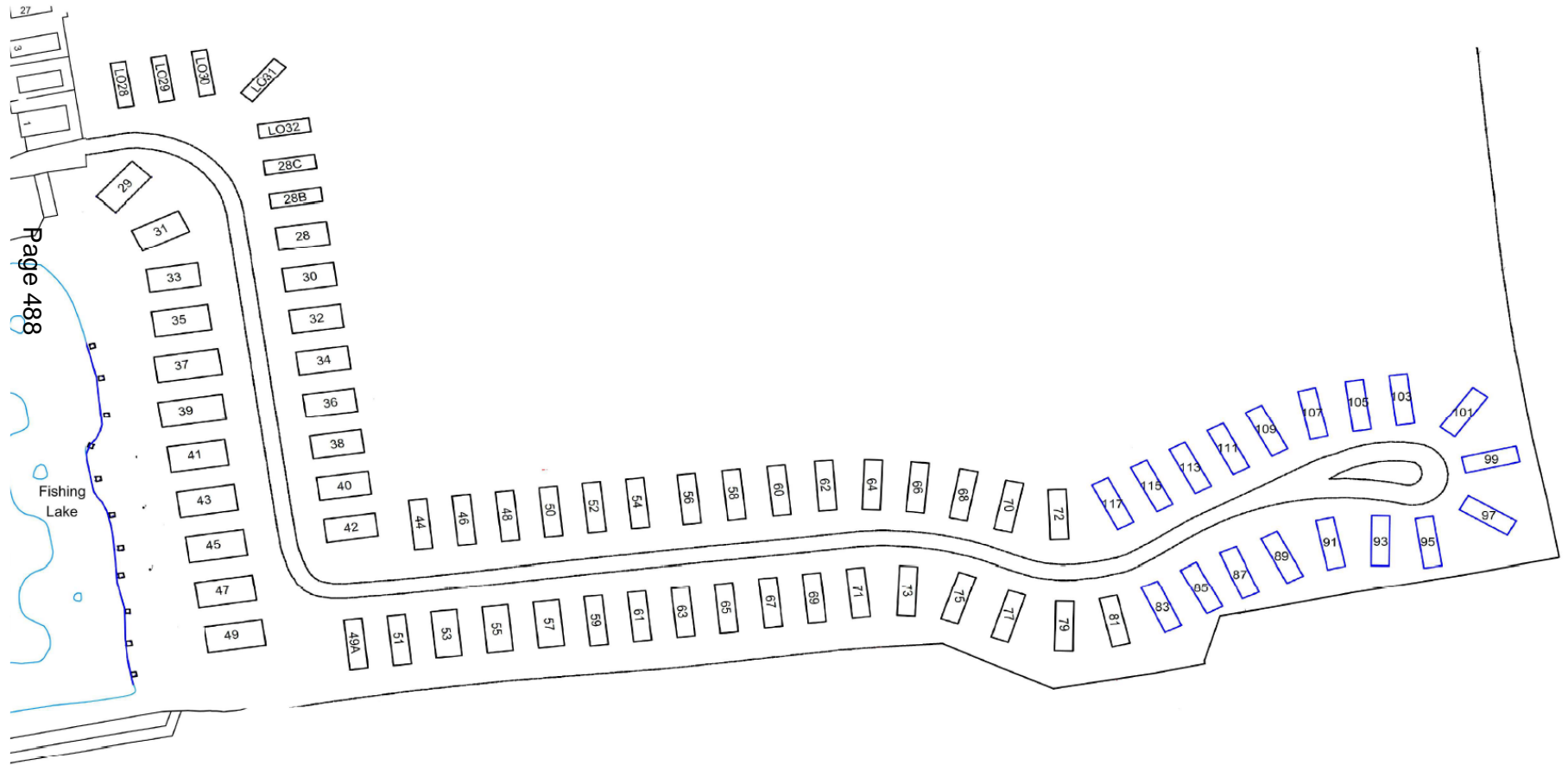
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Site Plan

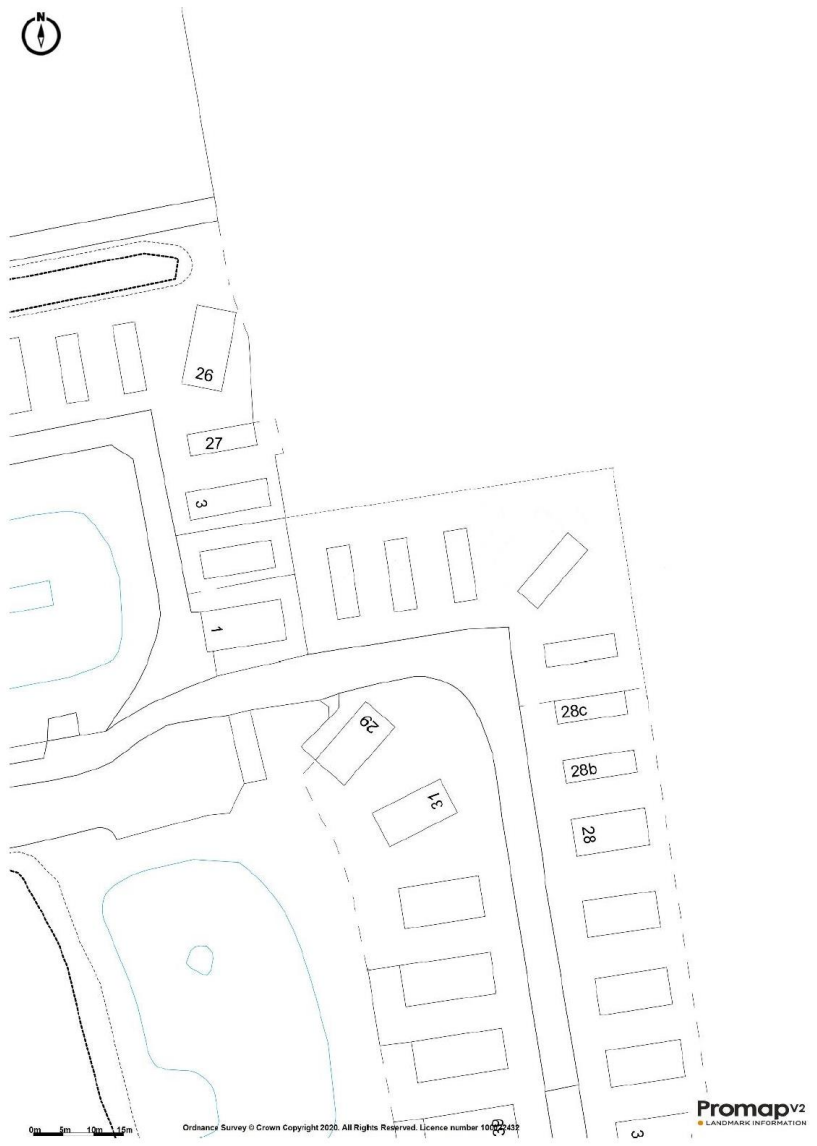
Slide 6



Site Plan – DC/20/01438

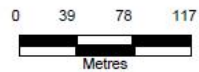
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Legend



Agenda Item 8e

Updated Committee Report

Item No: 8E

Reference: DC/21/03292

Case Officer: Bron Curtis

Ward: Bacton & Old Newton.

Ward Member: Cllr Andrew Mellen.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of 85no dwellings (including 30no Affordable Housing dwellings) including vehicular access from Birch Avenue, open space provision, community facility provision, soft landscaping, biodiversity enhancements, SuDS and parking provision

Location

Land South of Birch Avenue, Bacton, Suffolk, IP14 4NT

Expiry Date: 10/09/2021

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Bellway Homes

Agent: Mr Sav Patel

Parish: Bacton

Site Area: 4.90ha

Density of Development:

Gross Density (Total Site): 17dph

Details of Previous Committee / Resolutions and any member site visit:

The Committee has previously considered this application and have resolved to grant planning permission subject to the consultation response from Network Rail with no new issues raised. Please see below for further details.

Has a Committee Call In request been received from a Council Member (Appendix 1): No
Has the application been subject to Pre-Application Advice: Yes (Reference DC/20/05112)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The proposal is an application for the provision of more than 15 dwellings.

PART TWO – POLICIES AND UPDATED CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

FC1 - Presumption In Favour Of Sustainable Development

FC1.1 - Mid Suffolk Approach To Delivering Sustainable Development

FC2 - Provision And Distribution Of Housing

CS1 - Settlement Hierarchy

CS2 - Development in the Countryside & Countryside Villages

CS5 - Mid Suffolk's Environment

CS6 - Services and Infrastructure

CS9 - Density and Mix

GP1 - Design and layout of development

HB14 - Ensuring archaeological remains are not destroyed

H7 - Restricting housing development unrelated to needs of countryside

H13 - Design and layout of housing development

H14 - A range of house types to meet different accommodation needs

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

H17 - Keeping residential development away from pollution

T9 - Parking Standards

T10 - Highway Considerations in Development

CL8 - Protecting wildlife habitats

Supplementary Planning and other documents:

Suffolk Adopted Parking Standards (2015)

Suffolk Design Guide

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations

Network Rail: Object

- Support principle of development and seek suitable mitigation to allow objection to be withdrawn.
- The development will cause a significant increase in volume and change in character of traffic over the level crossing.
- Network Rail has provided recommendations to make the development acceptable in planning terms.
- The development will increase the risk level of the level crossing due to the likely increase in crossing users, including vulnerable users.

- Either closure of the crossing or the introduction of suitable technology is required.
- Recommended mitigation (in order of preference):
 1. Extinguish level crossing and divert traffic onto existing public highway network.
 2. Extinguish level crossing and divert traffic onto stepped footbridge.
 3. Extinguish level crossing and divert traffic onto ramped footbridge or subway.
 4. Install Miniature Stop Lights to provide a visual and audible warning of approaching trains.

Suffolk County Council Rights of Way Manager: To be reported verbally

PART THREE – UPDATED ASSESSMENT OF APPLICATION

1. Site and proposal

1.1. The site is an area of agricultural land located to the south of an existing estate of dwellings comprising Birch Avenue, Pretyman Avenue and other residential roads on the southern side of the centre of Bacton village. Bacton is designated as a 'Key Service Centre'. The site's northern boundary adjoins the village's existing defined settlement boundary.

1.2. A public right of way leads from the existing estate at Birch Avenue, across part of the northern section of site and across a level crossing of the Norwich to London rail line which abuts the eastern boundary of the site. The right of way leads to sports playing fields and a clubhouse for Bacton United FC on the eastern side of the railway line.

1.3 The application seeks permission for the development comprising 85 dwellings (including 30 affordable dwellings), a new vehicular access from Birch Avenue, internal roadways and footways, open space, LEAP play area, SuDS and landscaping. The scheme also includes provision of land within the site for a community building (the erection of the building itself is not part of this proposal).

2. Safety associated with public right of way and railway level crossing

2.1 The development lies within close proximity of the railway line, necessitating consultation with Network Rail due to the likely material increase in users of the level crossing as a result of the proposed development. Following the initial resolution of the Committee Network Rail were consulted and returned a holding objection raising concerns relating to the safety of users of the level crossing and the impact of the new development in increasing use of the level crossing.

2.2 A number of meetings between MSDC officers, SCC officers, the agent, applicant and Network Rail have been carried out to understand the issues and seek to find a mutually acceptable solution.

2.3 It is material to note that an existing public right of way traverses the level crossing. SCC are responsible for the ongoing accessibility of the right of way and Network Rail are responsible for the safety of users of the level crossing. The level crossing was recently the subject of proposed extinguishment by Network Rail under the Transport and Works Act due to safety concerns. This extinguishment was rejected due to the lack of suitable alternative route and there were a number of objections from the local community to the proposed extinguishment of the right of way. It remains therefore that the impact of the development must be considered in context with the existing public right of way and the concerns of Network Rail. Members

2.4 The proposed development will result in more residents on the western side of the railway line who may choose to use the right of way for purposes including recreation, dog walking, to access the playing fields and football club. Whilst Network Rail do not object to the principle of the proposed development

they do consider this increase in residential population would increase the risk score of the level crossing and therefore the likelihood of an incident.

2.5 The Planning Committee should consider whether the comments of Network Rail materially affect their previous resolution and, if so, how to respond to that. The Committee may choose to acknowledge the Network Rail comments and conclude the previous resolution remains unaffected. Or, the Committee may consider it necessary and reasonable to seek mitigation for the impacts of the development on the safety of the level crossing.

2.6 Network Rail set out a number of mitigation options to address the increased risk score of the level crossing. Extinguishment of the right of way has already been explored by the recent Transport and Works Act decision and is not considered a reasonable solution. The options of a footbridge or subway are not considered to be reasonable given the existing proportional increase in resident population on the western side of the railway line as a result of the proposed development. Should the Committee consider mitigation to be necessary, a scheme of mitigation comprising elements such as lighting, signage and enclosure of the level crossing, could reasonably be secured by condition so as to improve both accessibility and safety for all users.

PART FOUR – UPDATED CONCLUSION

3. Planning Balance and Conclusion

3.1 The consultation response from Network rail identifies concerns relating to the increased risk to users of the right of way / level crossing arising from the increased population residing in the dwellings of the proposed development.

3.2 Officers do not considered that the comments from Network Rail materially change the acceptability of the principle of the proposed development or the substance of the Committee's previous resolution to grant planning permission.

3.3 The Committee may restate their previous resolution or may considered it necessary and reasonable to add a condition to secure an appropriate mitigation to improve the safety of the level crossing whilst ensuring its retention for existing and new users.

UPDATED RECOMMENDATION – OPTION #1

(1) That authority be delegated to the Chief Planning Officer to consult Network Rail and subject to no new issues being raised, to grant full planning permission subject to the following conditions and those as may be deemed necessary by the Chief Planning Officer:

- **Time limit**
- **Approved plans**
- **Phasing**
- **Access layout**
- **Bin storage and presentation as approved plans**
- **Estate roads and footpaths**
- **Provision of footways**
- **Parking and turning areas as approved plans**

- Cycle storage and EV charging details to be agreed
- Visibility splays
- Residents travel pack to be agreed and provided
- Sound attenuation measures
- Construction management plan
- No burning on site
- Dust control scheme
- Carry out in accordance with arboricultural report
- Delivery of landscaping
- Fire hydrants
- Sustainability and energy scheme to be agreed
- Archaeology
- Skylark mitigation
- CEMP
- Biodiversity enhancement
- Wildlife sensitive lighting
- Implementation of SuDS in accordance with details submitted
- Cycle Link to Pretyman Avenue
- Notwithstanding details received, plans for the northern landscape buffer to achieve 5 metres depth unless otherwise agreed shall be agreed by the LPA, including detailed access arrangements and thereafter these details shall be retained on to be agreed and its management
- One bungalow to achieve M4(3) building regs secured for one unit.

AND

(2) 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
- On site open space provision and specification (including LEAP), delivery and management in perpetuity
- Community centre land
- Education

(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 obligation above not being secured

within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds.

UPDATED RECOMMENDATION – OPTION #2

(1) That authority be delegated to the Chief Planning Officer to consult Network Rail and subject to no new issues being raised, to grant full planning permission subject to the following conditions and those as may be deemed necessary by the Chief Planning Officer:

- **Time limit**
- **Approved plans**
- **Phasing**
- **Access layout**
- **Bin storage and presentation as approved plans**
- **Estate roads and footpaths**
- **Provision of footways**
- **Parking and turning areas as approved plans**
- **Cycle storage and EV charging details to be agreed**
- **Visibility splays**
- **Residents travel pack to be agreed and provided**
- **Sound attenuation measures**
- **Construction management plan**
- **No burning on site**
- **Dust control scheme**
- **Carry out in accordance with arboricultural report**
- **Delivery of landscaping**
- **Fire hydrants**
- **Sustainability and energy scheme to be agreed**
- **Archaeology**
- **Skylark mitigation**
- **CEMP**
- **Biodiversity enhancement**
- **Wildlife sensitive lighting**
- **Implementation of SuDS in accordance with details submitted**
- **Cycle Link to Pretyman Avenue**
- **Notwithstanding details received, plans for the northern landscape buffer to achieve 5 metres depth unless otherwise agreed shall be agreed by the LPA, including detailed access arrangements and thereafter these details shall be retained on to be agreed and its management**
- **One bungalow to achieve M4(3) building regs secured for one unit.**
- **Scheme of level crossing safety mitigation to be agreed**

AND

(2) 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**
- **On site open space provision and specification (including LEAP), delivery and management in perpetuity**
- **Community centre land**
- **Education**

(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 obligation above not being secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds.

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Application No: DC/21/03292

Location: South of Birch Avenue, Bacton

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>DC/18/05514</i>	
Appendix 3: Town/Parish Council/s	<i>Bacton Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Network Rail</i>	
Appendix 5: County Council Responses	<i>Rights of Way Manager</i>	
Appendix 6: Internal Consultee Responses	<i>N/a</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

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



Babergh and Mid Suffolk District Councils

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Comments for Planning Application DC/21/03292

Application Summary

Application Number: DC/21/03292

Address: Land South Of Birch Avenue Bacton Suffolk IP14 4NT

Proposal: Planning Application - Erection of 85no dwellings (including 30no Affordable Housing dwellings) including vehicular access from Birch Avenue, open space provision, community facility provision, soft landscaping, biodiversity enhancements, SuDS and parking provision

Case Officer: Bron Curtis

Customer Details

Name: Mrs Tina Newell

Address: 25 Shakespeare Road, Stowmarket, Suffolk IP14 1TU

Comment Details

Commenter Type: Parish Clerk

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Bacton Parish Council would like to offer SUPPORT to this application and would ask assurance is given that the entry from Pulhams Lane will lead to a public right of way, that consideration be given to the layout with attention to the siting of affordable homes and confirmation plots 78,81 and 82 will be single storey dwellings, as suggested in the outline application to avoid any loss of amenity to current residents.

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Cheffins Planning
Clifton House
1 - 2 Clifton Road
Cambridge
CB1 7EA

Applicant:

Ms Ros Howe
C/o Agent

Date Application Received: 17-Dec-18

Application Reference: DC/18/05514

Date Registered: 03-Jul-19

Proposal & Location of Development:

Outline Planning Application (with access with all other matters reserved) Residential development of up to 85 dwellings and access, siting for a new community building including an independent access, and a children's play area.

Land South Of, Pretyman Avenue, Bacton, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 005a received 28/06/2019 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Tree Protection Plan 18-035-TS01 - Received 17/12/2018
Defined Red Line Plan 005 a - Received 28/06/2019
Site Plan 5587 003 M - Received 16/08/2019
Tree Protection Plan 18-035-TS02 - Received 17/12/2018
Tree Protection Plan 18-035-TS03 - Received 17/12/2018
Tree Protection Plan 18-035-TS04 - Received 17/12/2018

Section B:

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

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

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

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

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

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

Before any development is commenced, and concurrently with the submission of reserved matters, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be commenced until 75% of the development in the preceding phase has been occupied.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential

amenity, the environment and highway safety prior to the commencement of such development.

5. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: MIX AND TYPE OF HOUSING

Concurrent with the submission of the first reserved matters application(s) details of the mix and type of housing shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved.

Reason: To ensure that the details of the housing type and mix are provided to inform each reserved matters stage.

6. ACTION REQUIRED PRIOR TO DEVELOPMENT ABOVE SLAB LEVEL: PROVISION OF PARKING FOR NEIGHBOURING RESIDENTS

Prior to the commencement of any development above slab level the parking provided for use by neighbouring residents as detailed on plan 5587 003 M shall be made available for use and thereafter retained as such and used for no other purpose.

Reason: To provide parking for neighbouring residents to limit the impact of on-street parking.

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

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

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

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

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

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

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

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

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

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

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

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

11. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION REQUIREMENTS

Before the development hereby permitted is commenced a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- . Haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- . Provision of boundary hoarding and lighting
- . Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- . 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 the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- . 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
- . Details of any protection measures for footpaths surrounding the site

- . Details of any means of access to the site during construction.
- . Details of the scheduled timing/phasing of development for the overall construction period.
- . Details of the siting of any on site compounds and portaloos.
- . 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: 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 and in the interests of neighbouring residential amenity.

12. ACTION REQUIRED PRIOR TO OCCUPATION: TRAVEL PLAN

Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multi-modal travel voucher.

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the requirements in the Travel Plan (dated December 2018).

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives S03 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012). Note: The Resident Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers)

13. ACTION REQUIRED PRIOR TO OCCUPATION: TRAVEL PLAN WEBSITE

Prior to first occupation of any dwelling, a suitable website that provides the sustainable transport content identified in the Travel Plan Addendum (dated February 2019) must be implemented.

Evidence of the implementation of this website with details of how it will be managed and funded for a minimum of five years must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority prior to the publication of the website.

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives S03 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

14. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas for each dwelling(s) shall be provided in their entirety before the first occupation of the associated dwelling and shall be retained thereafter for no other purpose.

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

15. ACTION REQUIRED: RESERVED MATTERS SURFACE WATER DRAINAGE

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority.

The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to 5.5l/s for all events up to the critical 1 in 100 year rainfall events- including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- f. details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

16. ACTION REQUIRED: DETAILS OF SUDS

The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

17. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses

18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place within the area of residential development and associated works/landscaping [as shown on Dwg 5587-003M Site Plan] until implementation has been secured of the programme of archaeological work set out in the approved Written Scheme of Investigation for this area [ref RPS 2020; report no. 26309 - "Area A"], and details of the archaeological contractor and works timetable have been provided to the LPA in a supplementary Area-specific Specification. Work in Area A will be undertaken in accordance with the approved Written Scheme of Investigation.

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

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

REASON:

To safeguard archaeological assets within the approved residential 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).

19. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

No building shall be occupied within the residential development 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 Specification 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 residential 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).

20. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

No development shall take place within the area of the Community Building and associated works/landscaping [as shown on Dwg 5587-003M Site Plan] until implementation has been secured of the programme of archaeological work set out in the approved Written Scheme of Investigation for this area [ref RPS 2020; report no. 26309 - "Area B"], and details of the archaeological contractor and works timetable have been provided to the LPA in a supplementary Area-specific specification. Work in Area B will be undertaken in accordance with the approved Written Scheme of Investigation.

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

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

REASON:

To safeguard archaeological assets within the approved Community Building 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).

21. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

No building shall be occupied within the Community Building development area 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 Specification 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 Community Building 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).

22. ACTION REQUIRED: ARBORICULTURAL REPORT IMPLEMENTATION

The recommendations from the arboricultural report submitted with this application shall be implemented in full accordance with the details set out therein.

Reason: To ensure appropriate arboricultural protection, works and mitigation.

23. UNEXPECTED CONTAMINATION

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

24. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority.

The fire hydrants shall be implemented in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUSTAINABILITY MEASURES

Prior to the commencement of development a scheme for sustainability efficiency measures, including but not limited to renewable energy, low carbon energy, insulation and electric charging points, shall be submitted to and approved in writing by the Local Planning Authority.

Such measures as may be agreed shall be implemented in full prior to the first occupation of each dwelling.

Reason: To provide sustainable energy and low carbon development in accordance with the requirements of CS3 and the NPPF.

26. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Greenlight Environmental Consultancy Ltd, December 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

27. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long- term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

28. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

Prior to the first use or occupation of the site a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

- a) purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

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

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

29. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

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

30. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ACOUSTIC BUND AND FENCING

Prior to the first occupation of the hereby permitted development the acoustic bund and fencing to the eastern boundary of the site adjoining the railway line shall be implemented in full accordance with the details submitted.

Reason: To ensure protection of residential amenity.

31. LIMITATION ON HEIGHT OF DEVELOPMENT

No housing in full or in part, unless single storey only, shall be proposed at any point within 20 metres of the northern site boundary.

Reason: To protect neighbouring residential amenity.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application.

2. . Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
. Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
. Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution
. Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act

3. Informative Notes

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates.

These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

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

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Please note the email sent by PROW team regarding the existing footpath network and 'Claim' footpaths in the area. No works are to be undertaken on any PROW without gaining permission from Suffolk County Council.

5. Orientation of Properties at Reserved Matters

As detailed during the planning committee the layout at reserved matters should have regard to paragraph 148 to 150 of the NPPF with particular regards to considering the orientation.

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

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

This relates to document reference: DC/18/05514

Signed: Philip Isbell

Dated: 12th June 2020

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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

FAO Bellway Homes

c/o Strutt & Parker
66-68 Hills Road
Cambridge
CB2 1LA

1 Stratford Place
Mountfitchet Road
London
E20 1EJ
T – 07734 648 158
E – david.brierley1@networkrail.co.uk

17/01/2021

Mid-Suffolk Planning Ref: DC/21/03292

Dear Sav,

Network Rail Response to Strutt & Parker Letter (dated 10th December 2021):

- **RE: DC/21/03292 – Reserved Matters application for 85 dwellings on land south of Birch Avenue, Bacton - Network Rail holding objection.**

Context

Network Rail write this letter in response to the Strutt & Parker's letter dated 10th December 2021 (who are acting as agent for developer Bellway Homes) and Network Rail continues to object to the application DC/21/03292. This objection is due to significant safety concerns, being the dangers that this development at present introduces to the public footpath level crossing at Bacton (the level crossing near Birch Avenue and Cedar Close).

However, to provide context, Network Rail nationally does support the principle of development and will continue to seek acceptable mitigation(s) to the dangers this development will create at the level crossing to allow our objection to be withdrawn. This objection is therefore reasonable and is in line with all tests of Paragraph 57 of the National Planning Policy Framework (2021) and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

However, for clarity, we demonstrate that each test is met below:

- a) The current objection is necessary to prevent permission until a suitable obligation(s) can be agreed so that the development is acceptable in planning terms against the risk to lives of the public from the dangers that this development introduces to the level crossing – Please see below and Level Crossing Report (attached).
- b) This development will be the cause of a significant increase in volume and change in character of traffic over the level crossing, creating additional risk and so Network Rail's request for suitable obligation(s) is directly related to this development.
- c) Network Rail has provided fair and reasonable recommendations in relation to the scale and kind of the proposed development to make the development acceptable in planning terms – Please see Recommendations below and Level Crossing Report (attached).

Outline

This letter focuses on the following sub-sections:

- A- Comments on 29th November meeting minutes/review
- B- Comments on 3rd December meeting minutes/review
- C- Transport and Works Act Order (TWAO) Comments Response
- D- Level Crossing Report Summary
- E- Recommendations

A- Comments on 29th November meeting minutes/review

1. Network Rail's objection is against the dangers this 85 homes development, at present, introduces to the level crossing whether the community centre is developed or not. This is not an objection only to the development of a community centre.
2. Network Rail will continue to seek acceptable mitigation(s), which with support of the Level Crossing Report (attached) and recommendations listed further below, against the level crossing dangers that this development will introduce. Furthermore, signage and information packs really do not provide sufficient mitigation(s) to a railway line level crossing that carries trains traveling over 100mph.
3. We welcome the opportunity to work with Bellway Homes, Strutt & Parker, Mid-Suffolk & Barbergh District Council, Suffolk County Council and other suitable stakeholders to address these dangers and find agreeable mitigation(s).
4. An update and context response for the TWAO comments for this level crossing is provided in sub-section ('C') below.

