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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 6 APRIL 2022 9.30 AM
VENUE:	FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE

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

This meeting will not be broadcast live to YouTube, therefore members of the public and press who wish to view the live meeting will need to attend in person.

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

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

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- c **DC/20/04630 LAND WEST OF, WATTISFIELD ROAD, WALSHAM LE WILLOWS, SUFFOLK** 311 - 416
- 8 **SITE INSPECTION**

Notes:

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

[PUBLIC SPEAKING AT PLANNING COMMITTEE MEETINGS](#)

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

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

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

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

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 4 May 2022 at 9.30 am.

Webcasting/ Live Streaming

This meeting will not be broadcast live to YouTube.

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