B- Comments on 3rd December meeting minutes/review

5. Although the previous application(s) wrongly did not consult Network Rail, it must be stated that this and/or any future application is also required to consult Network Rail when as stated under The Town and Country Planning (Development Management Procedure) (England) Order 2015, Schedule 4, Paragraph (j) a:

“Development which is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway”

Consultee: *“The operator of the network [i.e., Network Rail] which includes or consists of the railway in question, and the Secretary of State for Transport”*

Therefore, any consideration or belief that had this application been more than 10 metres from the railway removed the requirement for Network Rail and the Secretary of State for Transport to be consulted is incorrect. Furthermore, if this position is continued, we would like to highlight it could be misinterpreted as deliberate attempt to ignore planning regulations, which at this moment we do not believe is/was the case.

C- Transport and Works Act Order (TWAO) Comments and Response

6. Suffolk County Council is obliged to consider any future Rail Crossing Diversion or Extinguishment application made to it on its own merits and is not entitled to fetter its discretion based on a previous procedure initiated under different legislation and for which different statutory requirements and non-statutory guidance applied.
7. The risk at the level crossing is set to change significantly from that which existed or was foreseeable at the time of the Transport and Works Act Order public inquiry.
8. Amongst its suggested mitigations, Network Rail has proposed alternative options not related to the TWAO proposal – *See Recommendations and attached Report.*
9. Network Rail takes risk assessment and mitigation at its level crossings seriously. Our approach, and the impact of the development on the nature of the risks at the level crossing, are set out in our Level Crossing Report (see attached).

D- Level Crossing Report Summary

10. This Level Crossing Report sets out the changes in railway safety risk that would result from the construction of 85 new homes, adjacent to Bacton footpath crossing, without suitable mitigation(s) to the level crossing.
11. The current risk at the level crossing is because there are two railway lines that pass over the crossing, carrying a line speed of 100mph with overhead electrification (25kV) located in a residential surrounding with local attractions (i.e., football club and open fields) over the crossing from the residential area – Including the proposed development location.
 - a. This creates a current ACLRM score of C6 (Orange-Yellow), which is high but not the highest risk (e.g., red) – *See attached Report.*
12. However, applying stated reasonable statistic assumptions (see report) from the proposed development at Bacton, Network Rail has estimated that approximately 200 residents will live on the new housing estate (based on 85 dwellings) This number will include approximately 58 dependent children and there will also be approximately 52 pet dogs.
 - a. This report also considers 'Vulnerable Users', listed below, and the increase in risk from these user groups.
 - i. Children
 - ii. Dog walkers and encumbered users
 - iii. Older crossing users
13. These assumptions have been used to inform a range of conservative scenarios that Network Rail has modelled for Bacton level crossing. They are:
 - a. 170 pedestrians traverse a day at Bacton Level crossing

- b. A pedestrian traverse can be defined as the single passage over the crossing of one pedestrian user. For example, an individual who crosses the railway at the start and end of a “there and back” walk would account for two pedestrian traverses.

14. The increase in risk caused by the 85 homes development to All Level Crossing Risk Model (ALCRM) is summarised below:

Level Crossing	Current ALCRM Risk Score	Modelled ALCRM Risk Score	Notes
Bacton FPS	C6	C2	C2 is classed as high risk

15. To illustrate the increase in risk, on Network Rail’s Anglia (GE) Route there are 253 footpath level crossings. Bacton FPS is currently ranked 78th in terms of risk. However, with the proposed development this would increase to become the 8th highest risk footpath crossing, an increase that Network Rail would not be prepared to accept.

- a. Therefore, either closure of the crossing or the introduction of suitable technology (determined by Network Rail) funded by the developer delivering the development is required – see Recommendations below.

E- Recommendations

16. The proposal ref: DC/21/03292 will add significantly to the risk on the railway network.

17. To mitigate the impact of the development, Network Rail proposes the following options, the highest preference first:

- a. Extinguish the level crossing and divert users onto the existing public road network. This will eliminate the risk of a fatality on the level crossing. Improvements to footways on the existing highway network may be required or desirable to provide suitable walking arrangements for all users.
 - o Estimated cost: £100,000 to £200,000 in respect of legal order and highway improvements.
- b. Extinguish the level crossing and divert users onto a new stepped footbridge constructed at or near the current level crossing. This will retain off-road connectivity in the area and remove the need to enhance the existing public road network in connection with closure of the crossing. The nature of the approaches to the level crossing suggest that a ramped footbridge will not be required. Land may need to be acquired which will add to the cost.
 - o Estimated cost of stepped footbridge (discounting land): £1.2 million (based on developing designs for Network Rail GRP ‘Flow’ footbridge – product is not yet approved).
- c. Extinguish the level crossing and divert users onto a new ramped footbridge or subway constructed at or near the current level crossing. This will retain step-free off-road connectivity in the area and remove the need to enhance the existing

public road network in connection with closure of the crossing. Land may need to be acquired which will add to the cost.

- Estimated cost of ramped footbridge (discounting land): £3.5m.
- Estimated cost of subway: £5m
- d. Install Miniature Stop Lights (MSL). These provide a visual and audible warning of approaching trains. They do not eliminate the risk of a fatality but they will partially mitigate the risk to be introduced at the crossing. Because of the proximity of railway signals etc.
 - Estimated cost up to the value of £1.4 million (still requires feasibility study).
- All the above costs are estimated; a feasibility study would need to be carried out to determine accurate costs for each option. A Diversity Impact Assessment would also be required.

It is Network Rail's preference that one of the above mitigations be completed prior to occupation of the first unit on the development site.

The closure of level crossings is consistent with the Office of Rail and Road's (ORR's) regulatory requirement for Network Rail to "maximise the reduction in risks of accidents at level crossings."

Network Rail is available to provide further level crossing safety expertise, explanation and support should it be required. Please do not hesitate to contact us if you have any questions. Please contact me on the 07734 648 158 or, email me at David.Brierley1@networkrail.co.uk if you have any queries on this matter or require any further information.

We look forward to engaging with all stakeholders on this objection to this development and implementing necessary obligation(s).

Yours Sincerely,

David Brierley
Town Planner

From: GHI PROW Planning

Sent: 08 September 2021 15:04

Subject: RE: MSDC Planning Re-consultation Request - DC/21/03292 *Land South Of Birch Avenue, Bacton

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/03292

Thank you for your consultation concerning the above application.

As the developer is aware from previous correspondence, the proposed site does contain a public right of way (PROW): Bacton Public Footpath 13 and also a claimed route. Both are depicted on site plans.

We accept this proposal but ask that the following is taken into account:

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

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

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

[responsibilities/](#) or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.

- To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. **There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

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

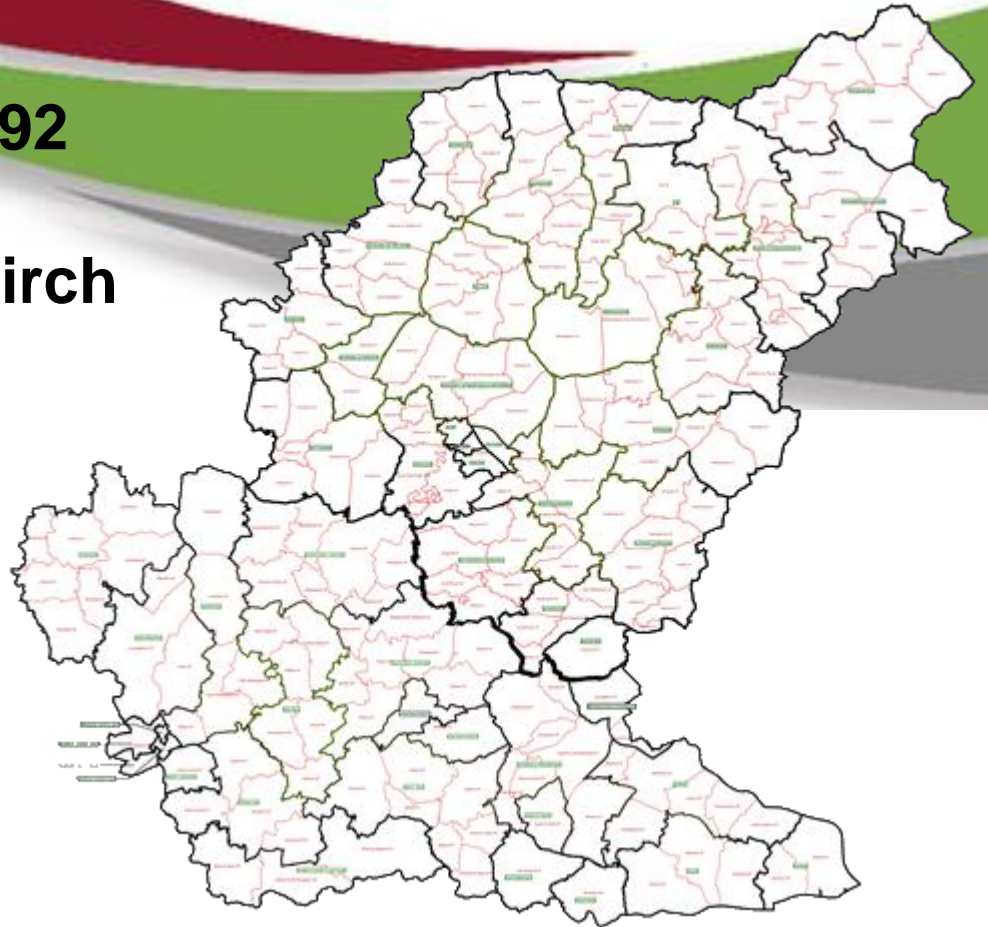
Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

Application No: DC/21/03292

**Address: Land South Of Birch
Avenue, Bacton**

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Aerial Map – wider view

Slide 3



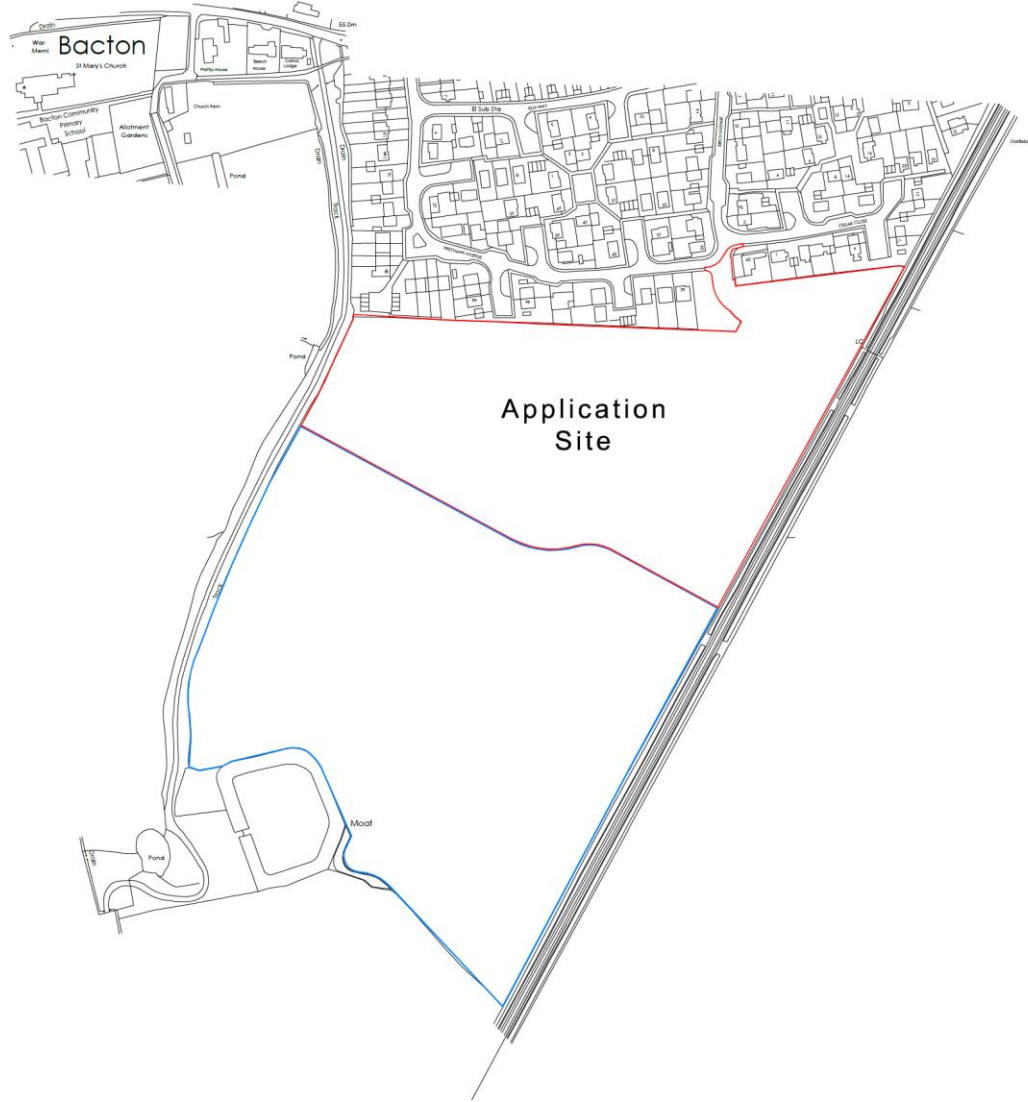
Page 527

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Site Location Plan


Slide 4




Constraints Map

 Built Up Area Boundaries


Public Rights of Way


 Footpath

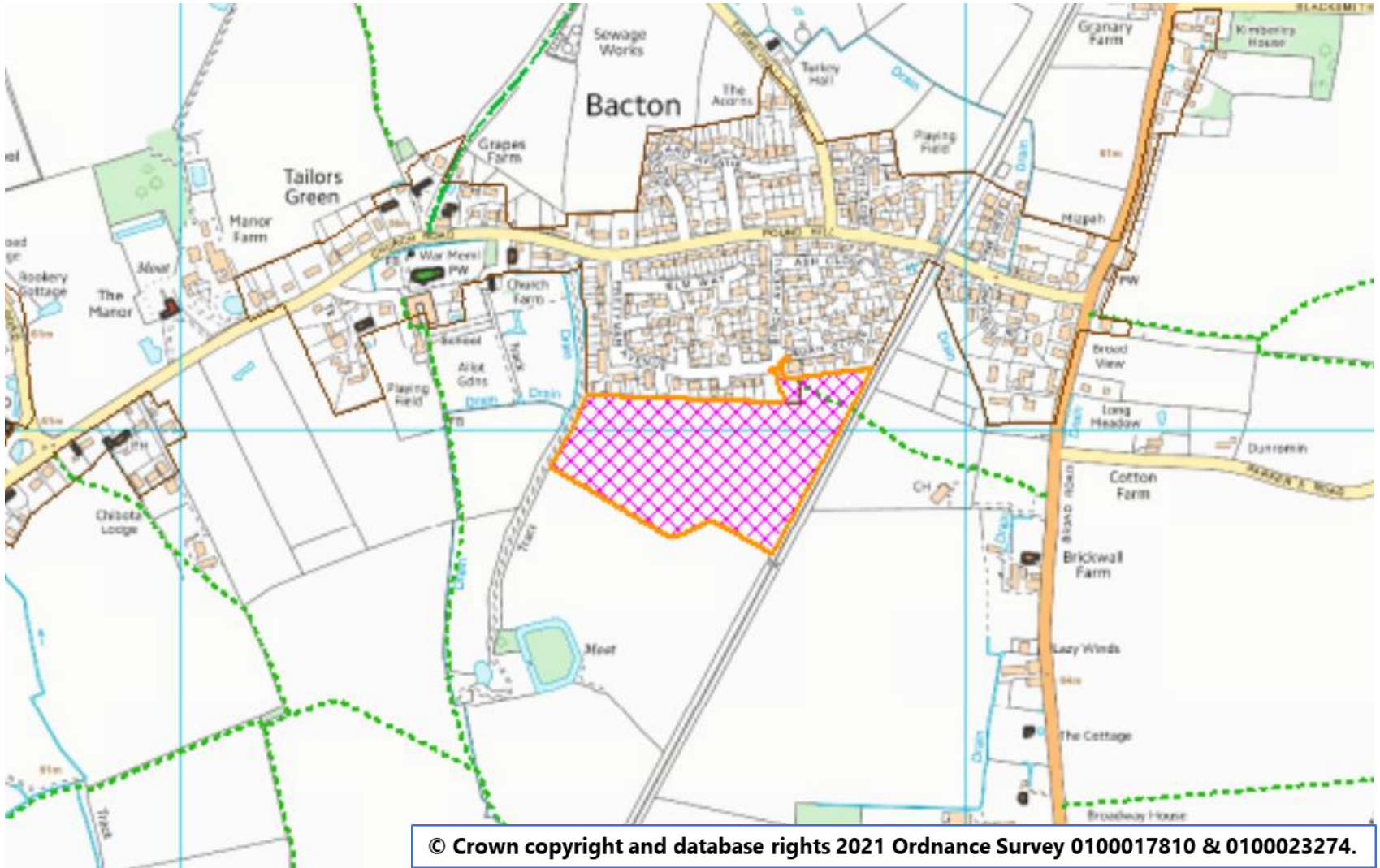
 Bridleway

Listed Buildings

 Grade I

 Grade II

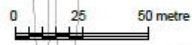
 Grade II*





Areas Legend

- Application Boundary - 47969m² (4.7969 ha)
- Development Area - 28240m² (2.82 ha)
- Community Area - 2138m² (0.2138 ha)
- Open Space - 8982m² (0.8982 ha)
- Incidental Open space - 3801m² (0.3801 ha)
- Swale - 680m² (0.06 ha)
- Attenuation - 1925m² (0.1925 ha)
- Other - 1980m² (0.1980 ha)



Detailed Development Layout

Slide 8



Legend

- 26 Private Plot Number
- 26 Affordable Plot Number
- Affordable Housing
- 2.5m x 5m parking space
- Vp Visitor Parking
- Allocated parking space
- 3.5m Acoustic Fencing
- 1.8m high brick wall
- 1.8m high close board fence
- 1.8m high harch lap fence
- 1.0m high Estate railings
- 1.2m high Timber post & rail fence
- 1.8m high close board gate

Page 532

0 25 50 metre

Bellway

Plot 1
Land off Birch Avenue,
Bloxton

Developer
**Detailed
Development
Layout**

Date: June 2021
Drawing No: BWS22C_PL-033

Parking Layout

JCN DESIGN & PLANNING

Pond



Legend

- 26 Private Plot Number
- 26 Affordable Plot Number
- Affordable Housing
- 2.5m x 5m parking space
- Vp Visitor Parking
- 6 Allocated parking space

Page 533

0 25 50 metre

Bellway

Bellway Homes (UK) Limited
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Land off Birch Avenue, Bacton

Parking Layout

Date: Jan 2021
 Drawing No: 15001-04
 Drawing Title: Bacton - Parking Layout

Storey Heights Plan



Legend

- Single Storey
- Two Storey

Page 534



Bellway

Bellway Homes Limited
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Plot:
Land off Birch Avenue,
Bacton

Description:
Story Heights Plan

Date:
July 2021

Drawing Scale:
1:500 of A0

Drawn by:
RW338C_P_05_A

Colour of Materials Layout



- Materials Legend**
- Bricks**
 - B1 Red Mixture
 - B2 Red Multi
 - B3 Buff
 - Roof Tiles**
 - R1 Sunrise Blend - Forticrete Gemini
 - R2 Mixed Russet - Forticrete Gemini
 - R3 Slate Grey - Forticrete SLB
 - Weather Boarding**
 - WB1 Mixed Colour Location
 - WB2 Mixed Colour Location
 - WB3 Mixed Colour Location
 - Render/Detailing**
 - RD1 Mixed Colour
 - RD2 Mixed Colour
 - RD3 Mixed Colour
 - Fascias & Soffits**
 - FS1 Mixed Colour
 - FS2 Mixed Colour
 - FS3 Mixed Colour
 - Windows & French Doors**
 - WD1 Mixed Colour
 - WD2 Mixed Colour
 - WD3 Mixed Colour
 - Doors**
 - DR1 Mixed Colour
 - DR2 Mixed Colour
 - DR3 Mixed Colour
 - Rainwater Goods**
 - RG1 Mixed Colour
 - RG2 Mixed Colour
 - RG3 Mixed Colour
 - Stone Detail**
 - SD1 Mixed Colour
 - SD2 Mixed Colour
 - SD3 Mixed Colour

Page 535





Page 536



Affordable Housing

- 1 bed 1 bathroom
- 1 bed 2 bathroom
- 2 bed 1 bathroom
- 2 bed 2 bathroom
- 3 bed 1 bathroom
- 3 bed 2 bathroom
- 4 bed 2 bathroom
- 5 bed 2 bathroom
- 6 bed 2 bathroom
- 7 bed 2 bathroom
- 8 bed 2 bathroom
- 9 bed 2 bathroom
- 10 bed 2 bathroom
- 11 bed 2 bathroom
- 12 bed 2 bathroom
- 13 bed 2 bathroom
- 14 bed 2 bathroom
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- 77 bed 2 bathroom
- 78 bed 2 bathroom
- 79 bed 2 bathroom
- 80 bed 2 bathroom
- 81 bed 2 bathroom
- 82 bed 2 bathroom
- 83 bed 2 bathroom
- 84 bed 2 bathroom
- 85 bed 2 bathroom

Accommodation Schedule

No.	Ref	Unit	Storey	sq m	sq ft	Total sq m
1	WD	Wendover (bowl)	2	1	808	29.9
2	SO	The Souler	1	1	590	13.1
3	GO	The Gower	2	2	700	45.0
17	BA	The Bar	2	2	836	81.4
4	FW	Wendover (bowl)	2	2	200	96.3
0	TI	The Titmouse	3	2	200	95.3
30						296.0
85						846.4

Land off Birch Avenue, Bacton

Affordable Housing Location Plan

Date: 20/07/2021
 Drawing Code: 1/000/01/AD
 Drawing Number: 892382C_PL-01A

Landscape Plan



Landscape Street Typologies

Green Street
The Green Street defines the primary highway network around the site. Mature trees and shrubs are planted along the highway to create a sense of enclosure and provide shade. The Green Street is a 12m wide highway with a 3m wide verge on each side. The Green Street is a 12m wide highway with a 3m wide verge on each side.

Green Lane
The Green Lane provides a secondary highway network through the site. Mature trees and shrubs are planted along the highway to create a sense of enclosure and provide shade. The Green Lane is a 6m wide highway with a 1.5m wide verge on each side. The Green Lane is a 6m wide highway with a 1.5m wide verge on each side.

Street
The Street provides a tertiary highway network through the site. Mature trees and shrubs are planted along the highway to create a sense of enclosure and provide shade. The Street is a 6m wide highway with a 1.5m wide verge on each side. The Street is a 6m wide highway with a 1.5m wide verge on each side.

Lane
The Lane provides a tertiary highway network through the site. Mature trees and shrubs are planted along the highway to create a sense of enclosure and provide shade. The Lane is a 6m wide highway with a 1.5m wide verge on each side. The Lane is a 6m wide highway with a 1.5m wide verge on each side.

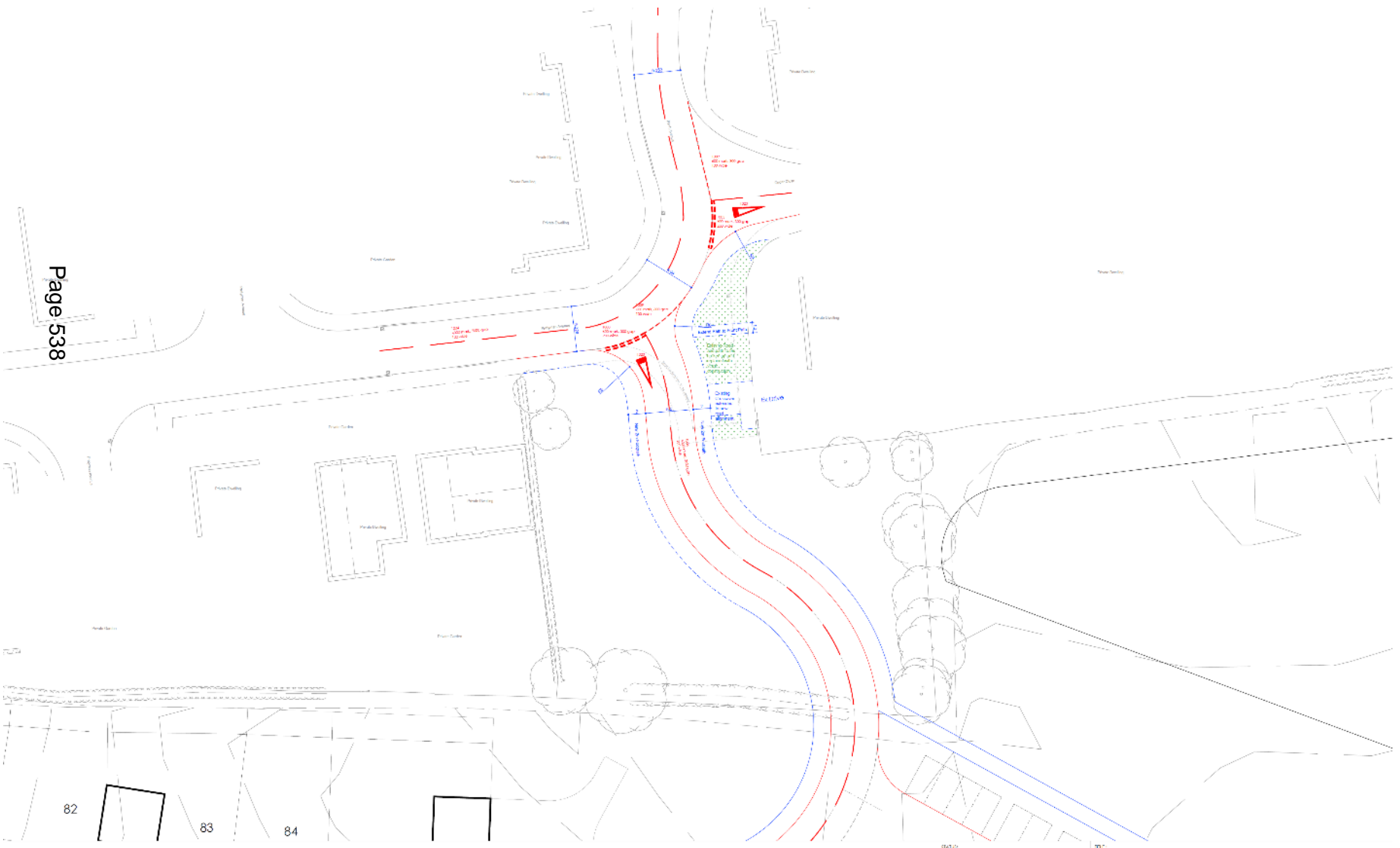


- KEY**
- Application site boundary
 - Proposed Highways
 - Proposed housing
 - Proposed hedgerows
 - Proposed trees
 - Proposed open space paths
 - Existing trees & hedgerow to be retained.
 - Acoustic fence and adjacent proposed landscape buffer.
 - Seating



Site: Bacton
 Landscape Masterplan
 1:500 @ A1
 02/2025

Birch Avenue Access



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Street Elevations

Slide 16



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Page 541





Front Elevation

Side Elevation

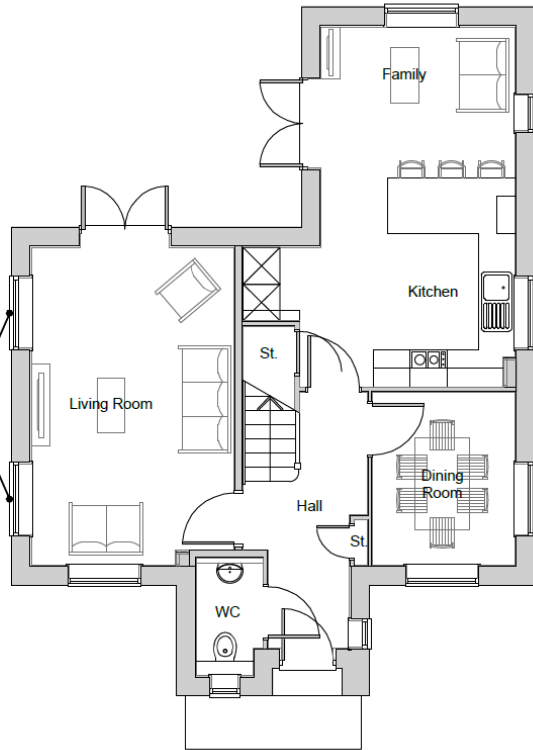


Rear Elevation

Side Elevation

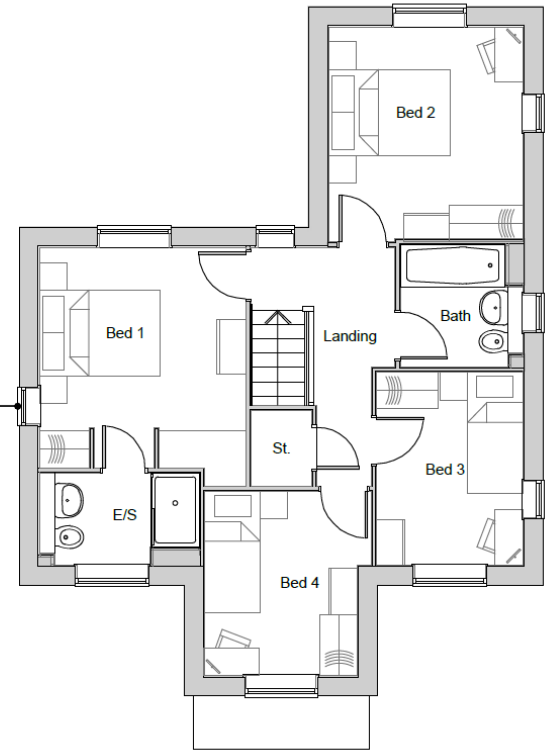
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Additional windows to plots 21, 22, 26, 27 & 29 Only.



Ground Floor Plan

Additional windows to plots 21, 22, 26, 27 & 29 Only.



First Floor Plan

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Front Elevation



Side Elevation

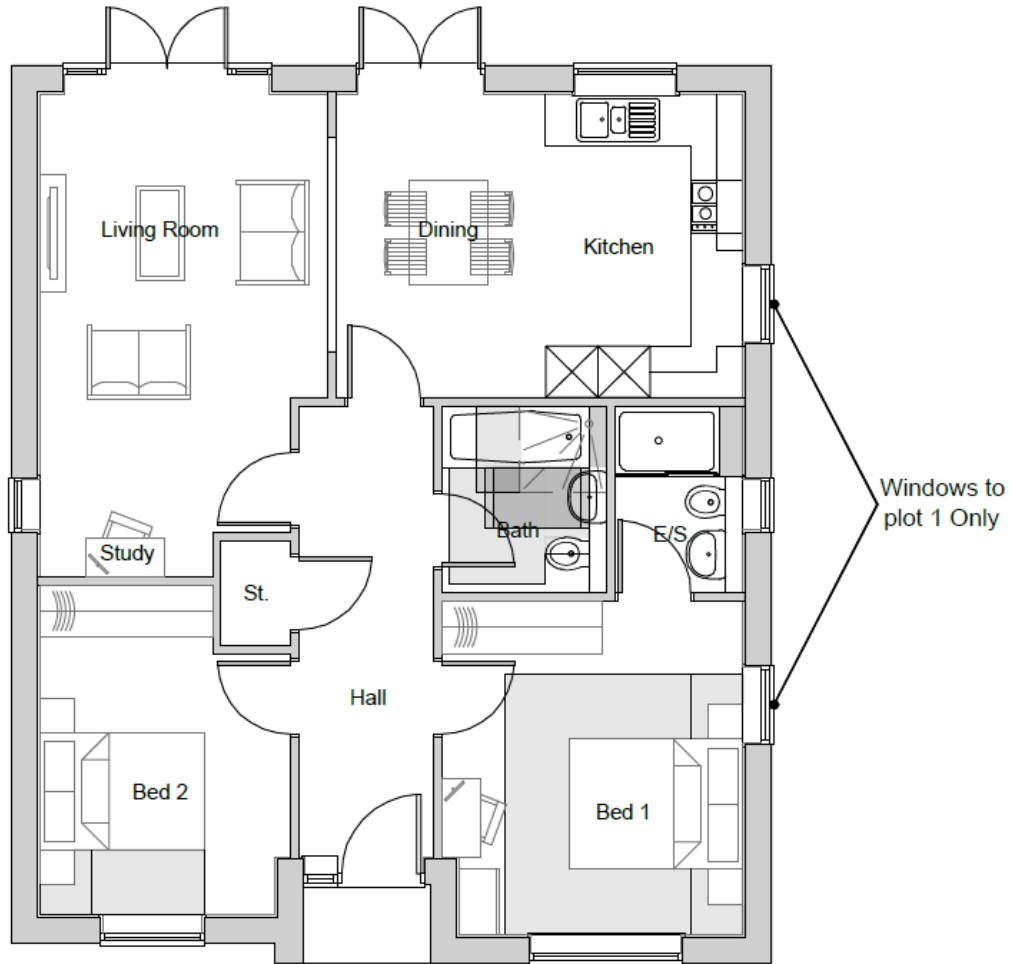
Additional windows
to plot 1 Only



Rear Elevation



Side Elevation



Ground Floor Plan



Front Elevation



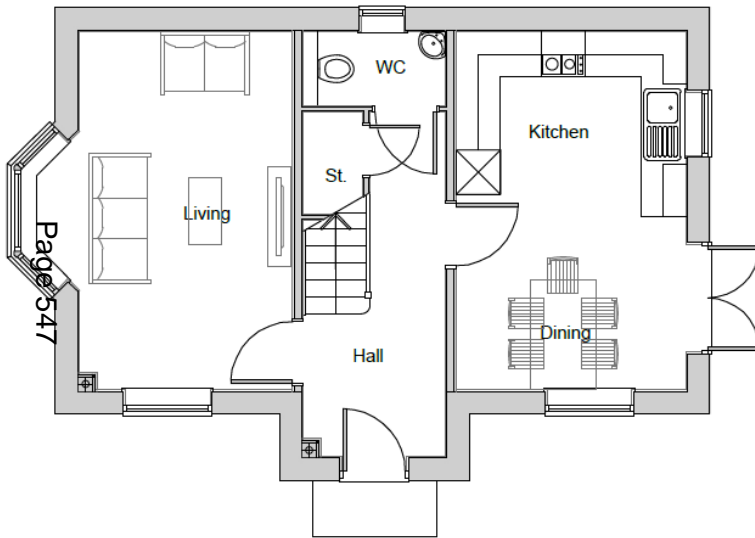
Side Elevation



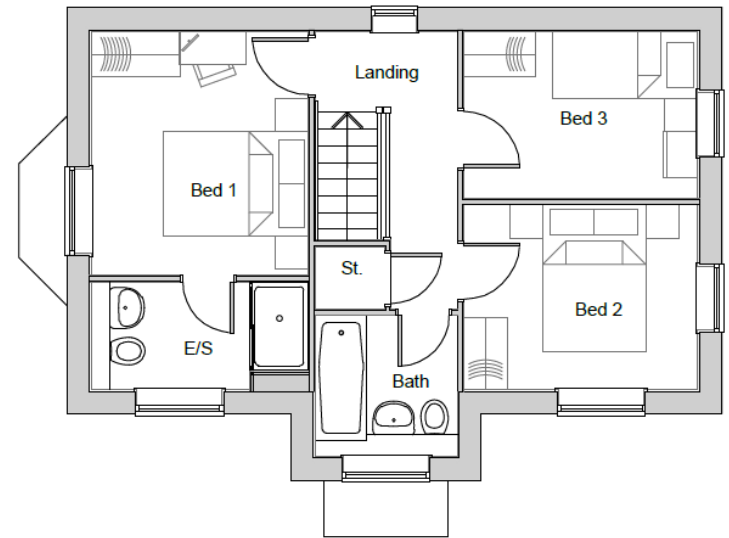
Rear Elevation



Side Elevation



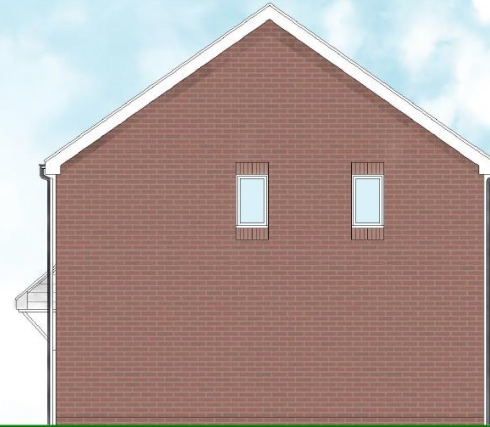
Ground Floor Plan



First Floor Plan



Front Elevation



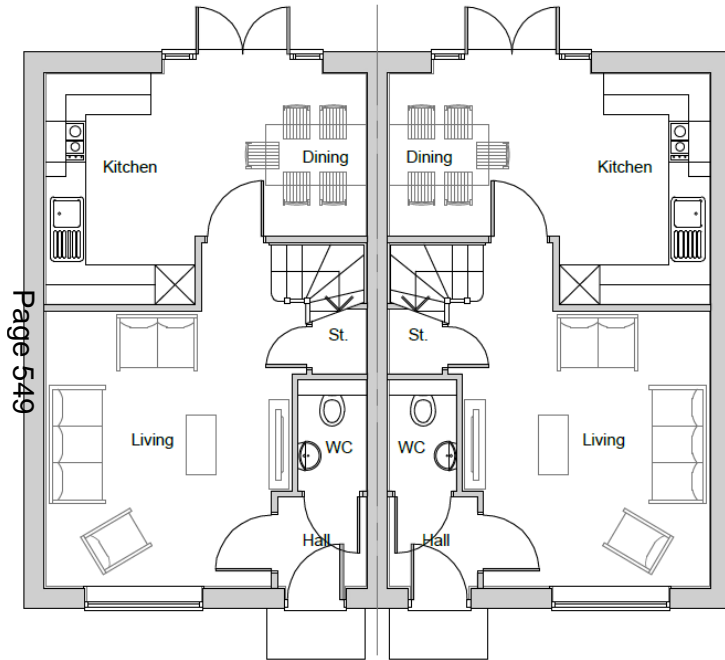
Side Elevation



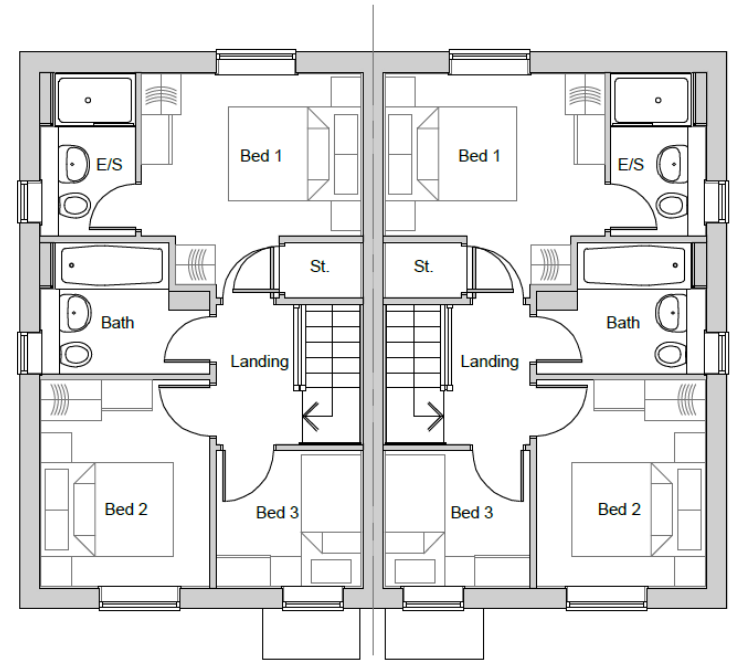
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation

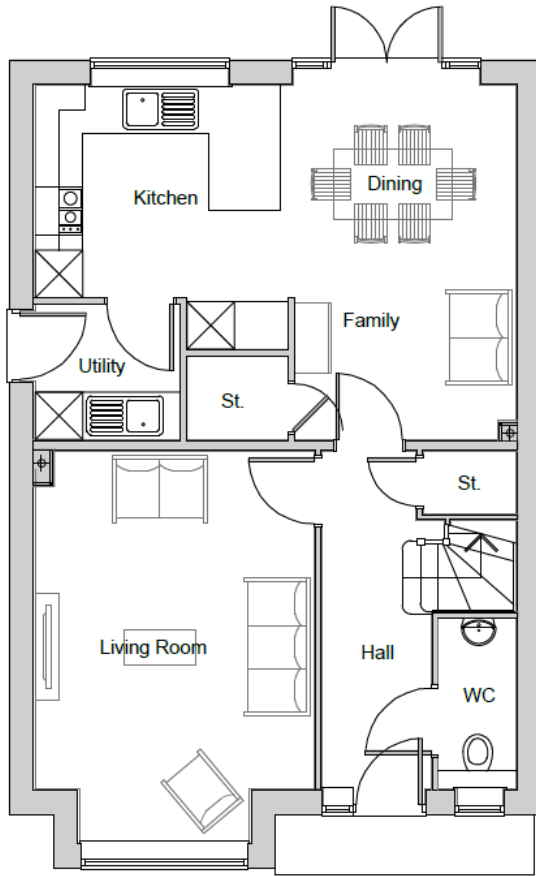


Rear Elevation

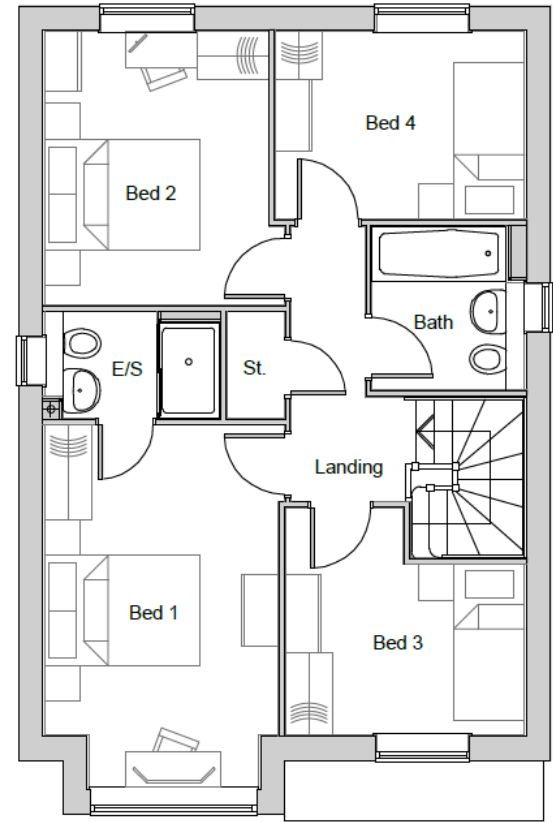


Side Elevation

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Ground Floor Plan



First Floor Plan



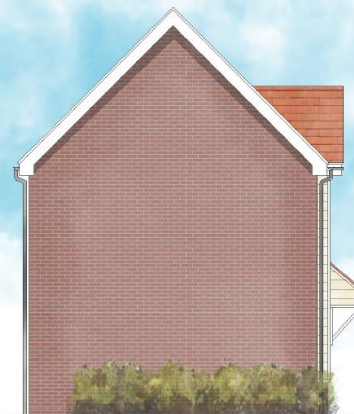
Front Elevation



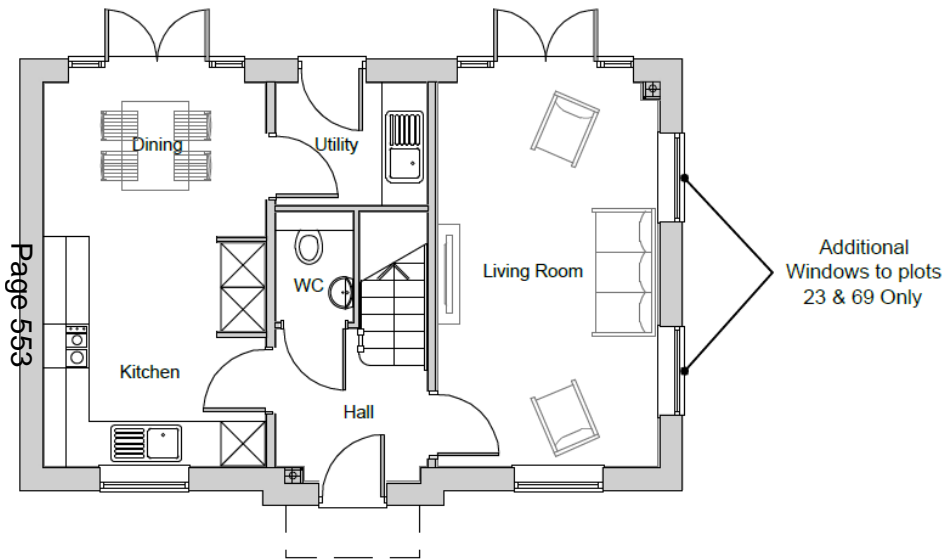
Side Elevation



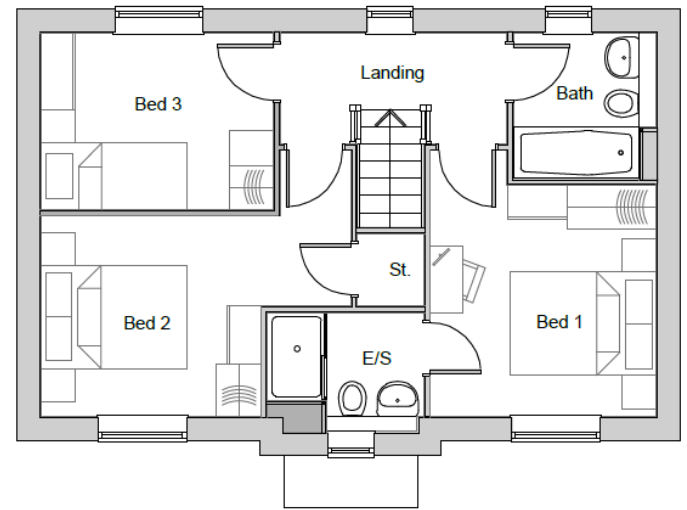
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Front Elevation

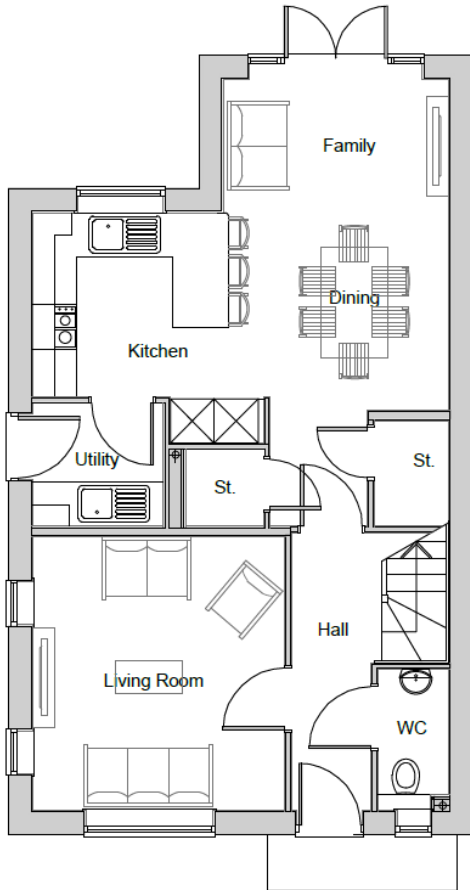
Side Elevation



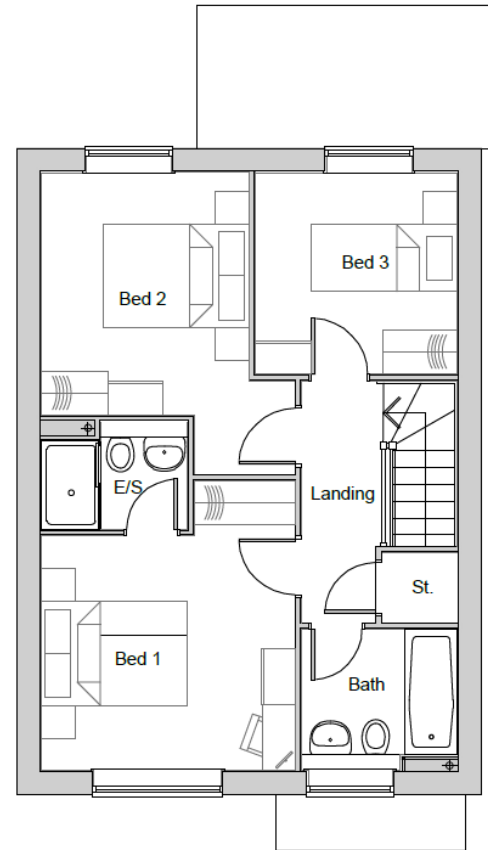
Rear Elevation

Side Elevation

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Ground Floor Plan



First Floor Plan



Front Elevation



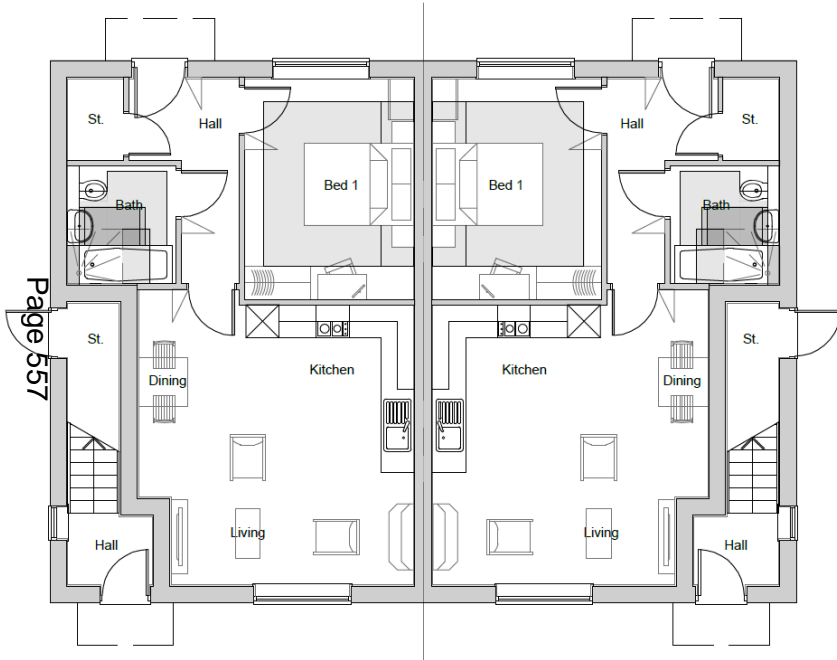
Side Elevation



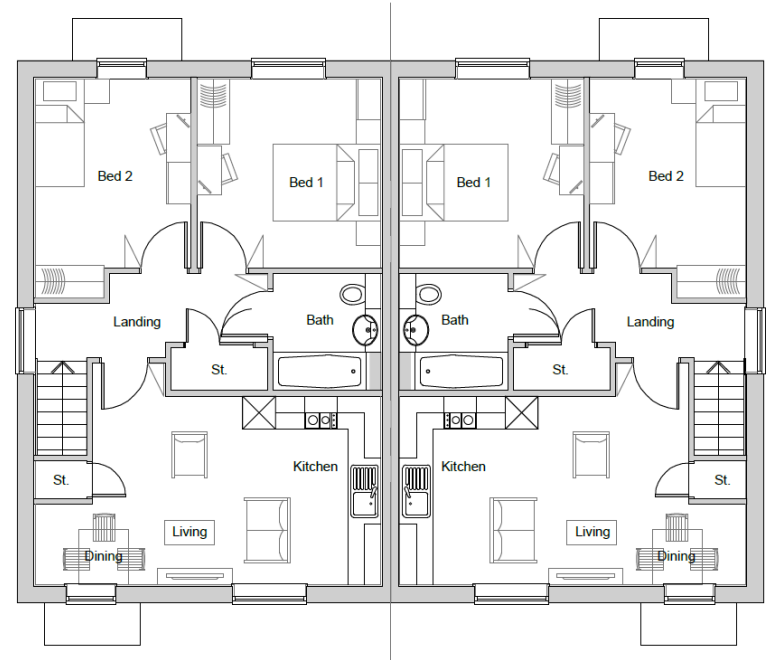
Rear Elevation



Side Elevation



Ground Floor Plan

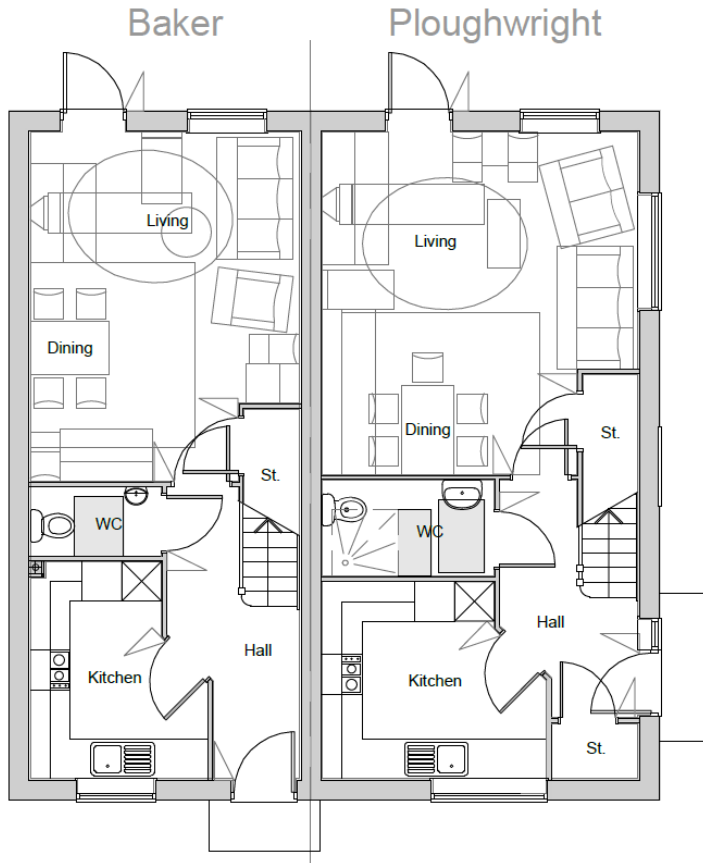


First Floor Plan

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Ground Floor Plan



First Floor Plan

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Agenda Item 8f

Committee Report

Item No: 8F

Reference: DC/20/05587

Case Officer: Vincent Pearce

Ward: Battisford & Ringshall.

Ward Member/s: Cllr Daniel Pratt.

RECOMMENDATION – REFUSE PLANNING PERMISSION

NOTE this is a changed officer recommendation to that previously presented to Committee

Description of Development

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

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:

1. Development Control Committee A: 12 May 2021 - DEFERRED

"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."

2. Development Control Committee A: 15 September 2021 - WITHDRAWN FROM AGENDA [insufficient time to deal with this item at the meeting]

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

3. Amendments received between 12 May meeting and 29 October meeting

Members are advised that between the first meeting and the third meeting amendments and additional information had been received that responded to the concerns raised by Development Control Committee A.

Namely:

Unilateral Undertaking to:

provide a £168,000 contribution to MSDC for off-site affordable housing

deliver a new footway connection on Plough Hill

deliver a bus shelter

provide open space

and amendments to layout to provide enhanced perimeter landscaping

4. Development Control Committee B: 20 October 2021 – DEFERRED

for a risk assessment report as members minded to refuse

NOTE in respect of Development Control A: 9 February 2022 – CURRENT MEETING

Since the meeting of 29 October 2021 further amendments have been made to the application. This report therefore considers the planning merits of the proposal in the light of the amendments, reviews the planning balance and conclusions and reviews the recommendation. The Committee is required to consider the merits of the amended application afresh in the light of the changes made.

In view of the resolution of the Development Control Committee B this reports also provides a risk assessment as requested in respect of the scheme as it stood on 29 October 2021.

The latest amendments [made after the 29 October 2021 meeting] include the following:

- The offer of £168,000 towards the delivery of off-site affordable housing has now been amended by the applicant [January 2022] to **£200,000**. [a circa three unit equivalent]
- The inclusion of an **on-site convenience shop** for residents and the wider community
- The applicant has now agreed to run the shop for **5 years** rather than 3 years before offering it to the community
- All park homes to be **air source** heated [not gas as originally proposed]
- All plots to have a **100 amp supply and e.v. capability**
- Every plot to have a **pv option** for the roof

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 B of 29 October 2021.

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

Draft Joint Local Plan Submission Nov 2020

Other Material Planning Documents:

Suffolk Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

IMPORTANT NOTE IN RESPECT OF THE FORMAT OF THIS REPORT for 9 February 2022]

This report is presented as a **revised** report to those presented to the Committee earlier this year. Consequently, new material appears at the start of the report. The body of previous reports are re-presented unamended after the new content to provide a full chronology and set out previous stages of consideration of the merits of the proposal during the lifetime of this application

Members are advised that the **revised** report includes a materially amended assessment, planning balance, conclusions and recommendation section and these supersede those contained in the previous reports. *[the earlier recommendation is included for comparative purposes].*

New text for the 9 February 2022 meeting is shown in blue to differentiate it from previous versions.

Paragraphs within the latest report that deal with the amendments since October 2021 [Part 1] are prefixed with the letter F. [for 'F'urther report]

This report also includes, as requested by Development Control Committee 'B' a risk assessment of the minded refuse resolution agreed [subject to risk assessment] of the proposal as it was presented on 29 October 2021.

Paragraphs within the latest report that deal with the Risk Assessment [Part 2] are prefixed by the letters RA. [for 'R'isk 'A'ssessment]

Officers now recommend to REFUSAL of planning permission despite on three previous occasions recommending approval. This is due to recent material changes in circumstance that will be fully described.

This report will include a complete review and revision of the technical assessment, planning balance and recommendation in the light of positive changes made to the scheme at different points since 29 October 2021 as well as three very recent material changes in circumstances identified below some of which in the opinion of officers now tip the planning balance strongly towards a refusal. Officers have also carefully reflected on the policy context following comments provided by Members during previous meetings and having regard to various, further comments from internal colleagues.

The material changes in circumstance referred to above being:

- 1. The Councils have agreed in principle with the Inspectors that the JLP shall proceed to be modified as a Part 1 document continuing through the Examination process, with a Part 2 document to follow which will include a revised Settlement Hierarchy and residential Site Allocations.**
- 2. The submission of Reserved Matters details on 31 December 2021 in respect of the 51 dwelling outline planning permission prior to the expiry of that permission on 6 January 2022 [midnight] January 2022.**
- 3. Correspondence [email dated 7 January 2022] from the land owner [who is not the applicant] explaining why the Reserved Matters application was submitted so close to the expiry of the outline planning permission and his analysis of the viability of the 51 dwelling permission and therefore its likelihood of coming forward [ie being delivered] [please see paragraphs F5.36 - F5.33 for discussion points]**

Member's attention is drawn to the fact that the applicant's planning agent has written to the Council [email dated 21 January 2022 sent @ 16.50] to say:

"I am writing to say that in view of all the additional information we have provided on request, we are very disappointed that it seems you are still minded to refuse the application. We feel the Council has taken a very inconsistent approach with this application, given there are two officer reports recommending approval, and as such I am instructed to advise you that should the application be refused, we will be appealing the decision and asking for a public inquiry."

continued.....

In considering the merits of this planning application The Committee is entitled to reach whatever decision it seeks having had regard to all material planning considerations. As discussed in the Risk Assessment section of this report Officers believe the proposed reason for refusal is reasonable and can be defended robustly. The applicant is entitled to appeal such a decision, if the application is refused and to request that the subsequent appeal is the subject of a Public Inquiry. An Informal Hearing or Written Representations would in Officers opinion be a more suitable arena to consider the planning issues before an Inspector but ultimately that is a matter for The Planning Inspectorate. Officers will stand ready to defend the Council's case in the event of a refusal and an appeal in whatever forum is considered most appropriate by the Planning Inspectorate.

Members will not be swayed in how they determine this application by the prospect of an appeal where the Committee has reasonable grounds to refuse a proposal. That said, The Committee is free to determine the application in line with the recommendation or to reach a different conclusion having given its own weight to all material planning considerations and undertaken its own planning balance.

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The revised 'Assessment' follows.....

SECTION ONE:

FURTHER REPORT & ASSESSMENT FOR DEVELOPMENT CONTROL COMMITTEE 'A' MEETING of 9 FEBRUARY 2022 on the PROPOSAL AMENDED AFTER THE MEETING OF 29 OCTOBER 2021 . [new material planning considerations now arise]

SECTION TWO:

RISK ASSESSMENT in RESPECT of the PROPSAL as REPORTED to DEVELOPOMENT CONTROL COMMITTEE B on 29 OCTOBER 2021 with update to take account of post October amendments

SECTION THREE:

RECOMMENDATION

THE 9 February 2022 FURTHER REPORT & RISK ASSESSMENT [numbered with paragraph prefix 'F' or 'RA' respectively]

PART THREE – ASSESSMENT OF APPLICATION

SECTION ONE: FURTHER REPORT for 9 February 2021 meeting

F1.0 The Amendments [after 29 October 2021 - the previous Committee]

- F1.1 In discussing the merits of the 'what was then' an amended proposal at the meeting of 29 October 2021 Development Control Committee 'B' noted the changes introduced by the applicants in response to Development Control Committee 'A's reasons for deferring the item.
- F1.2 Development Control Committee 'B' in moving towards agreeing a 'minded to refuse' resolution raised a number of concerns that had not been previously identified by Development Control Committee 'A'. In the period between the last meeting and the current meeting the applicant has reviewed these and made further amendments in an attempt to address those concerns. These are now considered.

Local Shop

- F1.3 Concern was expressed that Great Bricett has no meaningful local facilities and some Members noted that the proposed park home site did not include a small on-site shop. The point in their minds being presumably that such a facility would [i] avoid the need for park residents and existing locals to travel [probably by car] for basic provisions and [ii] provide existing villages with a local shop facility.
- F1.4 This is not perhaps unexpected as Bricett is defined as a countryside village/countryside in the Adopted Core Strategy [2008/2012] reflecting its lack of facilities and services. It is a location where the development plan expressly directs that development should generally not take place.
- F1.5 The site sits such as to read as part of Wattisham but that too is defined as countryside village/countryside in the Adopted Local Plan. The significance being that the growth is not encouraged.
- F1.6 Whilst the Submission Joint Local Plan Document defines Great Bricett and Wattisham differently, Members should now note from the latest position with the Inspectors that the JLP settlement hierarchy, and site allocations are now a matter for the Part 2 Plan and therefore of very little weight. This needs to be explicitly addressed. Similarly, policy LP01 (amongst others) are subject to significant ongoing review which would again afford very little weight to the Submission draft version of LP01. At the present time the JLP is not held to be determinative in the assessment of this application.
- F1.7 The site was recently discounted from contributing towards the Council's 5-year draft housing land supply on the basis of the site being unlikely to come forward. That assessment was prior to the latest submission of valid reserved matters for 51 dwellings.
- F1.8 In response the applicants have now agreed to provide a small on-site shop towards the front of the site.
- F1.9 The shop will be operated by the applicants and will stock a range of basic provisions.
- F1.10 The shop will be placed on site upon first occupation and will be open to the wider community.
- F1.11 They will fully fund it for 3 years, although the applicant is currently considering extending this to 5 years, after which they will offer it to the community in Great Bricett on a rent-free basis for the purpose of a community shop. A verbal update will be provided at the meeting in respect of the initial period of subsidised shop presence. Five years is perhaps a more realistic and generally accepted period for a new business to establish itself when compared to three years. This would also enable local people/parish council to better explore the benefit a creating a viable social enterprise project and the extent to which it might be a self-funding community initiative.

F1.12 This represents a positive investment in providing what might become a useful service to the wider community. Clearly such an offer needs to be secured by way of a legal agreement and the activity of the shop will need to be clearly defined and then maintained. Included in such detail will need to be:

- Days and hours of opening
- Basic stock lists including day to day items, fresh and tinned items and equipment to provide chilled and frozen produce
- Pricing strategy

F1.13 If demand is there then the offer to provide the shop, set it up/equip it and run it for three years will provide a good basis for the community to take over its running after three years as a community social enterprise on a rent-free basis.

F1.14 Members may be familiar with similar enterprises in their own wards

Electric heating

F1.15 Members were concerned previously that the Park was planned to be reliant on gas heating for the obvious reason that gas as a fuel source is being phased out.

F1.16 In response the applicant has now agreed that all homes will be provided with electric heating systems and the supply will be rated to facilitate this. In many ways electric heating in such homes is beneficial as it does not pose a potential carbon dioxide or fire risk.

F1.17 This amendment improves the green credentials of the proposal.

Electric Vehicle charging

F1.18 Every plot will now be provided with ev charging capability.

PV

F1.19 In order to provide access to an alternative energy supply [not previously offered] purchasers will now be offered a p.v. extra option that can be specified pre-manufacture of the unit thereby saving the cost and inconvenience of retro-fitting. This reflects the model now used by some national housebuilders within the District.

Lighting

F1.20 The applicant has confirmed that all on-site main lighting will be L.E.D. and low level thereby reducing the impact of lighting on the countryside and amenity. The image opposite highlights the type suggested.



Mortgages and sale of homes

F1.21 Following questions raised by Members that could not be answered at the previous meeting the applicant has clarified the following points.

Purchase of original units

F1.22 The site operator is the sole provider of units for sale to customers for siting on the Park. Birch source these from three manufacturers and purchasers can specify requirements.

Subsequent sale of units

F1.23 Purchasers are then free to sell their park home. These are sold via an estate agent rather than being sold by Birch or back to Birch. This means that the operator has no control over the sale price and cannot create advantageous sale prices for itself.

F2.0 Additional Information

Mortgages

F2.1 Whilst purchase of a park home is not mortgaged in the way of brick-built homes the applicant advises that there are a range of independent specialist regulated finance providers in the marketplace.

F2.2 The applicant does not handle re-sale of units and owners are required to sell through an estate agent. This means that the operator does not control re-sale prices. The seller is not required to sell back to the operator. The operator receives 10% of the sale price.

F2.3 Re-sale prices can go up and down with the market.

F2.4 The operator charges new owners a service charge/ground rent.

Foul Drainage

F2.5 The applicant has confirmed that the site will have its own private treatment works with a system provided by local specialists 'Binders' of Ipswich.

F2.6 The system will be designed with adequate capacity. Many parks operated by Birch have private treatment works.

F2.7 The system will be emptied by tanker and clean water will eventually enter the local ditch system

F2.8 This clarifies the position as a Member previously questioned whether a private treatment plant could be used for developments of this size.

Park Home green performance standards and energy

F2.9 The agent in a letter dated 12 November 2021 has provided the following updated information.

“It is proposed to fit all the proposed mobile homes with 100 amp electricity supply for heating.

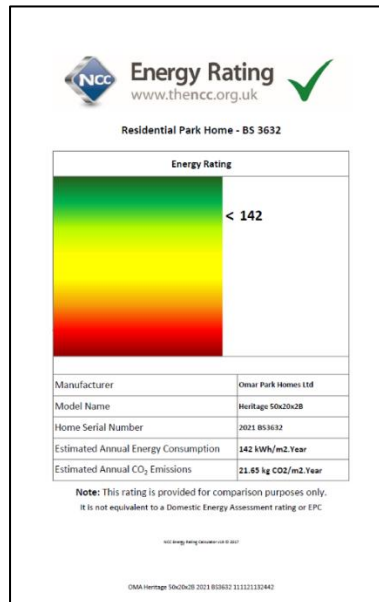
It is also proposed to fit all mobile homes with air to water heat pumps. The pump will be located outside the home and will convert heat from the air to hot water which, via a high efficiency twin coil cylinder sited inside your home, transfers this heat to the radiators and hot taps in your home. The type of unit proposed is shown on the attached specification sheet for the Daikin Altherma monobloc.



In terms of EV charging points, these will be provided on all visitor spaces, and the type of unit proposed is shown on the attached specification sheet from Rolec. If requested by the purchasers, and the units can be provided with EV charging points (as a number of residents have at the Applicants other Parks and the units can be readily adapted should EV charging points be required at a future date.



The current British standard for park homes, BS3632, makes sure that residential park homes are energy efficient ensuring that they have good insulation, window and door glazing achieving better U-values (how effective a material is as an insulator). In November 2015 the standard was updated. The current standard, BS 3632:2015, continued to build on the principles of the 2005 standard, but the main focus was to improve energy efficiency; this has helped to reduce the environmental footprint of residential park homes. The Energy Rating Certificate for a typical mobile homes is attached.



In addition to the above, purchasers have a range of other options available to reduce the carbon footprint of their homes. These include (but are not limited to):

- Rainwater and Grey Harvesting. This option provides recycled rainwater for use in flushing WCs, domestic laundry via washing machines, garden watering and vehicle washing.
- Biomass / pellet burner. Considerable advances have been made in biomass heating technology. It is derived from trees or crops which absorb carbon dioxide out of the atmosphere while growing; this cancels out those produced by combustion.
- Combined heat and power gas boiler (micro CHP). CHP is the process of generating useful heat and electric power from a single energy source. An 'A' rated micro CHP boiler can be installed that does this. Both NG & LPG versions are available and work in conjunction with a cylinder to store the hot water.
- Solar photovoltaic panels/. PV panel tiles can be installed on the roof during construction of the home. These panels convert light into electricity which can

be used in the home or, via the DC-AC inverter router and meter; any excess electricity generated may be exported (sold) to any given energy supplier.

- Solar water heating. This can be offered either flat plate or evacuated tube solar water heating panels in conjunction with a high efficiency cylinder and 'A' rated gas system boiler. Even when there is no direct sunlight these panels absorb daylight and convert it to useful hot water; considerably reducing the demand on the gas boiler.
- Triple glazing ensures that the traditional weak point keeps energy loss to a minimum.
- Smart thermostats, lighting and power. This can reduce energy consumption by up to 40% by intelligently controlling homes heating and lighting to avoid wasting energy.
- Mechanical ventilation heat recovery system. provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building.
- Waste water heat recovery system. This extracts the heat from the water a bath or shower or bath sends down the drain. This heat is used to warm the incoming mains water, reducing the strain on a boiler and the energy required to heat water up to temperature."

F3.0 The RESERVED MATTERS submission in respect of DC/21/06987 [51 dwellings]

F3.1 The park homes application was submitted in January 2021 when there was still a year available for the Reserved Matters for the 51 dwellings to be submitted but as time lapsed that window almost closed. However, what we now have now is an 'in-time', valid Reserved Matters submission for 51 dwellings. Why is this significant?

1. It means that there is now a prospect of securing the 35% affordable dwellings [17.8 units] if the Reserved Matters are approved and the permission implemented. Members will recall from the previous reports that submission of such reserved matters details were considered unlikely and that the outline permission might as a consequence expire. 35% of nothing is nothing and so officers placed weight on the applicant's offer to provide a commuted sum payment of £168,000 towards the delivery of off-site affordable housing.
2. Currently the Council's Strategic Housing team works on a rule of thumb that £76,000 [depending on number of bedrooms] delivers an affordable brick built home. Therefore £168,000 would help to deliver approximately 2.2 new affordable homes.

- F3.2 It remains the applicant's contention that he is not required to make such a payment as what he is offering are units at an affordable price when compared to brick built equivalents and therefore complies with the NPPF. Officers accept that the proposal does potentially broaden the choice of accommodation on the market in the District but it does not help to reduce the number of people in housing need on the Housing Register. The highest demand is for affordable rented accommodation from people whose circumstances mean they cannot buy or privately rent accommodation. Furthermore the Council does not accept that what is being offered [park homes] is low cost housing because none of the units is being offered at 20% below the price of the standard park home product on site. Officers remain of the opinion that the applicant by seeking to compare the purchase price of a park home with a brick built equivalent is trying to compare apples and oranges. None of the park home units are low cost compared to the normal purchase price of park homes within the applicant's development. Furthermore, they all need to be purchased and are not available at an affordable rent. Ultimately officers strongly disagree that the application proposes affordable housing and will vigorously defend that position.
- F3.3 So the submission of the Reserved Matters details re-opens the prospect of securing 17.8* affordable rented/shared ownership dwellings of a type that will meet the Council's policy requirement contained in H4. [17 affordable homes and a 0.8 equivalent financial contribution.
- F3.4 While every application must be judged on its individual merit, it is material to take account of the fact that the park homes proposal does not include a policy compliant number of affordable dwellings. Indeed, the Council is now potentially comparing an extent outline application with reserved matters that will deliver 17.8 policy compliant dwellings with a park home proposal that will deliver some 2.2 dwellings off site through a commuted financial payment. This must be a material consideration that impacts the potentially impacts the weight to be afforded to the offer of £168,000 in lieu of 35% affordable dwellings on site with the park home proposal.
- F3.5 It is correct to say that the valid submission of the Reserved Matters details has saved the outline planning permission from lapsing. Its delivery ought to be a reasonable prospect. In such circumstances, and where the alternative now presented by the Applicant is not policy compliant and results in planning harm in relation to the lack of proper affordable housing contribution, the extant scheme must be preferable and it would be reasonable to view that preferable alternative as material to the decision to be taken on this application.
- F3.6 The situation has potentially been complicated by the fact that the landowner has recently indicated in writing that he submitted the Reserved Matters details just before the outline planning permission expired in order to keep that permission from expiring and in order to retain a fallback position that supports the park homes proposal in principle. Clearly were the outline permission to have lapsed then the fact that the Council now is able to demonstrate it has a 5-year housing land supply might have meant that a new proposal for residential development in this location might not now be supported. At the time of determining the outline application the Council did not have a five year housing land supply and so the tilted balance was consequently engaged in that regard no doubt with great weight given to the prospect of securing much needed housing. It also raises the issue,

that, if the landowner is in fact genuinely expressing that they have no intention of allowing the permitted scheme to be developed, there can be no weight given to it as a “fallback” for the Applicant to rely upon in support of this entirely conceptually different scheme.

F3.7 It is true to say that the site remains ‘Previously Developed Land [PDL] this being previously defined as a ‘Brown Field Site where redevelopment might be encouraged in preference to a Green Field Site].

F3.8 It is interesting to note that the landowner is currently stating that the land is unlikely to be sold to a traditional housebuilder for 51 dwellings as the land purchase price being offered is less favourable than the land being retained in employment use and potentially that use being expanded. The landowner is indicating that the park home developer is willing and able to offer a higher purchase price for the land than a developer of traditional housing and that differential is sufficient to encourage him to sell the land rather than continue with employment use.

F3.9 That is a matter for the land owner but no financial appraisal has been supplied by the land owner nor the present applicant to justify such claims. It is reasonable for Members to expect that information when being asked to approve a proposal that is seriously deficient in affordable homes of a type to satisfy policy H4.

F3.10 The land-owner has stated he is unwilling to invest in commissioning such an appraisal.

F3.11 In addition the landowner has indicated there was no viable interest from the market when the site was being marketed for residential development with the benefit of outline planning permission for 51 dwellings. Information in respect of the marketing campaign and interest shown has been requested by officers and is awaited. A verbal update will be provided if available in time for the Committee meeting.

F4.0 CONSULTATION RESPONSE UPDATES

F4.1 Planning Policy Team

F4.1.1 “...It is not the intention to submit a formal policy response (although the policy team is in agreement with the overall recommendation for refusal)...” [20 January 2022]

Policy Team response [16 November 2021]

F4.1.2 Following the meeting of 29 October the Policy Team was asked to provide a detailed explanation of the position for this report. That statement is provided below:

“Babergh and Mid Suffolk District Councils do not count mobile homes in their housing supply monitoring. It is acknowledged that The Housing and Planning Act 2016 recognises mobile homes as having a role in contributing to the supply of housing. However, Mid Suffolk District Council does not rely on mobile home pitches to meet its identified housing needs evidenced in the Strategic Housing Market Assessment and therefore does not count the provision of mobile homes in its housing land supply. The Council only counts dwellings.

Mid Suffolk District Council published a housing land supply position statement in October 2020, which demonstrated a 7.67 year supply. The draft Mid Suffolk housing land supply position statement published in November 2021 for consultation, identifies a 9.54 year supply.

Mobile homes also do not fall within the definition of affordable housing as identified in the National Planning Policy Framework (2021) and therefore do not count towards the provision of affordable housing.”

Robert Hobbs, Corporate Manager. Strategic Planning - 16 November 2021

F4.2 Strategic Housing Team

Strategic Housing response [30 November 2021]

F4.2.1 *“As set out in comments made on 1st March 2021, this site is (by virtue of the site size and number of units) eligible for making provision for affordable housing. The most practical means of doing so is via a commuted sum.*

The applicant has submitted appeal documents which show cases whereby planning inspectors have determined that affordable housing contributions from mobile home sites are not justified, as mobile homes are less expensive than bricks and mortar homes and so offer an affordable route to home ownership. Other appeal decisions have not supported this position.

As a matter of principle, it is not accepted that mobile homes represent a form of affordable home ownership (under the NPPF definition).

Whilst mobile homes may cost less than traditional dwellings, they would be sold at the market price for mobile homes. Furthermore, they would not be provided to households identified as eligible for affordable housing.

The applicant has offered £168,000 as a commuted sum towards affordable housing, to be secured via a Unilateral Undertaking. This has been calculated to represent 35% of the units being sold at a reduced rate, as an attempt to create a figure equivalent to the cost to the developer of providing a policy-compliant number of discount market sale units.

This approach to a commuted sum is not recognised by the Strategic Housing Team. The standard approach used for calculating commuted sums in Mid Suffolk is based upon the cost of providing affordable homes.

Based on 73 units and policy compliance at 35%, it would normally be expected that 25.6 affordable homes would be provided. The cost of this, and hence the commuted sum sought, would be £1,940,165.1 This figure is based upon the cost of providing bricks and mortar dwellings on site, rather than mobile homes.

Clearly this is significantly more than what is being offered. Given the uncertainty created by conflicting appeal decisions, Members may wish to give detailed consideration to this issue.

It is understood that site viability has been raised as a factor in determining what the contribution should be. It is not clear that a viability appraisal has been submitted for open-book scrutiny. This site also benefits from an extant outline permission, DC/17/03568, which is subject to a Section 106 agreement which makes provision for 35% affordable housing. As such, policy compliant affordable housing requirements should be accounted for within the value of the land. ”

***Robert Feakes, Housing Enabling Officer. Strategic Housing -
30 November 2021***

Strategic Housing Team updated response [30 November 2021]

F4.2.2 An alternative calculation from the Housing Enabling Officer is set out below factoring in the cost of a park home has also been suggested. This calculation works out sat circa £30,000 per unit which reduces the total to circa £720,000.

F4.3 Members will of course note that is below the £1.94m described in the formal response but still significantly higher than the £168,000 secured

F5.0 Updated Supplementary Assessment

F5.1 The proposal as now amended includes a number of elements that ostensibly raise the sustainability of the proposal.

F5.2 These include:

- The applicant's response to Members concerns as expressed at the meeting of 29 October 2021 about the use of use fired heating. The applicant has confirmed that all units will be provided with electrically powered air source heat pumps. This can be secured by way of an extended legal agreement.
- All plots will have ev charging capability and all visitor spaces will be provided with a charging post.
- The applicant has responded positively to Member criticism of the 29 October 2021 proposal that it did not include a small on-site shop thereby requiring residents to travel outside the village most probably by bar for provisions by now including one.
- That shop will also be open to non-residents and so if approved the village as a whole will benefit from having a local convenience shop. That shop will be well connected to the rest of the village by the proposed footway extension works included in the proposal. The requirement to provide and run the shop can be secured by legal agreement.

F5.3 The extant proposal for 51 dwellings makes no such provision but it is noted that both Great Bricett and Wattisham are in the lowest tiers of the settlement hierarchy where such facilities are not expected.

F5.4 The extant outline planning permission which is now the subject of a reserved matters submission has a signed section 106 that includes the provision of 35% affordable housing.

F5.6 Delivery of affordable dwellings is a Council priority as the District requires some 124 affordable dwellings to be provided per year up to 2036 to meet the identified need and the accommodate those in housing need.

F5.7 The applicant [who is not the landowner] and now the landowner have advised the Council that the owner of the site has been unable to find a buyer for the site with its outline planning permission and associated S106 Agreement. Neither the owner or the current applicant have submitted a viability appraisal and/or a marketing analysis.

F5.8 The landowner has indicated that being able to sell the land for residential park home development at a value that not only provides a better return than the established

commercial use value of the site but also exceeds a traditional residential build value is attractive. He argues that a traditional residential build value is less attractive to him than continuing and expanding the business park rental stream.

- F5.9 That is a matter for the landowner.
- F5.10 Theoretically, in a circumstance where the reserved matters submission for 51 dwellings have been refused lapsed and the park home development has been refused and either not pursued to appeal or such an appeal is dismissed, the owner could continue the employment use in the current nissen hut style units on the rear part of the site or seek to expand such a use. It would appear from the land-owner's comments that continued use of the site for employment purposes is viable.
- F5.11 Therefore, the ultimate fallback position is continued use of the site for employment purposes if all else fails.
- F5.12 The approved outline permission for 51 dwellings, if reserved matters are approved and the development subsequently implemented, is likely to appeal to a wider demographic than the park homes. Members at the meeting of 29 October 2021 were concerned that all the 69 park homes might be restricted by the operator to the over 55's.
- F5.13 The operator has confirmed that no age limit will be applied to purchasers although from their experience such units are probably most likely to appeal to the over 45's.
- F5.14 The concern from some Members expressed at the meeting of 29 October around a narrow demographic was two-fold:
- [i] might an older population create a greater pressure on medical facilities in Great Bricett than the approved 51 dwellings and how could such facilities be expanded?
- F5.15 The answer provided by officers at the meeting was that the CCG would be entitled to submit a CIL bid the MSDC to expand medical provision in the area to accommodate the additional demand. CIL is a fund that is available for infrastructure across the district and is not restricted to the village/town within which funds are generated. There had been some concern that if CIL is not triggered by this type of development then if there is extra demand for expanded medical facilities and no capacity the required additional facilities might never be funded. The Council's CIL team confirmed that park homes do trigger CIL. in principle.
- [ii] might the impact of 69 park homes when taken cumulatively with those already in place on the adjacent Wixfield Park development result in an uncharacteristically skewed village demographic?

- F5.16 Looking at the village profile for Great Bricett [2019] [part of the JLP evidence base] the average house prices in Great Bricett were 7.69% above the District average.
- F5.17 This suggests that there ought to be ready interest from housebuilders in the site. [ie implementing the extant permission for 51 dwellings] but anecdotally the planning agent for the park home application suggests that the proximity of Wattisham Airfield and the activity of the Army Apache helicopters has dented such interest. Officers have not tested this supposition but sight of feedback from the marketing campaign associated with the attempted sale of the site for traditional residential purposes as requested might to the extent that this is relevant elucidate matters.
- F5.18 At the meeting of 29 October the Parish Council representative in objecting to the proposal raised a concern that a park home complex would adversely skew the population profile of the village towards being predominantly elderly. [presumably the fear being this would potentially mean facilities aimed at a younger population would be less supported and/or might put additional strain on local health care services]
- F5.19 Looking at the latest demographic profile of the village...

How many people live locally?	Children Under 16	Working Age Adults (16 to 64)	People Aged 65 +	Dependency Ratio
1,530	213 (13.9%)	1,218 (79.6%)	99 (6.5%)	0.26
73% Males 27% Females	Mid Sflk Avg = 18.4% England Avg = 18.9%	Mid Sflk Avg = 61.5% England Avg = 64.7%	Mid Sflk Avg = 20.1% England Avg = 16.3%	Mid Sflk Avg = 0.63 England Avg = 0.55

[Source: ONS 2011 Census: KS101EW & KS102EW] [Dependency Ratio = Ratio of Non-working Age to Working Age Population]

- F5.20 Whilst the fact that the airfield sits within Great Bricett and this will no doubt account for the high male population and the low over 65 years old population it is noted that Great Bricett has a significantly lower older population than the District average 6.5% compared to 20.1%.
- F5.21 This suggests that concerns around the cumulative impact of an older population are perhaps ill-founded.
- F5.22 This is further reinforced by reference to the table below.

Single Pensioner Households	Single H/holds < 65 years old	Lone Parent Families with Dependent Children
24	20	4
8.2% of all Households Mid Suffolk Avg = 12.9% England Avg = 12.4%	6.8% of all Households Mid Suffolk Avg = 12.4% England Avg = 17.9%	3.2% of all families with dependent children Mid Suffolk Avg = 17.7% England Avg = 24.5%

[Source: ONS 2011 Census: KS105EW]

F5.23 Concerns about added pressure on local medical facilities is noted. As previously explained the CCG [Care Commission Group] can make a bid for CIL funds to expand healthcare facilities if required. That bid is not dependent upon CIL funds being generated in Great Bricett.

F5.24 Looking at the table below it would appear that overall the people of Great Bricett enjoy higher levels of very good/good health than the District average. [92.5% compared to 83.2%] and lower levels of bad/very bad health . [1.4% compared to 3.9%]

General Health (All Usual Residents)				
Very Good 67.5%	Good 25.0%	Fair 6.0%	Bad 1.2%	Very Bad 0.2%
Mid Sflk Avg = 47.9% England Avg = 47.2%	Mid Sflk Avg = 35.3% England Avg = 35.2%	Mid Sflk Avg = 12.8% England Avg = 12.8%	Mid Sflk Avg = 3.1% England Avg = 3.6%	Mid Sflk Avg = 0.8% England Avg = 1.0%

[Source: ONS 2011 Census: QS302EW]

F5.25 The Council does not look to accommodate people in housing need in park home accommodation and therefore there is no point in trying to secure 35% of them as affordable homes in the sense meant by the Council.

F5.26 At the Committee meeting of 29 October a number of Members acknowledged that park home accommodation plays a valuable role particularly for older people seeking to downsize or those whose circumstances have changed. Indeed, several Members referred to family members who live permanently in and enjoy such accommodation.

F5.27 The Corporate Lead for Strategic Planning has confirmed that here in Mid Suffolk [and Babergh] park homes are not included in the AMR count as contributing towards meeting our housing need. That said he also acknowledges that:

“It is acknowledged that The Housing and Planning Act 2016 recognises mobile homes as having a role in contributing to the supply of housing.”

- F5.28 Members face the challenge of weighing up the benefits of the current proposal as further amended against what is potentially the loss of 17.85 permanent affordable homes [ie 35% of 51 dwellings this being the extant outline planning permission now the subject of a reserved matters submission].
- F5.29 Doubts as to the deliverability of the 51 dwelling scheme have not been tested. Whilst the Council's Policy Team did not include the site as contributing in the Council's latest draft AMR delivery record that could change again in the light of the reserved matters submission.
- F5.30 If the outline planning permission had expired on 6 January 2022 then 35% of nothing would have been nothing. In such a scenario the offer of a £168,000 contribution towards delivery of off-site affordable housing attracted more weight than can be ascribed to it following receipt of reserved matters. The act of submission of such details now revitalises the prospect of securing 35% affordable homes of a type needed by the Council. Further, if the extant planning permission has no reasonable prospect of being delivered, as the landowner suggests, then it would lend no real support to the principle of development in this case. The location is not considered appropriate for new residential development.
- F5.31 Park homes are not a type of accommodation that the Council requires to meet the needs of those on its Housing Register as being in need. Whilst the applicant believes such accommodation offers low-cost homes and widens choice they are of no value to those presenting to the Council' in pressing housing need.
- F5.32 Park homes are sold to buyers. Those on the Housing Register are not in a position buy such accommodation.
- F5.33 Despite their position of principle, the applicant is offering £168,000 towards off-site provision of affordable housing on the basis of a calculation previously described and therefore some delivery of the required type of affordable housing will be achieved by the Council if the park homes development goes ahead, albeit significantly less than might otherwise have been achieved using the Council's methods of calculations and expectations in respect of the effect of policy H4.
- F5.34 The question for Members is now "Does the enhanced proposal now deliver sufficient benefits to offset what would be by default a loss of potential affordable housing of a type sought by the Council?"
- F5.35 It would appear that in the iterative process of amending the proposal following deferrals the applicant has addressed all other concerns previously raised by Members before and at the meeting of 29 October 2021.

Valuation evidence

- F5.36 The applicant has provided some valuations prepared by Savills that look at what is assessed to be the landowner's incentives to sell or resume business use in support of the park homes proposal (expressly labelled as confidential despite the very clear national guidance relating to transparency in the decision taking process):
- Option 1: sale of site with outline pp for 51 dwellings;
 - Option 2: full use of existing buildings for 5 years for business purposes with sale after 5 years;
 - Option 2A: use of site with subdivision/expansion for business purposes and sale after 5 years
 - Option 3: sale for park home proposal
- F5.37 The submitted information [untested by the Council] indicates that :
- Option 1: offers the landowner the lowest return
 - Option 2: offers the landowner a 20% higher return than option 1
 - Option 2A: offers the landowner a 54.3% higher return than option 1
 - Option 3: offers the landowner a 28.6% higher return than option 1
- F5.38 Members will of course appreciate that the purpose of the planning system is not to maximise the return for a landowner from the sale of land.
- F5.39 In this particular case the applicant argues that the residential permission for 51 dwellings is unlikely ever to come forward because there is little or no incentive for the landowner to sell it for the value likely from a residential land sale.
- F5.40 He argues that he will deliver the park home proposal as a viable 'residential' alternative and the landowner will sell it for that purpose. He runs park home developments and he is satisfied that it works as a business venture from his perspective.
- F5.41 That said the information also appears to suggest that there is a reasonable prospect of the landowner deciding to retain the site for business purposes in the event that the park home proposal is refused or otherwise not advanced. [assuming an appeal is unsuccessful]. Whilst the return is lower than selling the site for park home development it is higher than selling the land for a 51 dwelling scheme.
- F5.42 Does this suggest that the 51 dwelling scheme will never come forward? Not necessarily. It just suggests if the figures are correct the landowner could sell his interest in the land for a capital receipt that is lower than if he retains the land/buildings for business use are re-markets the units for rent and secures full occupancy for 5 years. That is his choice and could depend upon whether he wishes to manage the sites with tenants into the future or convert the asset into one off capital receipt.

- F5.43 Interestingly the figures appear to show that with some new investment into the buildings and site for business purposes the site could generate a higher return for the landowner than the park home option.
- F5.44 All of that is for the landowner. Its relevance to the application being considered here [park homes] is the extent to which there being choate alternatives impacts the weight afforded to the benefits and impacts of the park home proposal when undertaking the planning balance.

F6.0 Planning Balance and Conclusions

- F6.1 Officers are now of the opinion that the planning balance previously described in the report to Committee on 12 May 2021 and 29 October need to be updated in the light of the latest enhancements to the proposal and the submission of reserved matters in respect of the 51 dwelling outline planning permission, and having reflected following feedback from Members previously and further professional reflection – to date, no formal decision of the Council has been taken in respect of the application and previous reports have no formal status either.
- F6.2 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.
- F6.3 The green credentials of the proposal have been improved since the meeting of 29 October 2021. The applicant has responded positively to comments made by the Committee through the introduction of 100% air source heating [electrically powered] and an offer to include a pv option upon purchase. EV charging capability is now also included.
- F6.4 The benefits in social terms are noted but tempered by the poor location in terms of connectivity and the site being at the lowest tier of the settlement hierarchy.
- F6.5 The proposal now includes the provision of a small local shop the existence of which will be a minor benefit for the village being that no such facility exists within the village at present. While its long-term presence cannot be assured the suggested legal agreement would provide for community potentially running of the facility as a social enterprise. Many villages operate such facilities to the benefit of the community. In this case the building, equipment and fittings would be offered rent free after an agreed set up period [3-5 years] Such an offer would be useful for “essentials” but in practice would not obviate general day to day car trips i.e. the location becomes barely more sustainable overall.
- F6.6 The shop and site will be well connected to the rest of the village by new footway connections. This is a minor benefit.

- F6.7 The provision of 69 mobile homes will offer a choice and variety of local homes, albeit acknowledging the district's significant residential land supply position
- F6.8 As a different housing typology than the typical 'bricks and mortar' housing estates, the development offers a different residential outcome, one that could be delivered in a much quicker timeframe than conventional housing – albeit to those able to purchase.
- F6.9 Economic gains are also modest, noting the creation of construction jobs will be very limited due to the off-site pre-fabricated approach to house building. The occupants of a 69 dwelling development will bring about some economic activity and benefit.
- F6.10 The brownfield site is 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.
- F6.11 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.
- F6.12 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.
- F6.13 The proposal will result in some landscape harm, through the loss of some green space and introduction of built form not of insignificant scale. New planting proposals will however further mitigate such impact beyond levels previously secured.
- F6.14 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 now the subject of a reserved matters submission. Conflict with local and national design policies is, for these reasons, not of great magnitude.
- F6.15 There will be environmental harm associated with private motor vehicle use, as day to day living will revolve around car journeys, inevitable given the site's countryside location. This said, there are local albeit limited bus services available close to the site and the proposed footway and bus stop improvements, supported by the Highways Authority, will enhance the accessibility of these services. Harm also arises due to the fact the proposals would be incompatible with the Council's spatial strategy. The direction of the plan would be to refuse planning permission.

- F6.16 The loss of an employment site is not an adverse effect that weighs in the planning balance by virtue of the fact of the previously approved 51 dwelling development that is now the subject of a reserved matters submission. If that scheme were no longer a realistic prospect, as the landowner now implies, then this would weigh against the current application to a degree.
- F6.17 The scheme delivers some social, economic and to a lesser extent, environmental benefits.
- F6.18 What the scheme does not deliver is 35% affordable dwellings of a type required to meet the demand of those in housing need on the Council's Housing Register contrary to Policy H4. This is a serious breach.
- F6.19 The recent submission of reserved matters in respect of the outline planning permission for 51 dwellings is decisive. It impacts [reduces] the weight that can now be afforded to the park home applicant's offer of £168,000 towards off-site delivery of affordable housing.
- F6.20 The offer of £168,000 only attracted weight in a scenario where there was no prospect of securing any on-site affordable housing as a result of the outline planning permission expiring.
- F6.21 Consequently the proposed 69 park homes are considered unacceptable as contrary to policy H4 of the Adopted Local and the offer of £168,000 in lieu of 35% affordable housing and the offer of on-site shop, footpath and bus stop improvements do not outweigh the harm that arises from not securing 17.8 affordable homes of a type that complied with the Council's requirements.
- F6.22 In the alternative, if the landowner's correspondence is to be preferred that the 51-dwelling scheme is nothing short of a paper exercise with no reasonable or realistic prospect of delivery, then much of the above becomes moot. The application would be judged afresh as a scheme for residential use in an inappropriate location having regard to the Council's spatial strategy – which is considered to be sound – and an unacceptable affordable housing contribution.

Conclusion

- F6.21 However weighed, the direction of the development plan is to refuse. Material considerations reinforce that direction. Members are therefore recommended to REFUSE the application on the basis set out above and as described in detail below .

F7.0 RECOMMENDATION

PLEASE NOTE THE OFFICER RECOMMENDATION IN RESPECT OF THE AMENDED PROPOSAL [post October 2020] FOLLOWS THE PART TWO RISK ASSESSMENT BELOW.

SECTION TWO: RISK ASSESSMENT of the 29 October proposal [pre and post the latest amendments]

RA1.0 Risk Assessment of Deferred/Amended Application

- RA1.1 The following risk assessment is provided to assist Members to understand the associated risks when determining application DC/20/05587 deferred from the Mid Suffolk Development Control Committee B which took place on the 29 October 2021.
- RA1.2 The recent material change of circumstances described in Section One of this report, alongside further reflection from officers bearing in mind those circumstances and further comments received, now mean that irrespective of the 'minded to refuse' resolution of the Committee on 29 October officers are now recommending refusal of the application
- RA1.3 This change in circumstance and the changed officer recommendation in the light of those changed circumstances must change the nature of the risk assessment sought by Members on 29 October 2021.
- RA1.4 It is important to recognise that some of the risks identified in this assessment are not of themselves material planning considerations, as issues of reputational and financial impact bear no direct relation to land use planning matters. They are nonetheless facets which reflect upon the reasonableness of the Council's decision on planning merit.
- RA1.5 It would not be appropriate, therefore and as an example, to allow the likely costs associated with defending an appeal to influence the planning balance being struck in determining an application for planning permission. That said, such risks are important for councillors to bear in mind as holders of public office and costs may, if awarded, bring into question the reasonableness of the behaviour of the party they are awarded against. The costs would, in that sense, be a symptom of the unreasonableness.
- RA1.6 The costs of defending an appeal or legal proceedings are not material to the planning merits of a particular decision and should not be given regard to in the making of a planning decision. They are a cost of democracy where decisions are reasonable.
- RA1.7 This risk assessment is provided, in the round, in the interests of transparency and disclosure.
- RA1.8 It is appropriate that councillors as decision-takers are at least aware of the foreseeable implications of any decision to be taken and consider the extent to which any decision made at variance to an officer recommendation is adequately reasoned and capable of bearing scrutiny under challenge, as recognised in Planning Practice Guidance.

RA2.0 Background

- RA2.1 The combined legal duties of section 70(2) of the *Town and Country Planning Act 1990* and section 38(6) of the *Planning and Compulsory Purchase Act 2004* require decisions to be made in accordance with the development plan unless there are material considerations that indicate otherwise (and such material considerations must be taken into account). This lies at the heart of the “planning balance” that Members exercise.
- RA2.2 Members will be aware that the proposal was last considered by Development Control Committee ‘B’ on 29 October 2021. Members decided to defer the item having resolved that the Committee was minded to refuse the application at a future meeting subject to the prior consideration of a risk assessment report] from officers.
- RA2.3 Members indicated that the application was considered unacceptable on the grounds that it fails to deliver housing with an appropriate mixture of tenure and sizes, with particular regards to the impact as a result of the neighbouring properties.
- RA2.4 This report assesses any risks associated with a decision to refuse based on such grounds.
- RA2.5 The revised officer recommendation within this report identifies reasonable grounds for refusal that focus on the failure of the proposal to deliver 35% affordable housing on the site contrary to policy, and the location of the development being in the countryside. This is generally in line with the issue that lies at the heart of the Committee resolution from 29 October 2021 but officers have reflected following Members’ deliberations and having regard to the evolving circumstances.

RA3.0 The Risks

- RA3.5 Officers consider that there are now no significant risks posed should Members refuse the application on the grounds recommended at section 7.0 of this report.
- RA3.6 The primary risks identified by officers in relation to the determination of the applications are threefold:
- application of planning policy risk;
 - appeal risk; and
 - reputational risk.
- RA3.7 These will be treated in turn from section RA5.0 of this report.

RA4.0 Unreasonable Behaviour

RA4.1 There is a potential financial risk that arises for any Council that refuses a planning application that is subsequently pursued at appeal if it can be demonstrated that the Council acted unreasonably when preparing and/or presenting its case following the start of a valid appeal. That risk is a full or partial award of costs.

RA4.2 A formal claim can be made by the appellant [but not necessarily found proven by the Inspector] if in their opinion the Council has

(1) behaved unreasonably and

(2) this has directly caused the appellant to incur unnecessary or wasted expense,

Therefore, costs can only be awarded costs if both limbs are satisfied and even then the award of costs remains discretionary.

Taking these two limbs in turn:

1. Unreasonable behaviour may arise if

The Council has:

- Missed important PINS [Planning Inspectorate] deadlines,
- Failed to have a witness to appear when required and/or not prepared evidence in good time such as to warrant an adjournment,
- Produced evidence at the Inquiry to which the appellant has not been privy, in advance
- Not co-operated fully in resolving the statement of common grounds,
- Run points which have no legal basis or substantive points with no evidence.
- Not substantiated each stated reason for refusal.
- Not had regard to relevant local and/or national policy as evidenced by the reference to relevant adopted development plan policies. And/or sections of the NPPF

2. Unnecessary expense

- the appellant has not demonstrated how the Council's alleged and strongly refuted unreasonable behaviour has directly caused unnecessary or wasted expense. The appellant in appealing this matter of necessity required its witnesses to produce their evidence to support their clients case. That is the appeal process. Nothing the Council has done since the appeal was lodged and a start date announced has required the appellant to commission material that would not have been required as part of their case

- The guidance cites an example of how an appellant might be able to demonstrate unreasonable behaviour by a Council resulting in unreasonable expense where, for example, a witness for the appellant has needed to time spent preparing for an appeal or ground which was withdrawn at the very last minute. That is not the case here.

RA5.0 Planning Policy Risks

RA5.1 Appropriate Mix of Tenures

- RA5.2 The proposed development does not include any on-site affordable rented or affordable shared ownership accommodation as required by Council Policy H4. Indeed, that policy requires such accommodation to comprise up to 35% of the total number of units.
- RA5.3 The Council is able to demonstrate that it requires such accommodation with new developments to meet its need to house those in housing need as expressed through the Housing Register.
- RA5.4 The applicant argues that what is being provided is de facto 'low cost' housing of a type that should be supported by the Council because it offers access to two and three bedroom units at a price that is advantageous [*ie cheaper*] than a traditional brick build permanent equivalent. In terms of pricing that may be so but a home costing upwards of £150,000 is not affordable to those on the Housing Register.
- RA5.5 In describing the proposed accommodation as low-cost by comparison to brick built permanent dwellings the applicant is comparing apples and oranges. What the applicant is not offering is to sell 35% of the proposed units at 20% less than the other equivalent park home units on the site. That would be comparing apples with apples.
- RA5.6 The applicant points to a number of appeal cases where the Inspector has accepted that Park Homes do provide a valuable alternative to brick-built equivalents. The Council does not dispute that such homes offer a wider choice to prospective purchasers. That is not the issue. It even accepts that to a purchaser with limited funds a park home may offer a cheap[er] alternative than a brick built equivalent. In that sense it is more affordable to a purchaser.
- RA5.7 That is not the Council's point. The Council's point is that it has 634 people on the Housing Register in Mid Suffolk. It has a demand for 127 new affordable rented/shared ownership dwellings per year to meet that need. [at a ratio of 75%:25%]. These are not purchasers with a nest egg from downsizing, they are not those able to secure a mortgage, they are not those able to rent privately, they may not be employed.
- RA5.8 This proposal does nothing to house sectors of the community in accommodation that is affordable to them in their circumstances.

RA5.9 Section 7 of the Draft Local Plan [Nov 2020] identifies that the majority of affordable housing need [2018-2036] within the District is for social rent & affordable rent [1288 dwellings] [56%]. Shared ownership accounts for a further 583 dwellings[25%]. Together they account for 81%. Just 19% is discount home ownership and starter homes.

RA5.10 It is reasonable for the Council to argue that by not delivering the type of affordable housing required by the Council to meet the demand from its Housing Register the proposal is unacceptable, particularly as the extant outline planning permission for 51 dwellings provides 35% affordable homes. [ie affordable rented/shared ownership]. That is 17.8 dwellings. [It should be noted that to qualify as such a product must be available at a significant discount. [25%+]. That is not the case here.

RA5.11 In specifying the type of affordable housing it requires the Council can draw support from the following paragraphs of the NPPF 2021:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required.....”

Paragraph 34 [page 11 NPPF 2021]

“Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.”

Paragraph 63 [page 17 NPPF 2021]

“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount”

Paragraph 64 [page 17 NPPF 2021]

“Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless

the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should: a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and b) be adjacent to existing settlements, proportionate in size to them³⁵, not compromise the protection given to areas or assets of particular importance in this Framework³⁶, and comply with any local design policies and standards."

Paragraph 72 [page 19 NPPF 2021]

NPPF 2021 Annex 2:Glossary: [page 64]

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes

for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

- RA5.12 The applicant is however offering a financial contribution of £168,000 towards off-site delivery of affordable rented housing by the Council. That equates to just over 2 dwellings and is unacceptable.
- RA5.13 The figure of £168,000 is derived from 20% of the construction cost of a park home x 17 [ie 35% of the total number of units] ie £7,000 x 24 = £168,000.
- RA5.14 This is substantially less than the £720,000 calculated by the Council as representing an equivalent 35% in lieu contribution based on the cost of delivery of a park home.
- RA5.15 In preparing its latest AMR the Council has now discounted the 51 dwellings approved at outline from its total expected supply on the basis of what was at the time uncertainty of delivery. In the event a reserved matters submission for 51 dwellings was received by the Council on 31 January 2022. That is a game changer in terms of possible housing delivery expectations.
- RA5.16 The question therefore for Members following the latest amendments is has the planning balance described by officers to Members at the meeting of 29 October changed in any way and if so how and to what extent and is that change likely to change Members views on the merits of the proposal.
- RA5.17 The changes have caused officers to adjust their own weighting of factors and to change the recommendation to Members from an 'on balance' approval subject to a legal agreement to refuse. Events following the meeting of 29 October 2021 have now added weight to Members concerns that the proposed development fails to deliver much needed affordable housing at a scale that will meet policy H4 and make an appropriate contribution to addressing the need for affordable housing [particularly social rented] across the District.
- RA5.18 A reason for refusal on such grounds is considered 'reasonable' within the context of the test of reasonableness**
- RA5.19 Will these 69 park homes officially contribute to the Councils 5YHLS/delivery targets?**
- RA5.20 At the Development Control Committee 'B' meeting on 29 October Members asked officers to confirm the extent to which the Council can or cannot take account of these units when producing its Annual Monitoring Report [AMR].

- RA5.21 Development management officers at the meeting were unable to provide a definitive response. The Council's Policy Team was contacted by 'Teams' messaging during the meeting for an answer but clarity was needed in writing as the medium of communication did not allow for follow up questions.
- RA5.22 Members of Development Control Committee 'B' on 29 October had noted the fact that there is an extant outline planning permission on this site for 51 dwellings. Concern was expressed that if planning permission for 69 park homes was approved and these could not be included in the Council's housing figures then, there would be a 51 dwelling shortfall that will need to be recovered elsewhere.
- RA5.23 Park homes will not count towards the housing delivery total but as members are aware the Joint Local Plan process will now result in allocations being determined in a yet to be produced Part 2 document.
- RA5.24 Implementation of the extant outline planning permission if that happens will of course make such a concern academic. The prospects of such delivery have improved with the submission of a reserved matters application. It is preferable to the scheme now before the Council. If the landowner's account is to be accepted, that the permission has no realistic prospect of being delivered, then this does nothing for the current application which remains as a proposal for development in the countryside contrary to the development plan.
- RA5.25 In a letter dated 12 November 2021 the planning agent provided the following statement in respect of this point. It states:
- "Paragraph 74 of the National Planning Policy Framework (NPPF) states that:
- "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*
- Paragraph 74 of the National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. It is noted that the Local Planning Authority has published its draft five-year housing land supply position statement on 3 November 2021 for consultation ('the draft report'), and that 9.54 years-worth of supply was reported.
- To determine the Council's Local Housing Need figure, footnote 41 of the NPPF states that this should be calculated using the 'Standard Method' set out in the PPG.

The draft report notes that the Council's 5YHLS requirement is 2,693 units in the five-year period from 1st April 2021 to the 31st March 2026. To demonstrate a 5YHLS, the Council must identify specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing. A 'deliverable' site is defined in the NPPF (2021) glossary (Annex 2) as:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

The Annex explicitly does not exclude mobile homes or park homes intended for permanent residential use to contribute towards housing delivery.

There is however a considerable body of evidence which indicates that mobile homes, such as those proposed at Great Bricett have a major role to play in the supply of new homes and dwellings.

In *Wenman v SSCLG* [2015] EWHC 925 (Admin), Lang J stated that:

"I do not consider that the words "housing applications" in paragraph 49 NPPF should be interpreted narrowly so as to be restricted to applications for planning permission to construct "bricks and mortar" houses. "Housing application" is not a statutory term under section 55(1) TCPA 1990. Nor is it defined in the NPPF. Whilst I appreciate that a caravan or a mobile home would not usually be described as a "house", planning policies are not to be interpreted as if they were statutes or contracts (Tesco Stores Limited v Dundee City Council supra). As I have explained above, I consider that section 6 NPPF is intended to cover homes and dwellings, in a broad sense, and it would be inconsistent with that interpretation if an application for planning permission for a mobile home was excluded from the scope of paragraph 49."

The importance of mobile homes on housing supply numbers is supported by Section 124 of the Housing and Planning Act 2016 (as acknowledged by your Planning Policy Officer), which recognises mobile homes as having a role in contributing towards the supply of housing in a given area. Housing supply: Indicators of new supply, England Technical Notes, published by the Ministry of Housing, Communities & Local Government in September 2020 states that non-permanent (or 'temporary') dwellings are included in the definition of dwellings if they

are the occupant's main residence and council tax is payable on them as a main residence, and that these include caravans, mobile homes (page 19).

There are a number of recent appeal decisions which illustrate the importance of caravans and mobile homes assisting with an areas housing supply.

Officer comment: Members are reminded that it is the Council's contention that having a 5 year housing land supply that doesn't rely on caravan/park home sites means it does not need park home sites to make up numbers.

I have previously provided you with the 'Wisteria Heights' appeal decision (APP/C3810/C/19/3222033). In paragraph 41 noted that: *"The provision of 12 units of permanent residential accommodation through the removal of the condition would have a modest beneficial effect on the Council's overall supply of homes."*

In the 'Warfield Park' case in Bracknell Forest for up to 82 mobile Homes (APP/R0335/W/16/3163349 – attached) the Inspector stated that against a sizeable housing deficit, the provision of *"housing"* would be a *"benefit"*. In the Hermitage Caravan Park case (also in Warfield in Bracknell Forest (APP/R0335/W/19/3243351 - attached), the Inspector found that the additional 7 no. mobile homes comprising an extension to an existing caravan park was a marginal amount, *"but would help maintain the delivery of the Government's target of 300,000 new units annually"* (paragraph 48).

Officer comment: Members should note the reference to a sizeable housing deficit in the Bracknell Forest case. That is not the case in Mid Suffolk.

In the 'Deanland Wood Park' case in Wealden (APP/C1435/W/20/3265476 – attached), the Inspector noted that the proposal for change of use of land at an existing retirement park to site 105 additional park home caravans for people over 50 years old *"would make a significant contribution to the supply of housing in the District"*, observing also that *"Although not constructed of traditional bricks and mortar, the new homes would be of good quality and they would be set within an attractive residential environment"* (paragraph 35).

RPS also have several examples of where local planning authorities have explicitly included park homes or individual residential caravans for permanent use all year round by residents. Herefordshire includes caravans in its supply of houses (see paragraph 4.5 of the Annual Position Statement on 1 April 2020 dated September

2020¹). Stratford-on-Avon District Council in its Policy Advice Note on Housing Land Supply in July 2015² states:

“The Council acknowledges that caravans and mobile homes do not constitute dwelling houses (which by definition are buildings). However, where they have a permanent and year-round residential use, they provide a permanent home for a household. In this sense, they are a ‘self-contained dwelling’ and it is appropriate to include them within the housing supply” (Footnote 1, Page 2).

Notwithstanding the fact the Local Planning Authority is able to satisfy paragraph 74 of the NPPF, and notwithstanding the Council’s stance on including caravans in its annual monitoring on housing land supply, it is nevertheless clear that the net increase of 18 dwellings will make a significant contribution towards maintaining the Council’s housing supply of deliverable housing sites.”

RA5.26 Following the meeting the Policy Team was asked to provide a detailed explanation of the position for this report. That statement is provided below:

“Babergh and Mid Suffolk District Councils do not count mobile homes in their housing supply monitoring. It is acknowledged that The Housing and Planning Act 2016 recognises mobile homes as having a role in contributing to the supply of housing. However, Mid Suffolk District Council does not rely on mobile home pitches to meet its identified housing needs evidenced in the Strategic Housing Market Assessment and therefore does not count the provision of mobile homes in its housing land supply. The Council only counts dwellings.

Mid Suffolk District Council published a housing land supply position statement in October 2020, which demonstrated a 7.67 year supply. The draft Mid Suffolk housing land supply position statement published in November 2021 for consultation, identifies a 9.54 year supply.

Mobile homes also do not fall within the definition of affordable housing as identified in the National Planning Policy Framework (2021) and therefore do not count towards the provision of affordable housing.”

Robert Hobbs, Corporate Manager. Strategic Planning - 16 November 2021

¹ <https://www.herefordshire.gov.uk/downloads/file/21142/amr-2020-appendix-b-five-year-land-supply-document>

² <https://www.stratford.gov.uk/doc/173611/name/Policy%20Advice%20Note%205%20Year%20Supply%20November%202014.pdf/>

RA5.27 In addition Rob Hobbs comments that as recently as July 2021 the landowner was indicating to the Council that residential development on the lines of the outline planning permission will come forward.

“In respect of the LS01 site in Great Bricett identified in the submitted Joint Local Plan, this reflects the extant outline planning permission for residential development of up to 51 dwellings DC/17/03568, which was issued on 7th January 2019. The site agent, Mr Ryan Jones, confirmed on 31st July 2021, on behalf of the owner Mr John Cooper, that the intention was to complete 25 dwellings in 2022/23 and 26 dwellings in 2023/24. This however has not been included in the housing land supply calculations due to the uncertainty regarding development on this land. It is noted that the outline planning permission will expire in January 2022.”

Robert Hobbs, Corporate Manager. Strategic Planning - 16 November 2021

RA5.31 The Council can defend a reason for refusal that revolves around the fact that the proposal does not deliver affordable housing of a type and quantity of affordable housing needed to meet the identified need of those on its Housing Register.

RA5.32 Appropriate mix of sizes

RA5.33 The updated Strategic Housing Market Assessment [2019] for Mid Suffolk identifies that going forward the highest need in terms of open market housing is for two and three bedroom units.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years				
<i>Size of home</i>	<i>Current size profile</i>	<i>Size profile 2036</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

RA5.34 The proposed park homes are expected to be predominantly 2 and 3 bedroom units which corresponds with the highest requirement identified in the SHMA. This suggests that refusing the proposal on grounds that include failure to provide an appropriate mix of unit sizes may be difficult to defend even if one wanted to run a defence that the proposed mix does not deliver a broad range of units.

RA5.35 Particular regard to impact on neighbouring properties

RA5.36 Local Plan [1998] Policy H16 is most relevant here. It states:

“TO PROTECT THE EXISTING AMENITY AND CHARACTER OF PRIMARILY RESIDENTIAL AREAS, THE DISTRICT PLANNING AUTHORITY WILL REFUSE:-

- CHANGE TO NON-RESIDENTIAL USE WHERE SUCH A CHANGE WOULD MATERIALLY AND DETRIMENTALLY AFFECT THE CHARACTER AND AMENITY OF THE AREA BY MEANS OF APPEARANCE, TRAFFIC GENERATION, NUISANCE OR SAFETY;

- THE LOSS OF OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF AN AREA AND WHICH ARE IMPORTANT FOR RECREATION OR AMENITY PURPOSES;

- DEVELOPMENT THAT MATERIALLY REDUCES THE AMENITY AND PRIVACY OF ADJACENT DWELLINGS OR ERODES THE CHARACTER OF THE SURROUNDING AREA. THE CUMULATIVE EFFECT OF A SERIES OF PROPOSALS WILL BE TAKEN INTO ACCOUNT.”

RA5.37 It is in this context that the reference to ‘neighbouring properties’ in the Resolution was specifically made directed at those living in permanent brick built homes on the west side of Plough Hill rather than those living within the existing park home centre known as Wixfield Park immediately to the north of the application site.

RA5.38 The nub of this concern revolved around the perception that park homes are likely to be attractive only to the over 45’s. By not attracting the under 45’s and families with young children the introduction of 69 units into the village would unacceptably skew the age profile of the village.

RA5.39 Whilst the operator poses no restriction on the age of purchasers it is likely that such accommodation will attract older buyers.

RA5.40 What is not clear is what will make Great Bricett intrinsically attractive to the under 45’s at present if they do not have a connection with Wattisham Airfield. There is no shop, no school, no facilities to talk of.

RA5.41 It is true that in the event of planning permission being granted for 69 park homes on this site the number of such homes in the village would be significantly increased cumulatively with Wixfield Park.

RA5.42 In other circumstances the introduction of 69 adaptable bungalows may be seen as a great benefit bearing in mind the growing increase in the District’s elderly population.

- RA5.43 The site now includes a local shop, something the village presently lacks.
- RA5.44 There is no reason to expect a park home site with no entertainment facilities to generate noise/disturbance likely to cause a nuisance to neighbours. It is a residential use like traditional brick built homes with gardens. These are not holiday homes where you might possibly expect short-term occupiers to be in a 'party mood' with late night outdoor revelry.
- RA5.45 It is suggested that the latest amendments mean that it is not reasonable for the Council to argue harm to residential amenity as it is difficult to see what that harm is – clearly it cannot be impact on property values because that is not a material planning consideration and it has not been raised in representations.
- RA5.46 It is difficult to argue harm to visual amenity as the units are single storey, will be well screened and will be of a good design. Units will be required to be kept in good repair as part of the site management regime.
- RA5.47 Lighting is controlled and low level.
- RA5.48 At present the north-eastern half of the site comprises a range of nissen hut style buildings which do little to enhance the character of the countryside.
- RA5.49 Might Local Plan Policy H17 [Keeping Residential Development Away from Pollution] provide a basis for a refusal? It states:3.41

“THE DISTRICT PLANNING AUTHORITY WILL REFUSE RESIDENTIAL DEVELOPMENT IN AREAS WHICH ARE SUBJECT TO, OR ARE EXPECTED TO BECOME AFFECTED BY, EXCESSIVE ROAD TRAFFIC NOISE OR WHICH WOULD BE EXPOSED TO EXCESSIVE NOISE LEVELS FROM INDUSTRIAL OR OTHER PREMISES.

RESIDENTIAL DEVELOPMENT WILL NORMALLY BE REFUSED IN AREAS WHICH HAVE, OR ARE LIKELY TO HAVE, SIGNIFICANTLY REDUCED AMENITY OR SAFETY BY VIRTUE OF PROXIMITY TO:-

- NOISE, SMELL OR OTHER FORMS OF POLLUTION EMANATING FROM NEARBY AGRICULTURAL OR OTHER PREMISES;

- INDUSTRIAL PREMISES OR OTHER INSTALLATIONS WHICH INVOLVE THE USE, STORAGE OR HANDLING OF HAZARDOUS SUBSTANCES.”

- RA5.50 It is clear that within its geographic context Policy H17 cannot and does not apply here. Indeed the use of the site for residential purposes effectively reduces the risk of nuisance from the business uses that previously were undertaken on the site were the use to resume in the event that residential development does not occur.

RA6.0 Application of Planning Policy risk

RA6.1 Whilst every application must be considered on its own merits, it is also important for the Council to be consistent in its application of policy when determining applications of a similar nature. The Council, and Planning Inspectors, have consistently over time recognised that when assessing housing applications (and assuming no other key issues are present) the “tilted balance” is capable of engaging in Mid Suffolk due to the out-of-datedness of the District’s strategic housing policies as applicable to certain applications. However, this amounts to a fact sensitive exercise dependent upon the specific circumstances in play.

Whilst some elements of the Council’s housing policies have been found to be inconsistent with national planning policy on other occasions, on account of their tight control of development in the countryside adjacent to sustainable settlements and when considered in the context of an aged plan with dated housing requirements, their overall strategy remains sound in seeking to locate new development to more sustainable locations and in recognition of the intrinsic character and beauty of the countryside. On the facts of this present application it must be recognised that the application proposes a large number of residential homes in a location on the bottom tier of the Council’s settlement hierarchy. Taken in the round, and with the addition of policy H4, officers do not consider that the most important policies in play are out of date. The “tilted balance” does not apply and, bearing in mind the existing and improving housing land supply position, there is no pressing need to release more homes especially in an undesirable location.

RA6.2 There is also a need to examine consistency in the context of the previous application on site. The extant planning permission for 51 dwellings did secure a 35% ‘on-site’ affordable housing contribution. A refusal of the 69 park home scheme on the ground that it fails to comprise 35% affordable housing of a type required by the Council to meet the affordable needs of the District would be consistent.

RA6.3 In the context of the current application, Suffolk County Council have not identified any specific primary and secondary education provision need.

RA6.4 Looking more widely at infrastructure delivery, the NHS confirm capacity at the nearest health centre subject to expansion of that facility to be funded from Community Infrastructure Levy (CIL) receipts.

RA6.5 Suffolk County Council, commenting in their capacity as Highway Authority note no severe impact upon the highways network infrastructure sufficient to support a refusal.

RA6.6 The scheme now includes [post-October committee] the provision of a small shop along with the previously proposed new footway connections both of which can be said to represent benefits for the village.

RA7.0 Application of Appeal Risk

RA7.1 In accordance with current National Planning Practice Guidance, a failure to substantiate a reason for refusal, or the prevention of development that clearly should have been permitted, is likely to lead to an award of costs against the Council at appeal. The risk of this occurring is higher where Members overturn the professional recommendation of their planning officers and especially so where their reasons or harm cannot be substantiated by professional or objective evidence. In short that would be unreasonable in a planning authority decision.

RA7.2 Such a risk is obviated by the fact that the proposal clearly does not provide 35% affordable housing of a type [rented and shared ownership] required by Policy H4. Indeed it provides no onsite affordable housing.

RA7.3 The extent to which the failure to deliver 35% on-site affordable housing is off-set [or not] by the contribution of £168,000 for off-site delivery, the widening of housing choice through offering an alternative to brick built dwellings, the enhanced green energy provision and the inclusion of a small shop will determine whether or not Members now ratify the position that was taken in October 2021.

RA7.4 Whether Members of Development Control Committee 'A' having received this additional report with its updated information, officer assessment and risk assessment choose to now support the revised officer recommendation to refuse the application and support the view of the proposal expressed by Development Control Committee B on 29 October is a matter for them.

RA7.5 Officers are however now satisfied that a refusal is appropriate and sound.

RA8.0 Application of Reputational Risk

RA8.1 Reputational risks to a local planning authority foreseeably arise from taking decisions that might be unreasonable, founded on vague, generalised or inaccurate assertions about a proposals impact and which are unsupported by any objective analysis or which are inconsistent with other prior decisions of the authority or by Inspectors at appeal.

RA8.2 It is expected that the local planning authority will make decisions which are reasonable in the round, have regard to relevant considerations and disregard irrelevant considerations.

Conclusion:

Refusal on a reason/s that included that/those set out below carry the adverse level of risk identified below:

1. Failure to deliver appropriate level and type of affordable housing [namely 35% afforded rent and affordable shared ownership] and none proposed on-site.

HIGH PROBABILITY of APPEAL: LOW LEVEL of RISK to the COUNCIL

The Adopted Development Plan clearly has well-established policies to secure 35% on-site affordable housing. The Draft Joint Local Plan based on a recent Strategic Housing Market Needs Assessment refresh supports this requirement. The risk arises from the fact that the applicant is challenging the Council's position by suggesting what is being proposed is a 'low cost' option that widens choice and delivers affordable accommodation compared to brick built equivalents. That risk is only realised if the appellant is able to persuade an Inspector the proposition is a reasonable alternative to the type of affordable housing sought by the Council or constitutes affordable housing as defined in the NPPF 2021. Officers believe that as what is being offered is not 35% of the total number of units being available on-site at a 20% discount these are in fact all open market units.

- Policy Risk
 - Financial Risk
 - Reputational Risk [this works both ways in so far as securing decent affordable housing is a Council priority in the face of the high demand and need for affordable rented accommodation to house people on the Housing Register. Failure to defend Council affordable housing policy could open the door to similar proposals at the expense of securing the type of accommodation needed.
2. Approval of the proposed 69 park homes will result in the site which has an extant planning permission for 51 brick-built dwellings [with 35% on-site affordable housing] not coming forward thereby prejudicing delivery of homes that can be counted towards the Councils Housing delivery targets.

HIGH PROBABILITY of APPEAL: LOW LEVEL of RISK to the COUNCIL
as the proposal is contrary to H4 whereas the extant outline permission is not

3. Highway safety or capacity

HIGH PROBABILITY of APPEAL: HIGH RISK to COUNCIL

The risk is high on the basis that the local highway authority has not objected to the proposal on highway grounds

- Inability of the lpa to be able to evidence highway harm particularly in the light of proposed footway improvements, the existing use of the site and the extant planning permission

Reputational Risk

Financial Risk

4. Adverse impact on residential amenity

HIGH PROBABILITY of APPEAL: HIGH RISK to COUNCIL

The risk is high on the basis that none of the Council's environmental health consultees have raised objection on amenity grounds.

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SECTION THREE: OFFICER RECOMMENDATION FOLLOWS

OFFICER RECOMMENDATION: 9 FEBRUARY 2022

7.0 RECOMMENDATION 9 February 2022 [supersedes all previous recommendations]

Having carefully considered the Risk Assessment that appears under PART TWO of this Report and the latest amendments to the proposal and change in circumstances explored within PART ONE and having undertaken a review of the merits of the proposal in the light of these and all other material planning considerations;

THEN,

(1) The application be REFUSED for the following reasons:

While the Council accepts that the proposed 69 park homes may add to consumer choice in respect of the type of new residential accommodation available for purchase in the District they do not appropriately address the need for affordable housing across the District in a way that meets Adopted Local Plan Policy H4 and Draft Joint Local Plan Policy SP02.

The Council through the above policies and its Objectively Assessed Housing Needs Assessment expects residential developments of this scale to include a 35% component of on-site affordable housing comprising predominantly affordable rented accommodation with some affordable shared ownership. 35% of 69 is an affordable housing content of 17.8 dwellings.

In determining this application the Council has had regard to the applicant's offer contained in a signed unilateral undertaking to provide a financial contribution of £168,00 and latterly increased to 200,000 outside that Unilateral Undertaking towards off-site delivery of such affordable housing by the Council but finds it does not adequately outweigh the harm that will result from a shortfall of some 15 such dwellings with a policy compliant solution.

The Council having approved outline planning permission for a 51 dwelling development comprising 35% affordable housing [by way of S106 Agreement] under reference DC/17/03568 on 7 January 2019 reasonably expects 35% affordable housing delivery on this site. The fact that a valid reserved matters submission for that 51 dwelling development was received by the Council in December 2021 indicates that it is reasonable for the Council to reject the park home proposal on the ground that fails to make adequate provision for the delivery of affordable dwellings. The Reserved Matters application represents a choate alternative that accords with Adopted Council Policy. Its delivery will be prejudiced by permission for a park home development

It is the Council's opinion that being able to demonstrate that it has a 5-year housing land supply that does not rely on the inclusion of park home sites it is not imperative to approve this application in order to meet a deficiency in housing supply/delivery within the District. No overriding case for

the need for park homes within the District in general and this site in particular has been provided and therefore the Council is of the opinion that there is no overriding justification to support this departure from Adopted policy.

If the extant planning permission has no realistic prospect of being delivered (and if the current proposal is assessed purely on its own merits) then the application is objectionable for the above reasons and also on account of its countryside location contrary to the spatial strategy in the development plan (inc. policies CS1, CS2, H7) and where material considerations do not outweigh the direction to refuse planning permission. Taken in the round, and accounting for the specific circumstances of the application, the most important policies for its determination are considered to be up to date in so far as they are applicable. However even if the “tilted balance” were to apply, the harms significantly and demonstrably outweigh the benefits. However assessed, the application remains unacceptable and does not represent sustainable development.



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Previous Committee reports follow for information and continuity.

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			
	Operator	MU	MU	MU	MU	MU	MU	MU	MU			
	Service Restrictions	Sch	NSch	Sch	NSch	Sch	NSch	Sch	NSch			
	Notes	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 Battsford
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
Battsford,Community Hall	0818
Battsford,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
Battsford,Punch Bowl	1542
Battsford,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 Moat Farm	—	—	—	1252
Battsford Tye, o/s Punchbowl	—	—	—	1254
Battsford, 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
Whatfield, 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	0936	1328	1328
Hadleigh, Bus Station (Stand D)	0930	0941	1330	1330
Hadleigh, opp Bourchier Close	0934	—	1334	1334
Hadleigh, adj Meriton Rise	0937	—	1337	1337
Hadleigh, Bus Station (Stand B)	arr	0940	—	1340 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



461/462

Hadleigh - Hitcham/Great Bricett - Stowmarket

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
Elmsett, opp Bus Shelter			1400	1425
Whatfield, adj Telephone Box			1403	1433
Whatfield, 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

Sundays

Bank Holidays

no service

no service

no service

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

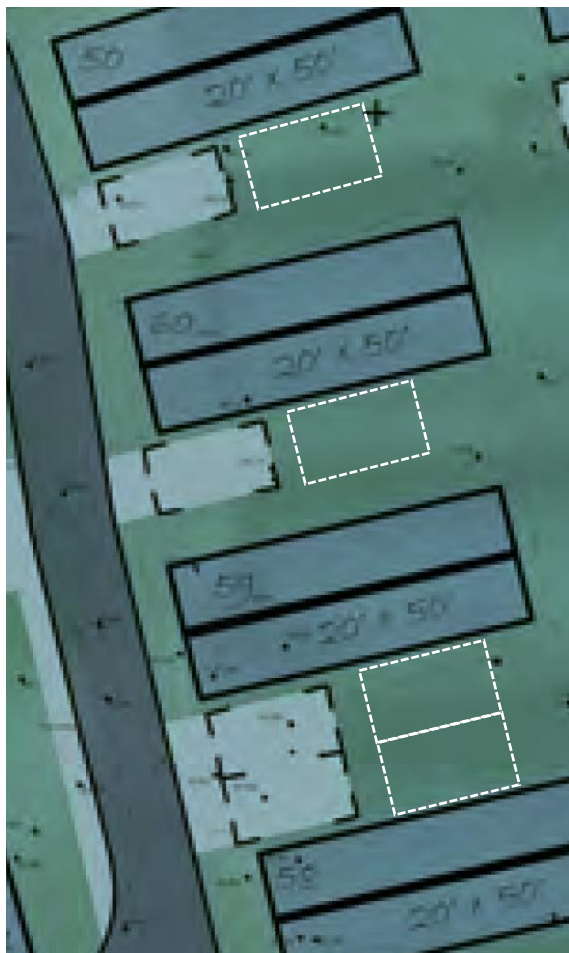
Notes: 1 - Sponsored by Suffolk County Council
CH - Chambers
HADC - Hadleigh Community Transport

- 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 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 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 be 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 Bricett 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	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/A</i>	
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



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 Vincent Pearce
Planning Officer
Mid Suffolk District Council

Tuesday, 30th November 2021

Dear Mr Pearce

Ref: DC/21/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Great Bricett Parish Council remains steadfast in opposing the construction of park homes on Great Bricett Business Park. We still maintain that cramming another 69 homes adjoining 70-plus pre-existing prefabricated park homes immediately adjoining Wixfield Park park homes site will overwhelm our village, earmarked as a hamlet in the proposed new Local Plan.

We also note Mid Suffolk District Council (MSDC) planning committee B met on 29th October 2021, and came close to voting to reject MSDC planning officer advice recommending approval. Our elected District Councillors questioned the validity and suitability of prefabricated homes being described as sustainable homes, inter alia because they are un-mortgageable temporary homes with an acknowledged maximum lifespan of only 70 years and ipso facto unsuitable for young married couples with children.

On officer advice, the committee duly deferred making a decision for a "risk assessment", which a committee clerk* later emailed to GBPC's representative who attended the 29th October debate stressing to our representative that MSDC wanted to make a deferred decision in the "best public interest".

It appears no decision on the best public interest has yet been stated by MSDC.

Meanwhile, Birch Homes planning agent RPS has now lodged what amounts to a revised plan to incorporate a 5 x 10m prefabricated village shop accessed via a new public footpath along the site's western perimeter. But no parking spaces are shown for the shop, on a naive presumption that all customers will walk or cycle there.

The shop immediately adjoins a nextdoor house fronting The Street, pledged to remain in situ as a village shop for only three years with a dubious option for it to be run as a community shop thereafter.

The Parish Council notes that planning agent RPS exclusively cite case law supporting their new proposals, taking no heed whatsoever of any possible distinguishing case law that may support our Parish Council's submission that Birch Homes' development will "overwhelm" our village.

The Parish Council reminds MSDC (and the Planning Inspectorate) of its duty to consider the individual merits of our village's proposed unique hamlet status, as seen from our viewpoint, on the hallowed principle of judging every disputed planning application on its own unique circumstance that surely forms part of the all-inclusive "best public interest" deferral in deciding this application.

We who live, work and die in Mid Suffolk elect Councillors to enact and implement the democratic majority view. We stress that this site has extant permission for building 50-plus mortgageable permanent brick houses with more attractive environmentally-friendly front and back gardens.



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

We further suggest to all concerned that it would be of immense public interest, in deciding what could be a much-needed new precedent planning decision, to discuss the vital "freedom" issue of wider / best land ownership. Park home sites are effectively owned in perpetuity by comparative few very rich landowners whereas for-sale brick houses enable more people to live in a more democratic and more inclusive and widespread happier home-owning environment. Such a decision most certainly encompasses the best public interest.

The Parish Council resolutely reject these park homes, but acknowledge the benefit of a village shop, albeit it being an obvious a sweetener to generate support for the revised more environmentally sympathetic new submissions.

Footnote: GBPC's tree warden says the very attractive well-maintained existing autumnal-colour field maple trees and hawthorn hedges on this seven-acre site should be retained, fearing Birch Park Homes bird's-eye view of these peas-in-pod prefabricated homes suggests these existing mature nesting, insect, wildflower features will vanish.

Yours sincerely

Mrs J Blackburn
Parish Clerk
Great Bricett Parish Council



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

Dear Vincent Pearce,

Ref: Planning Application DC/20/05587, Great Bricett.

Ringshall Parish Council **Objects** to the planning application (DC/20/05587) submitted to Mid Suffolk District Council (re-consultation) to site up to 73 mobile homes at Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ.

At its meeting last night (Thursday, 2nd December 2021), Council agreed that it continues to regard the proposed extensive development as unsustainable in this location and out of scale with the surrounding area which already has a large (but proportionate) mobile home site, Wixfield Park.

Council is of the view that selective highlighting by the applicant's representatives of Planning Appeals in its submissions to MSDC about other far-off locations have no commonality with that of the hamlet of Great Bricett.

Ringshall Parish Council is concerned that this resubmission does little to maintain the integrity of the surrounding area and still does not represent a low-cost form of housing compatible with affordable housing as claimed. It fails to address the issues of local homes for young people and is targeted at the over 45s and older.

Approving this planning application would deliver a dramatic increase in the number of mobile homes in Great Bricett and would represent a significant and overwhelming top-heavy, disproportionate increase in this type of home compared with existing conventional properties in Great Bricett.

Ringshall Parish Council believes that this proposed development would be detrimental to the area and its residents due to:

- a high demand for health and medical services which are already under severe pressure;
- the impact on existing amenities and the lack of infrastructure in the area, combined with an increase in road traffic;
- the visual and light impact, which would affect Ringshall Parish and its skyline.

The proposed development would be to the detriment of our community's wellbeing and, because of its size, would be unwelcome in the community. It would be a significant over-development of Great Bricett and excessive in relation to the existing residential mix, which already includes the mobile home site at Wixfield Park.

The suggested siting of a site shop for park and local residents does not appear to include a parking area and would be an annoyance to residents if non-residents were entering the site to park vehicles.

Yours Sincerely,

Chris Payne,

Chairman, Ringshall Parish Council.

-----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: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 29 Nov 2021 03:06:23

To:

Cc:

Subject: FW: DC/20/05587 Consultee Response

Attachments:

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

Sent: 29 November 2021 08:51

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

Subject: DC/20/05587 Consultee 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 Sir or Madam,

Application ref: DC/20/05587

Our ref: 375584

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

tel 0300 060 3900

email consultations@naturalengland.org.uk

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

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

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.

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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

From: Kirsty Nicholls <Kirsty.Nicholls@baberghmidsuffolk.gov.uk>

Sent: 01 Dec 2021 12:30:29

To:

Cc:

Subject: FW: DC/20/05587

Attachments:

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

Sent: 30 November 2021 16:43

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

Subject: DC/20/05587



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

Please be aware that the CCG has responded previously to this application and feels that no further comment is required at this stage.

Regards

CCG Estates Planning

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





**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: 17 November 2021 14:59
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/05587

Good afternoon,

As this is below the 10 dwelling threshold for Neil McManus to response - there is a Nil response to this re consultation for infrastructure requirements.

Other SCC services may have their own responses which must be considered as you would have consulted them directly.

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

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

Your Ref: DC/20/05587
Our Ref: SCC/CON/5259/21
Date: 30 November 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce

Dear Vincent Pearce

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

Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission due to the application.

Yours sincerely,

Samantha Harvey
Principle Engineer (Technical Approval)

Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: 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

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

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

Sent: 23 November 2021 10:13

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

Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Subject: 2021-11-23 JS Reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587

Dear Vincent Pearce,

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

LLFA has no further comment to make at this time.

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: 17 November 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.

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

Cc: Katherine Hale <Katherine.Hale@babberghmidsuffolk.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

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 24 November 2021 10:11
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Angela Kempen <Angela.Kempen@suffolk.gov.uk>
Subject: FW: MSDC Planning Re-consultation Request - DC/20/05587

Fire Ref.: F216214

FAO: Vincent Pearce

Good Morning,

Thank you for your letter informing us of the re-consultation for this site.

The original published comments made by the Suffolk Fire & Rescue Service, may Remain in Place.
We will require a Condition in the Decision Notice for the installation of fire hydrants.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,
A Stordy
Admin to Water Officer
Fire and Public Safety Directorate, SCC
3rd Floor, Lime Block, Endeavour House
Russell Road, IP1 2BX

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

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

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

Your Ref:
Our Ref: FS/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

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

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

Your Ref:
Our Ref: ENG/AK
Enquiries to: 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: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Sent: 22 Nov 2021 10:45:59

To:

Cc:

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

Attachments:

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

Sent: 20 November 2021 16:25

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

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



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 Planning Team,
Thank you for your consultation. Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.
If this is to change, please re-consult with us.
Kind Regards,
Sushil



Planning & Capacity Team

Development Services
Telephone: 07929 786 955

Anglian Water Services Limited

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

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

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

Sent: 17 November 2021 14:33

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

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

EXTERNAL MAIL - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

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

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

01/12/2021

For the attention of: Vincent Pearce

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

Thank you for re-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 revised layout submitted 17/11/2021.

The proposed layout has been revised to accommodate a SuDS attenuation basin to the eastern end of the site, which has also seen a reduction in units to 63, which is welcomed. However, there was insufficient information supplied with regard to the design and setting of the basin for us to provide a comprehensive response on its appearance and landscape amenity value, such as gradients or planting of the area.

We also note the proposed inclusion of a shop accessed directly from Pound Hill, which was not included in the previous scheme. It would appear this would require a section of existing hedge to be removed. Though no details were given. Presumably there would also be a level of signage and paraphernalia accompanying the retail facility which has not been accommodated. In addition to this and subject to comment from Highways we suggest further consideration needs to be given to the allocation of space for short-stay parking and deliveries which if not addressed could result in on street or on verge parking.

Further to the points above in relation to the revised scheme, we would like to draw your attention to recommendations raised in our letter dated 27/01/21 which we believe are still valid and have not been sufficiently addressed, summarised below:

- The retention of existing vegetation to the site boundaries is unclear.
- We would expect a similar level of public open space to that proposed in the previously granted scheme (Application DC/17/03568).
- Detailed information regarding placement or finish of boundary treatments, signage and fencing was not included.

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

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

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



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) Its 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.

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.

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 26 Nov 2021 12:49:17

To:

Cc:

Subject: FW: DC/20/05587

Attachments:

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

Sent: 26 November 2021 09:50

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

Subject: DC/20/05587

Dear Vincent,

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.

Reason(s) for re-consultation: Please see documents submitted 17.11.2021.

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butts per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

Upon review of the document 'Omar Group Sustainable Home Design Solutions' it should be noted that the document provides a list of energy efficiency and sustainability measures but does not clearly state how and where they will be utilised, if at all. This requires clarification.

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

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

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@babberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:04
To: Sarah Scott <Sarah.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.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@babberghmidsuffolk.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 portaloos.
- 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 be 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;">  <small>PDF</small> </div> <p>ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat</p> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  <small>W</small> </div> <p>SWP Waste Guidance v.21.docx</p> <hr style="width: 20%; margin: 10px auto;"/> <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: 29 November 2021 14:59

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

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

Public Realm Officers do not wish to add any further comments on this proposal.

Regards

Dave Hughes

Public Realm Officer

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

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

Sent: 17 November 2021 14:31

To: BMSDC Public Realm Consultation Mailbox

<consultpublicrealm@baberghmidsuffolk.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.

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

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

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

Sent: 08 January 2021 14:39

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

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

The application form is misleading

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

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

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 08 January 2021 11:08

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

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

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

Kind Regards

Planning Support Team

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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.

Consultation Response

1	Application Number	<p>DC/20/05587 - Great Bricett Business Park, The Street Great Bricett</p> <p>Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)</p>	
2	Date of Response	30 November 2021	
3	Responding Officer	Name:	Robert Feakes
		Job Title:	Housing Enabling Officer
		Responding on behalf of:	Strategic Housing
4	Recommendation	Comment	
5	Discussion	<p>As set out in comments made on 1st March 2021, this site is (by virtue of the site size and number of units) eligible for making provision for affordable housing. The most practical means of doing so is via a commuted sum.</p> <p>The applicant has submitted appeal documents which show cases whereby planning inspectors have determined that affordable housing contributions from mobile home sites are not justified, as mobile homes are less expensive than bricks and mortar homes and so offer an affordable route to home ownership. Other appeal decisions have not supported this position.</p> <p>As a matter of principle, it is not accepted that mobile homes represent a form of affordable home ownership (under the NPPF definition).</p> <p>Whilst mobile homes may cost less than traditional dwellings, they would be sold at the market price for mobile homes. Furthermore, they would not be provided to households identified as eligible for affordable housing.</p> <p>The applicant has offered £168,000 as a commuted sum towards affordable housing, to be secured via a Unilateral Undertaking. This has been calculated to represent 35% of the units being sold at a reduced rate, as an attempt to create a figure equivalent to the cost to the developer of providing a policy-compliant number of discount market sale units.</p> <p>This approach to a commuted sum is not recognised by the Strategic Housing Team. The standard approach used for calculating commuted sums in Mid Suffolk is based upon the cost of providing affordable homes.</p> <p>Based on 73 units and policy compliance at 35%, it would normally be expected that 25.6 affordable homes would be provided. The cost of this, and hence the commuted sum</p>	

		<p>sought, would be £1,940,165.¹ This figure is based upon the cost of providing bricks and mortar dwellings on site, rather than mobile homes.</p> <p>Clearly this is significantly more than what is being offered. Given the uncertainty created by conflicting appeal decisions, Members may wish to give detailed consideration to this issue.</p> <p>It is understood that site viability has been raised as a factor in determining what the contribution should be. It is not clear that a viability appraisal has been submitted for open-book scrutiny. This site also benefits from an extant outline permission, DC/17/03568, which is subject to a Section 106 agreement which makes provision for 35% affordable housing. As such, policy compliant affordable housing requirements should be accounted for within the value of the land.</p>
6	Amendments, Clarification or Additional Information Required	None
7	Recommended conditions	No planning conditions are sought, but if the application is permitted with affordable housing provision to be made as per the Unilateral Undertaking approach negotiated between the applicant and planning colleagues then the permission should be subject to the UU.

¹ If the number of units overall has been reduced to 69, a policy compliant number of affordable homes would be 24.15 with an equivalent commuted sum of £1,833,854.

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

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 23 November 2021 10:43

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

Subject: DC/20/05587 re consult

Environmental Health - Noise/Odour/Light/Smoke

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

Reason(s) for re-consultation: Please see documents submitted 17.11.2021

Thank you for re consulting me on this application. Having reviewed the documents I have further comments to add to those I have already submitted:

Foul Drainage

Prior to the commencement of development, full details of the foul drainage scheme to serve the development shall be submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to on the site it would serve are commenced. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme, as approved shall thereafter be maintained in line with the manufacturer's instructions.

Reason: to minimise detriment to nearby residential amenity

Domestic Air Source Heat Pumps

The applicant shall provide full details of the locations for all Air Source heat pump (ASHP) plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site (The assessment shall also be made for noise from each ASHP in relation to the other residential mobile homes) shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations for mitigation if required shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

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

Sent: 22 Nov 2021 03:17:06

To:

Cc:

Subject: FW: (300662) DC/20/05587. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 22 November 2021 15:07

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

Cc: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>

Subject: (300662) DC/20/05587. Land Contamination

EP Reference : 300662

DC/20/05587. Land Contamination

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 can confirm that I have no cause to amend my previous recommendations made in January 2021.

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

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours



Application No:
DC/20/05587

Address: **Great Bricett Business Park, The Street, Great Bricett**

Proposal: FULL Planning Application

**Change of use of land for the siting of up to 69 mobile homes
(following demolition of existing buildings)**

This application was previously considered at the Planning Committee meeting of **15 September 2021**, where it was **DEFERRED**

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 revised presentation now provides the Committee with an updated explanation and analysis of information received, clarification provided and changes to the proposal secured since the last meeting. This presentation supplements the Committee Report and other material planning considerations, all of which must be taken into account when determining this application.





UPDATE

The signed [29 October 2021] unilateral undertaking has been received to deliver:

- Footway improvements
- Bus shelter
- £168,000 affordable housing contribution
- Open space

DocuSign Envelope ID: DB9F8932-6999-454E-9246-A99F86114145

EVERSHEDS
SUTHERLAND

Eversheds Sutherland
(International) LLP
115 Colmore Row
Birmingham
B3 3AL
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T: +44 20 7497 9797
F: +44 20 7919 4819
DX 13004 Birmingham
eversheds-sutherland.com

Dated: 2021

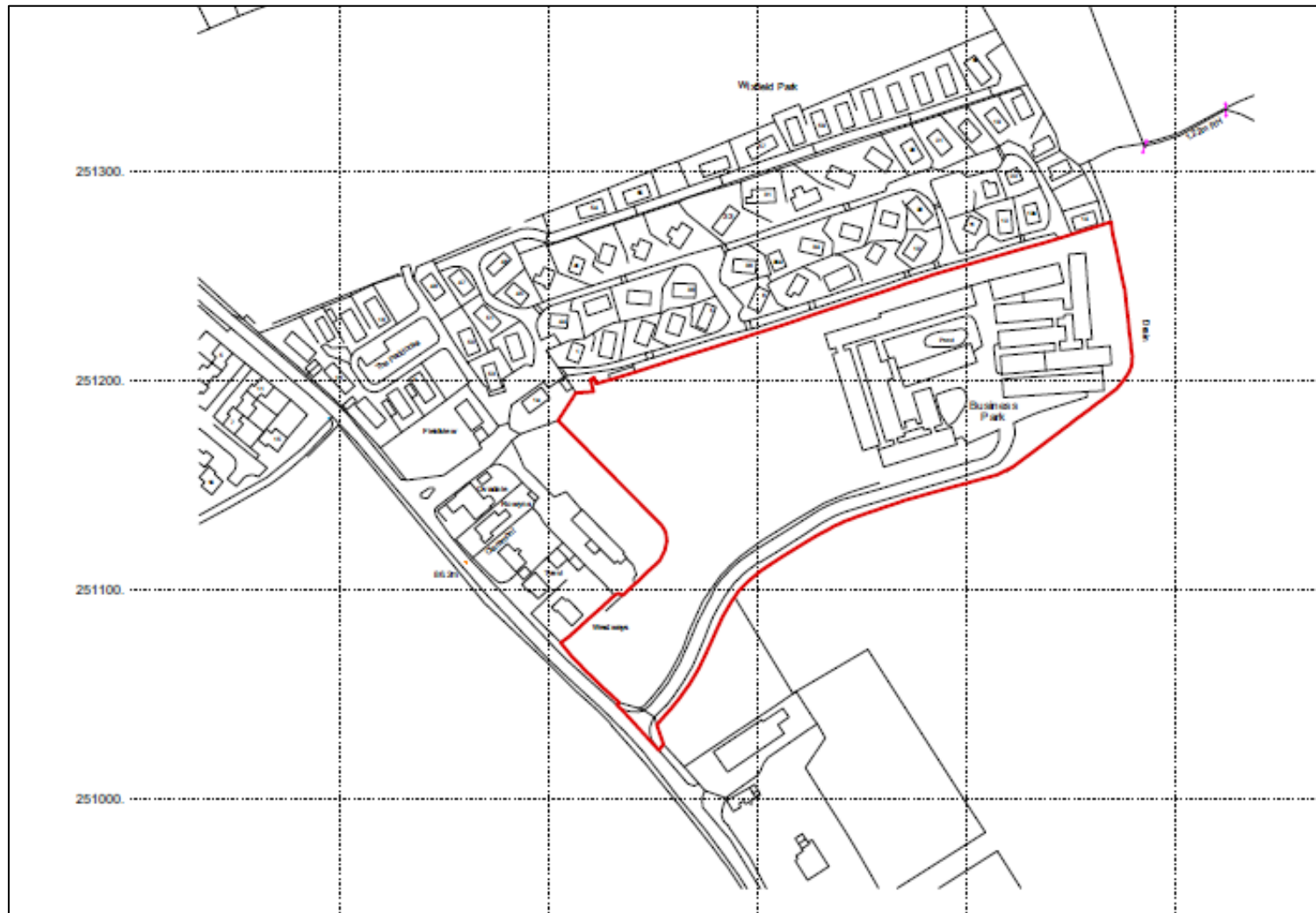
- (1) John Percy Cooper
(2) Birch's Park Homes Limited
- To
- (3) Mid-Suffolk District Council

Unilateral undertaking

relating to land at Great Bricett Business Park, The Street, Great Bricett, Suffolk
IP7 7DZ

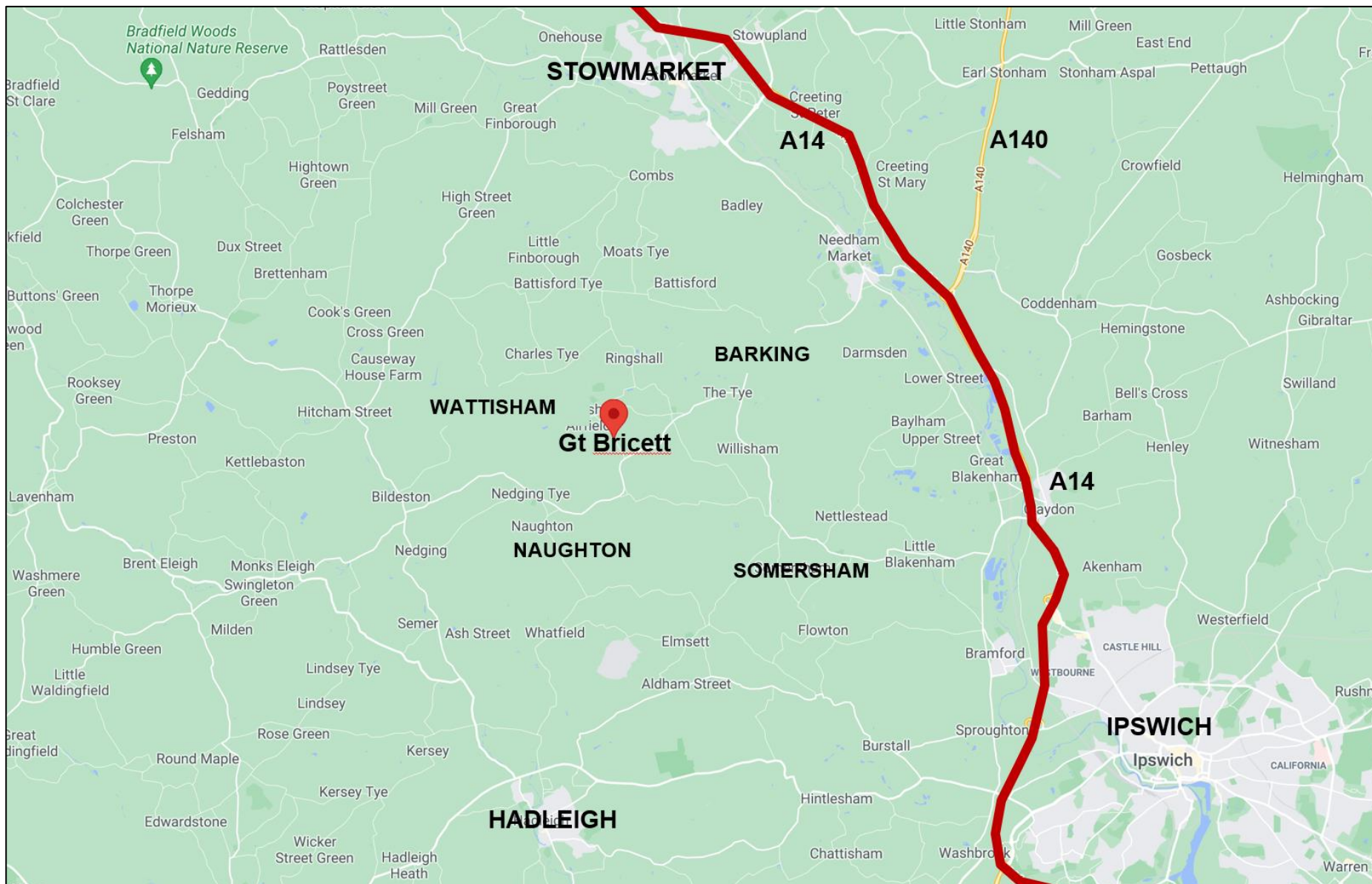
Red Line Plan

slide 1





Geographic Context







WIXFIELD RESIDENTIAL PARK

THIS IS AN ESTABLISHED PARK WITH A COMMUNITY FEEL OF LIKEMINDED RESIDENTS.

slide 6

Wixfield Residential Park

If a rural retreat sounds like an attractive proposition for the next stage of your life then Wixfield Park could be the ideal place for you. Nestled in the beautiful county of Suffolk, on the outskirts of the village of Great Bricett, Wixfield Park offers fabulous views over the rolling countryside and is a haven for peace and quiet.



Wixfield Park: adjacent to application site

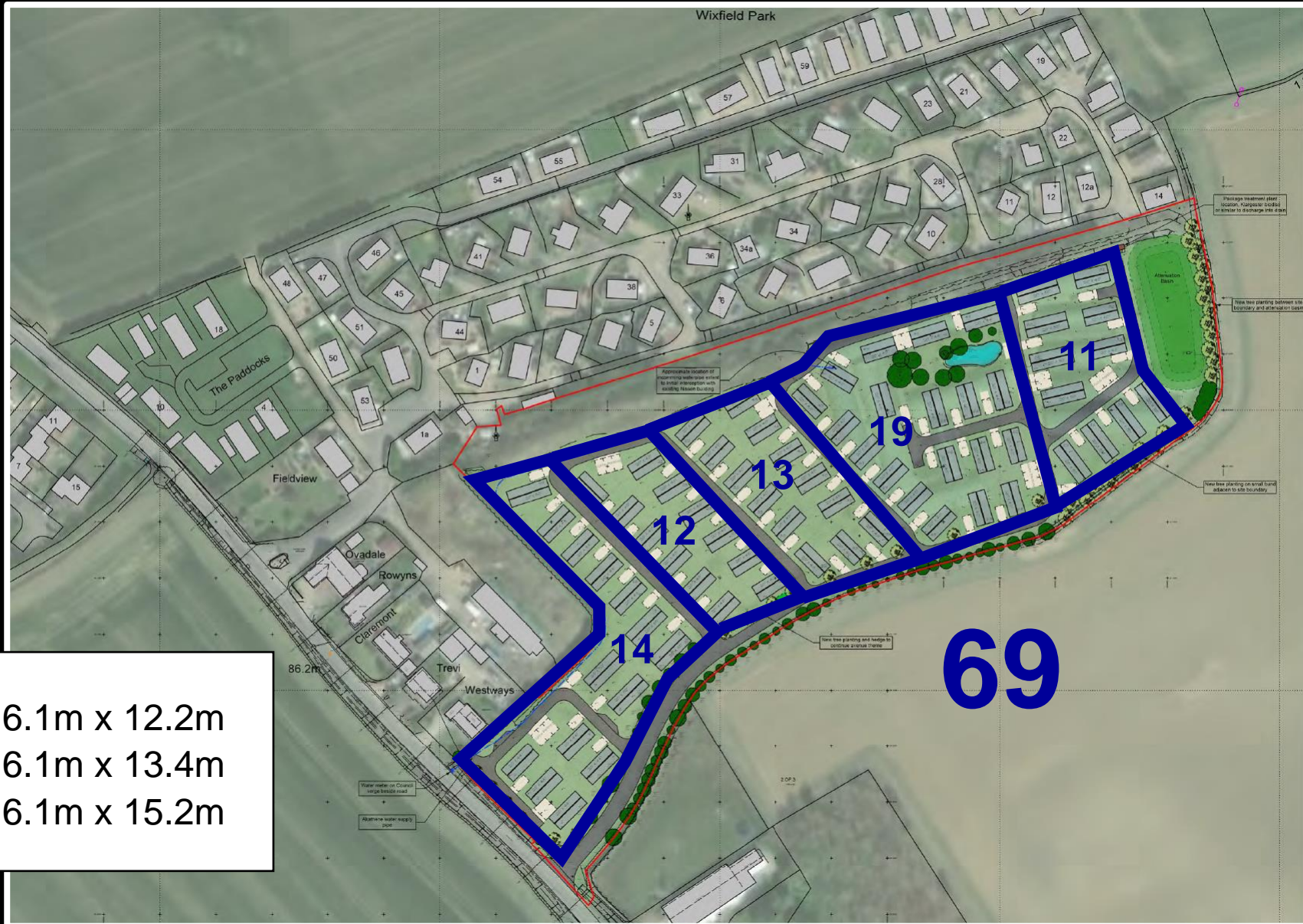


to NEEDHAM MARKET
to IPSWICH





Layout and proposed number of park homes



43 units at 6.1m x 12.2m
13 units at 6.1m x 13.4m
13 units at 6.1m x 15.2m

The park homes



Suffolk County Council Floods and Water

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.

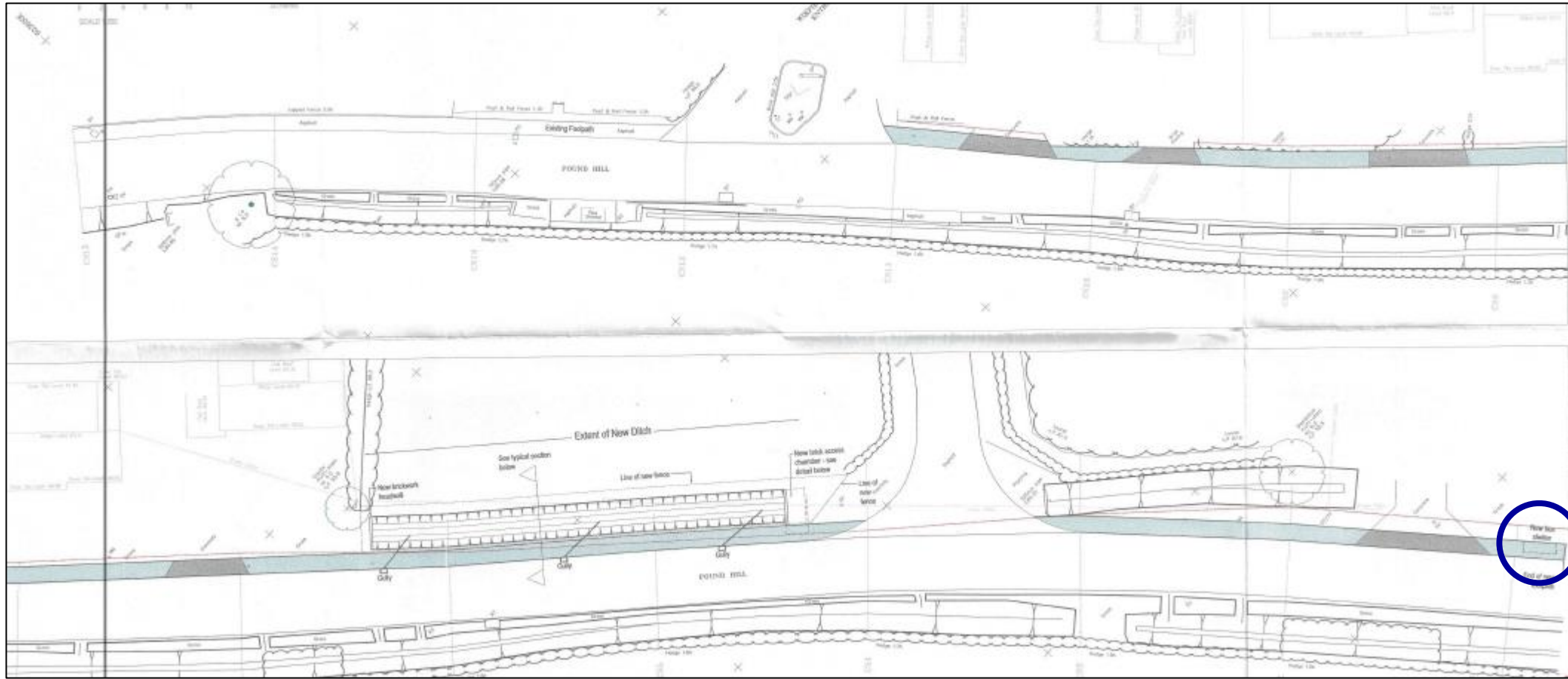
- Submission of drainage strategy
- Submission of implementation, maintenance and management strategy for disposal of surface water
- Submission of Construction Surface Water Management Plan [CSWMP]
- Submission of verification report 28 days after completion



Pound Hill

Footway and bus shelter

Page 721



Is it possible to get a bus to and from work and school? ✓

slide 15

MONDAY – FRIDAY

route 111

Leave Great Bricett at 07.28 hrs and get to Ipswich at 08.25 hrs and Suffolk One at 08.55 hrs

Leave Suffolk One at 15.55 hrs and get to Great Bricett at 16.32 hrs

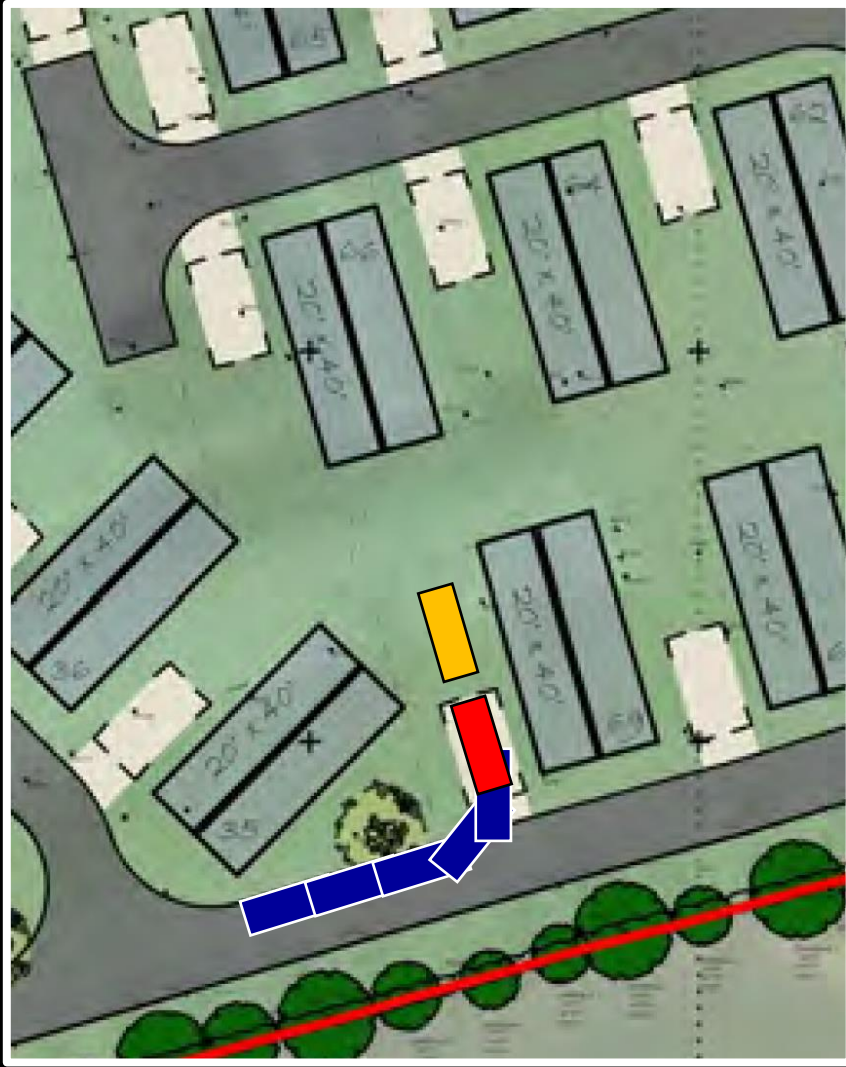
Leave Ipswich at 17.40 hrs and get to Great Bricett at 18.22 hrs

MONDAY – FRIDAY

route 985

Leave Great Bricett at 08.02 hrs and get to Stowmarket High at 08.25 hrs

Leave Stowmarket High at 15.20 hrs and get to Great Bricett at 15.59 hrs



Landscape Enhancement



Enhanced planting





Application No:
DC/20/05587

Address: **Great Bricett, Business Park, The Street, Great Bricett**

proposed UNILATERAL UNDERTAKING

- affordable housing contribution £168,000
- new footway connection – Plough Hill
- new bus shelter – Plough Hill

Application No:
DC/20/05587

Address: **Great Bricett, Business Park, The Street, Great Bricett**

RECOMMENDATION

As report but with further conditions to include:

- **maximum limit on number of park homes to 69 under the pp**
- **Restricted to the use of the site to park home only as described and no other residential building or structure**
- **No permitted development**
- **Submission of drainage strategy**
- **Submission of implementation, maintenance and management strategy for disposal of surface water**
- **Submission of Construction Surface Water Management Plan [CSWMP]**
- **Submission of verification report 28 days after completion**



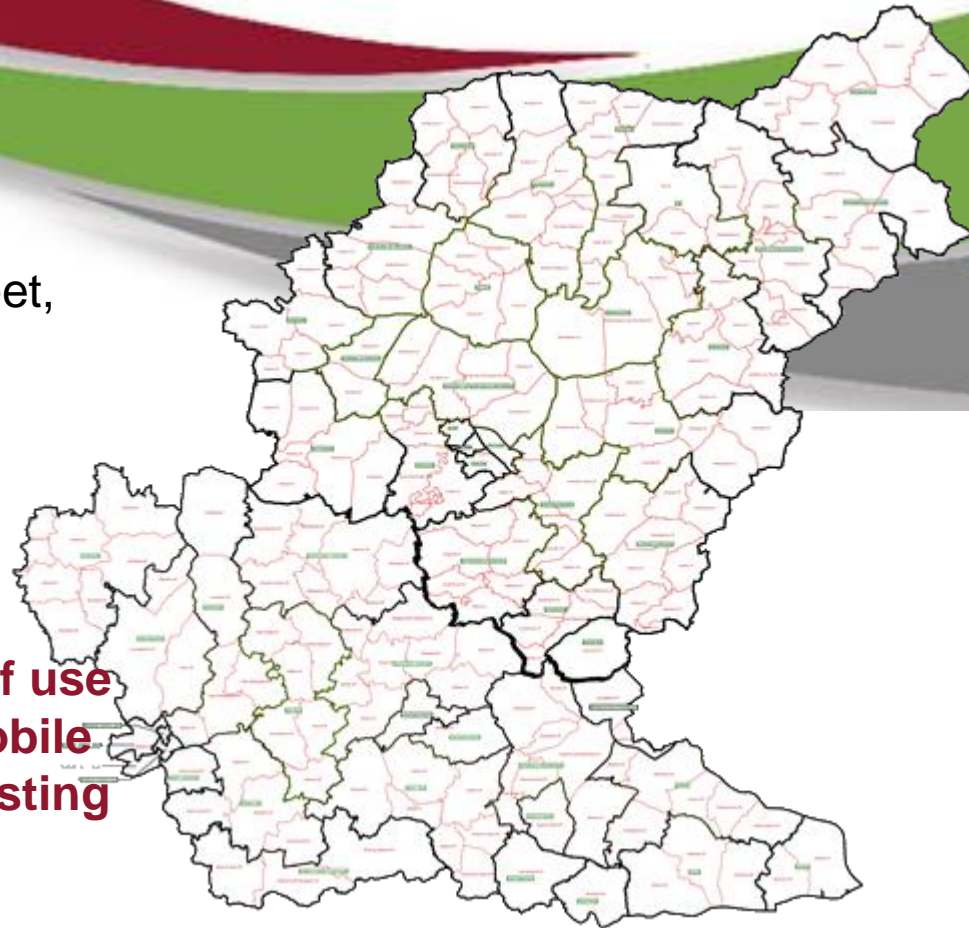


Application No: DC/20/05587

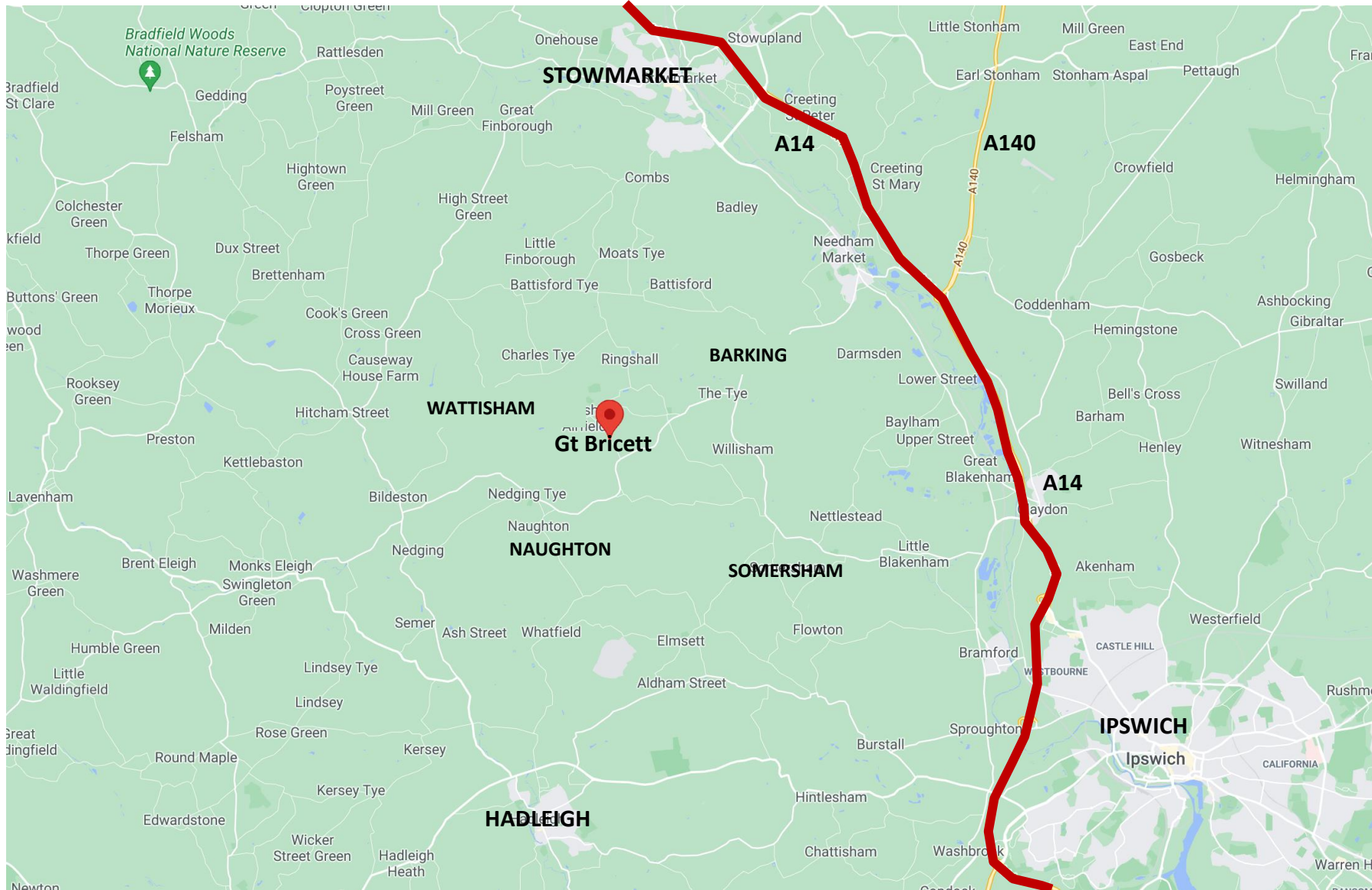
Address:

Great Bricett Business Park, The Street,
Great Bricett

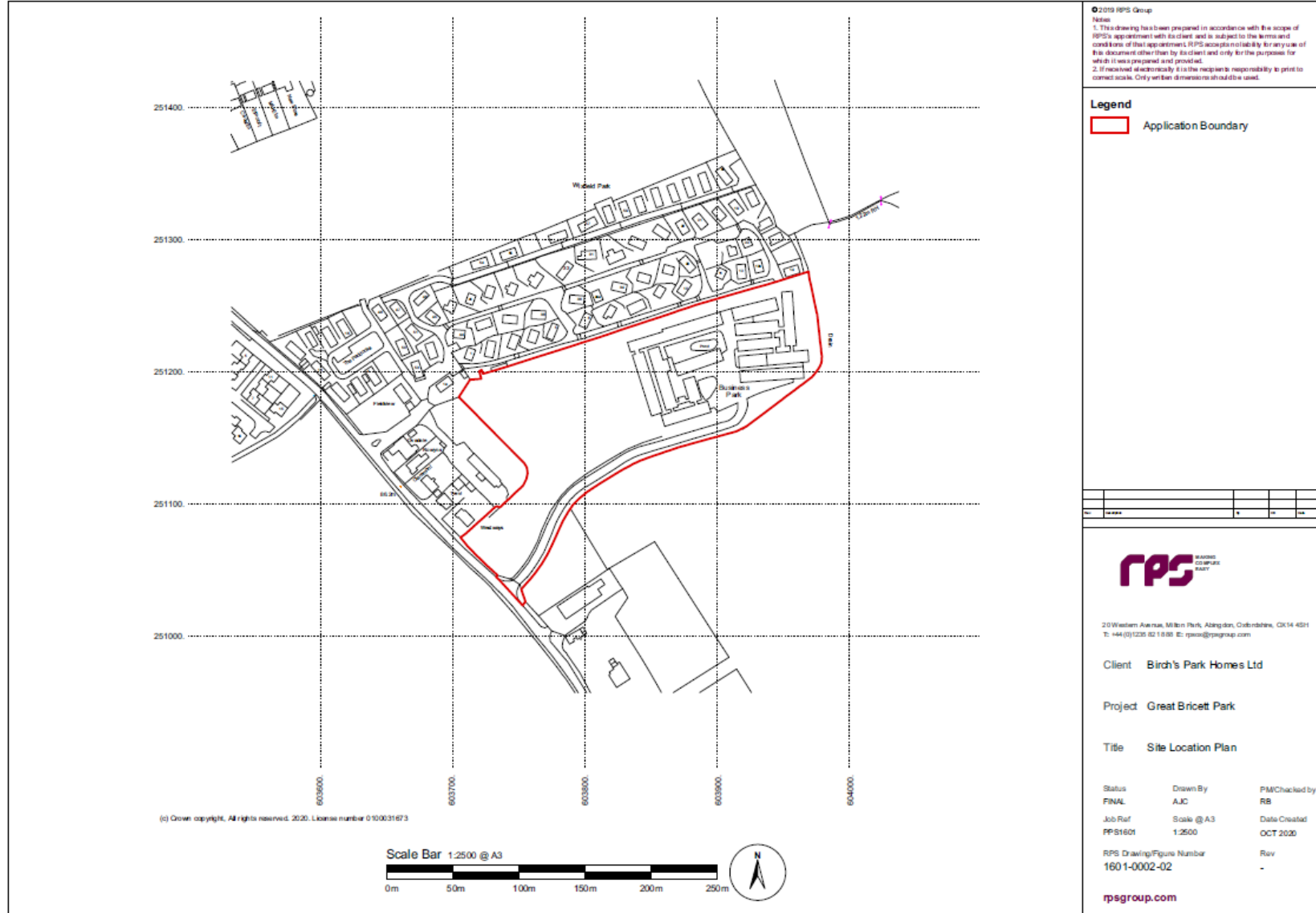
FULL Planning Application **Change of use
of land for the siting of up to 73 mobile
homes (following demolition of existing
buildings)**




- Geographic Context



- Site Location Plan



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Legend
 Application Boundary



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4RN
 T: +44 (0)1235 82 19 88 E: rps@rpsgroup.com

Client **Bird's Park Homes Ltd**

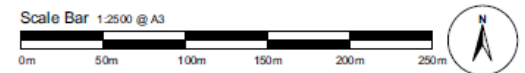
Project **Great Bricett Park**

Title **Site Location Plan**

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

RPS Drawing/Figure Number	Rev
1601-0002-02	-

rpsgroup.com



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- Aerial Map – wider view



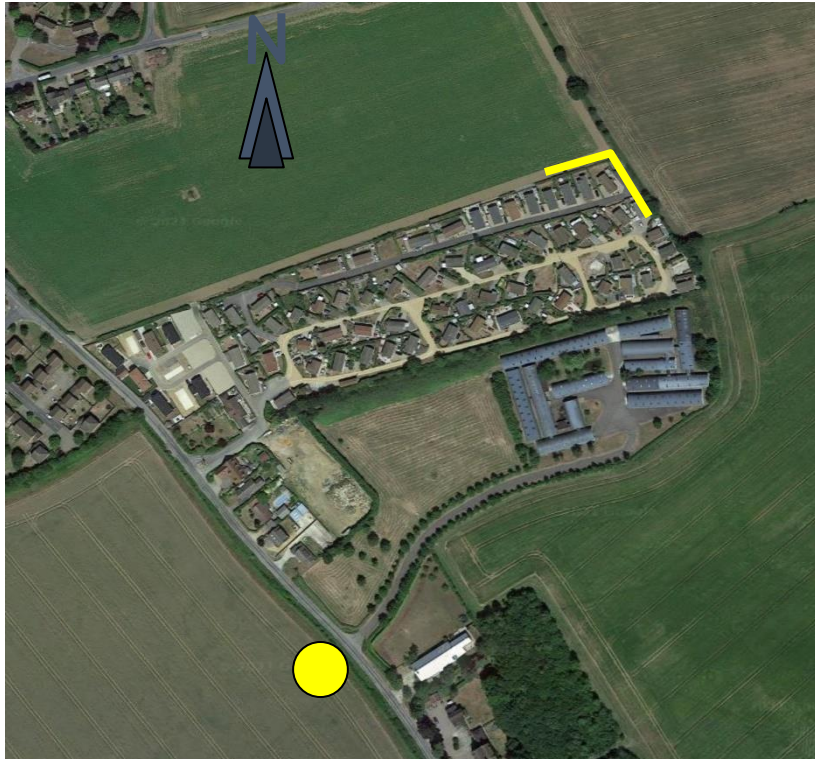
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•Constraints Map

- Footpath
- Built Up Area Boundaries






•Aerial Image of Site (Existing)



- Proposed Site Layout



Legend

-  43no. at 20' x 40ft
-  13no. at 20' x 44ft
-  13no. at 20' x 50ft
- 69no. Units Total**

Parking Schedule

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

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



- Existing access



- Existing access



- Existing access



- Existing access



- Need for reinforced landscaping

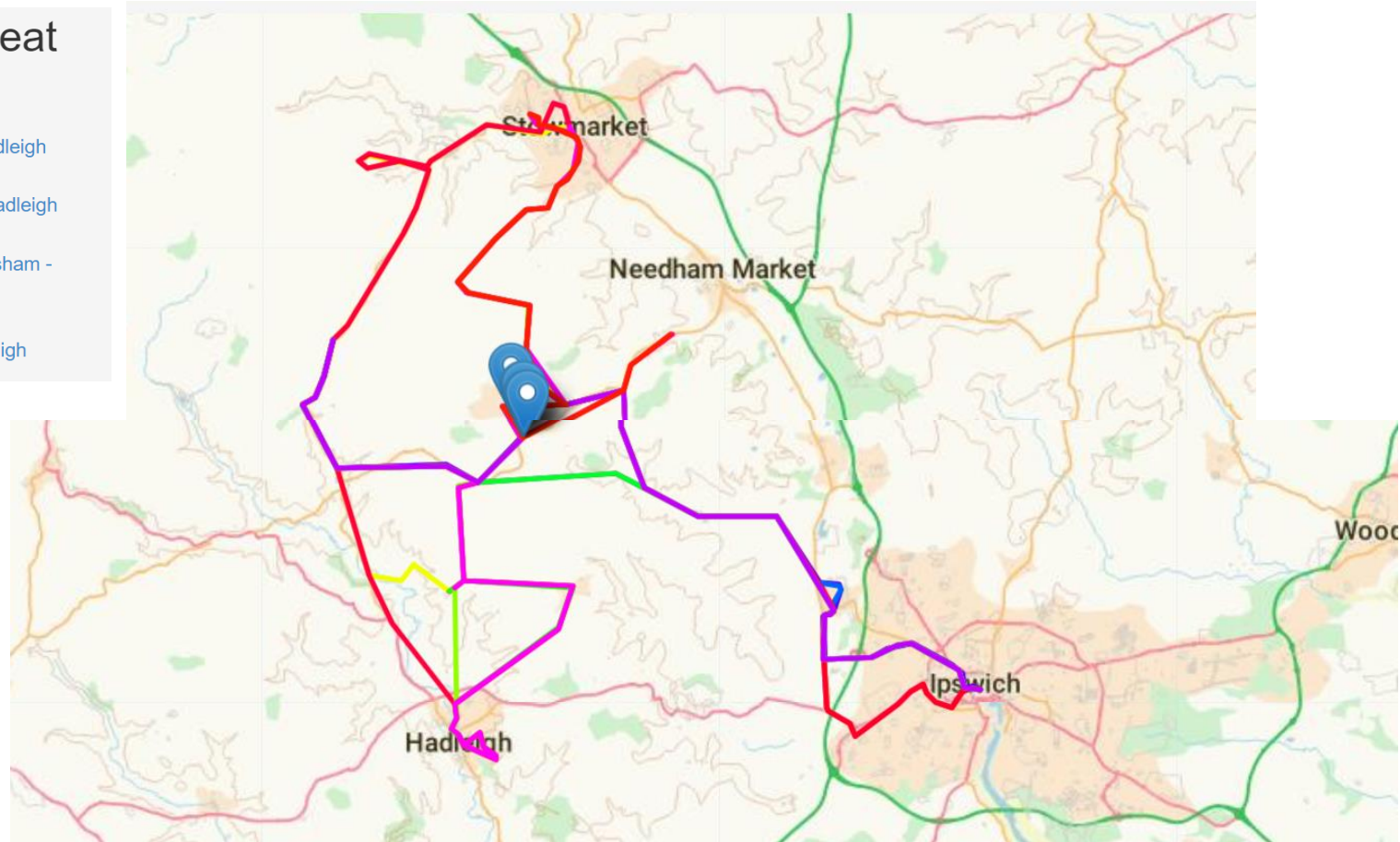




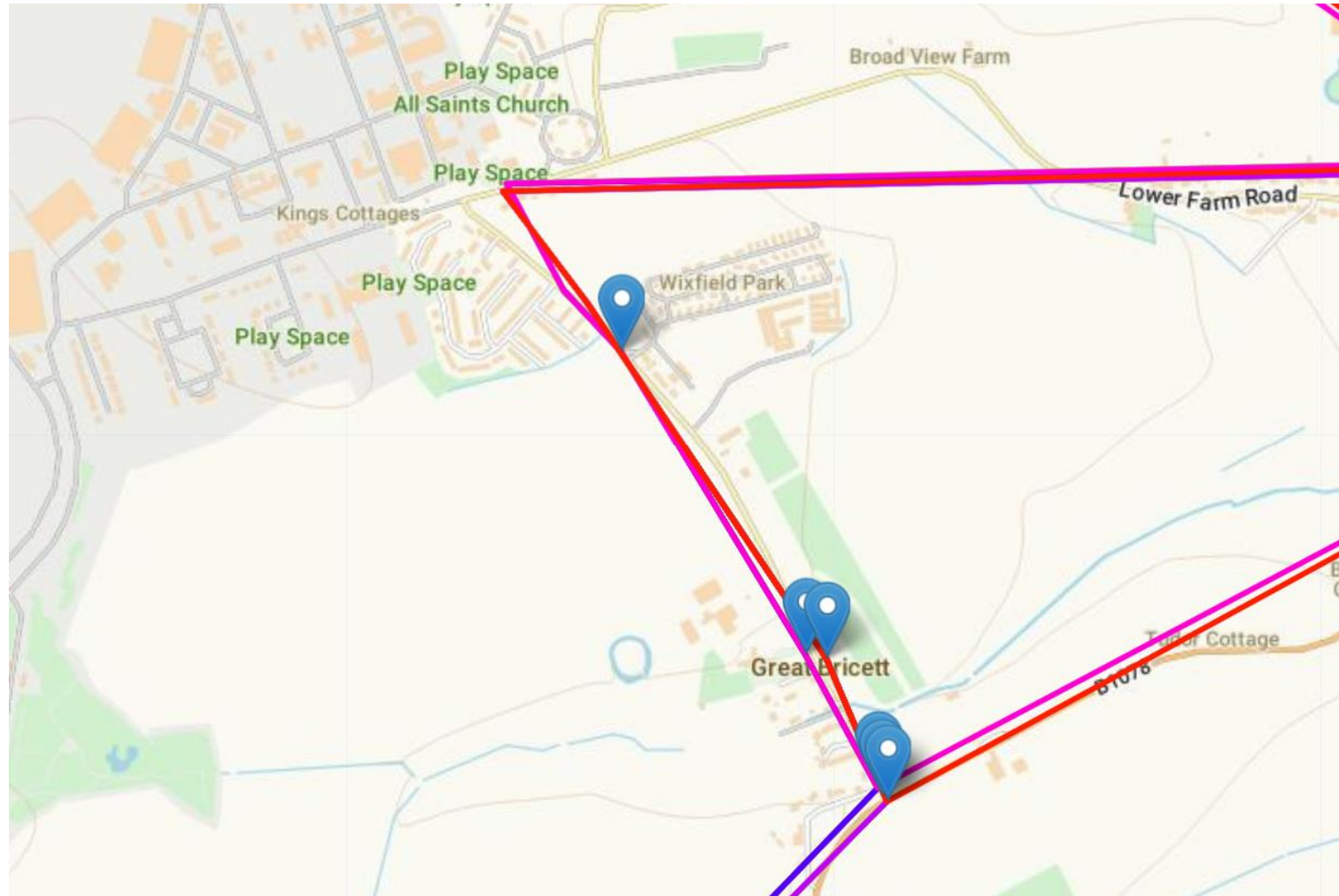
•Bus Services

Bus Routes in Great Bricett

- 461 - Stowmarket - Bildeston - Hadleigh
- 462 - Stowmarket - Wattisham - Hadleigh
- 111 - Hitcham - Bildeston - Somersham - Ipswich
- 985 - Great Bricett - Stowmarket High



•Bus Stops - Gt Bricett

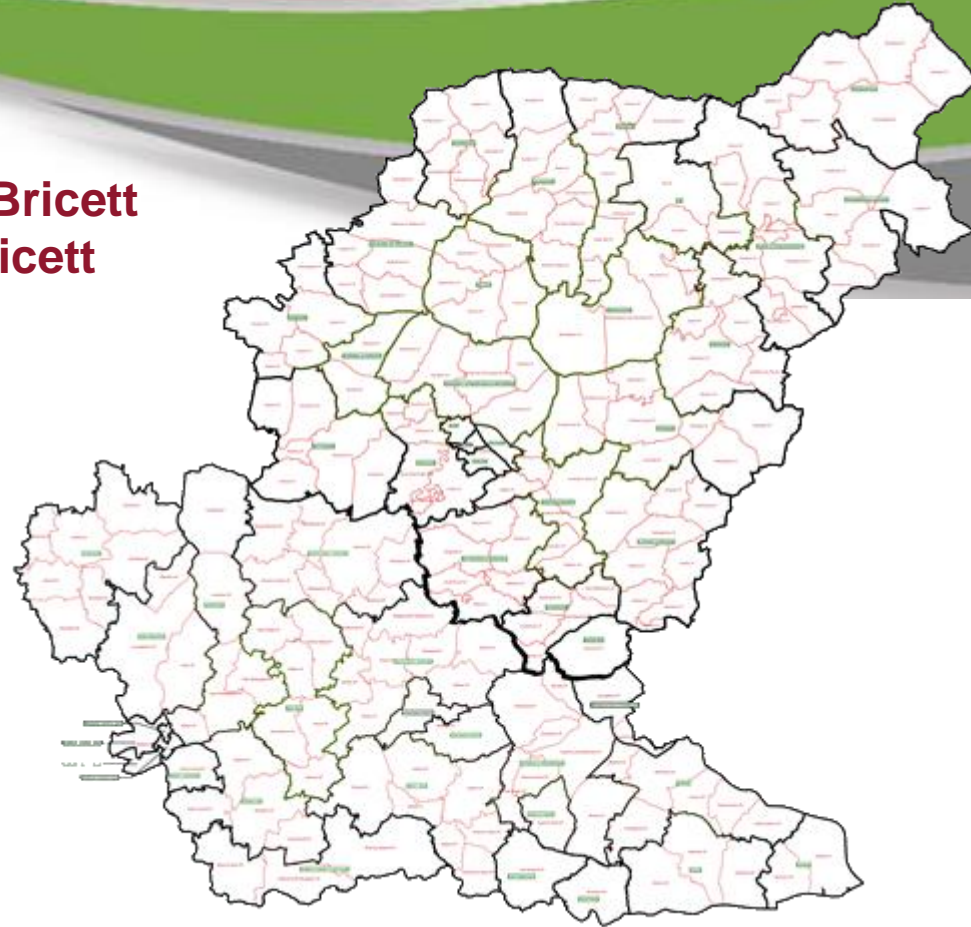


Application No: DC/20/05587

**Address: Great Bricett
Business Park, The Street, Great Bricett**

RECOMMENDATION*

subject to S106
GRANT PERMISSION
with conditions



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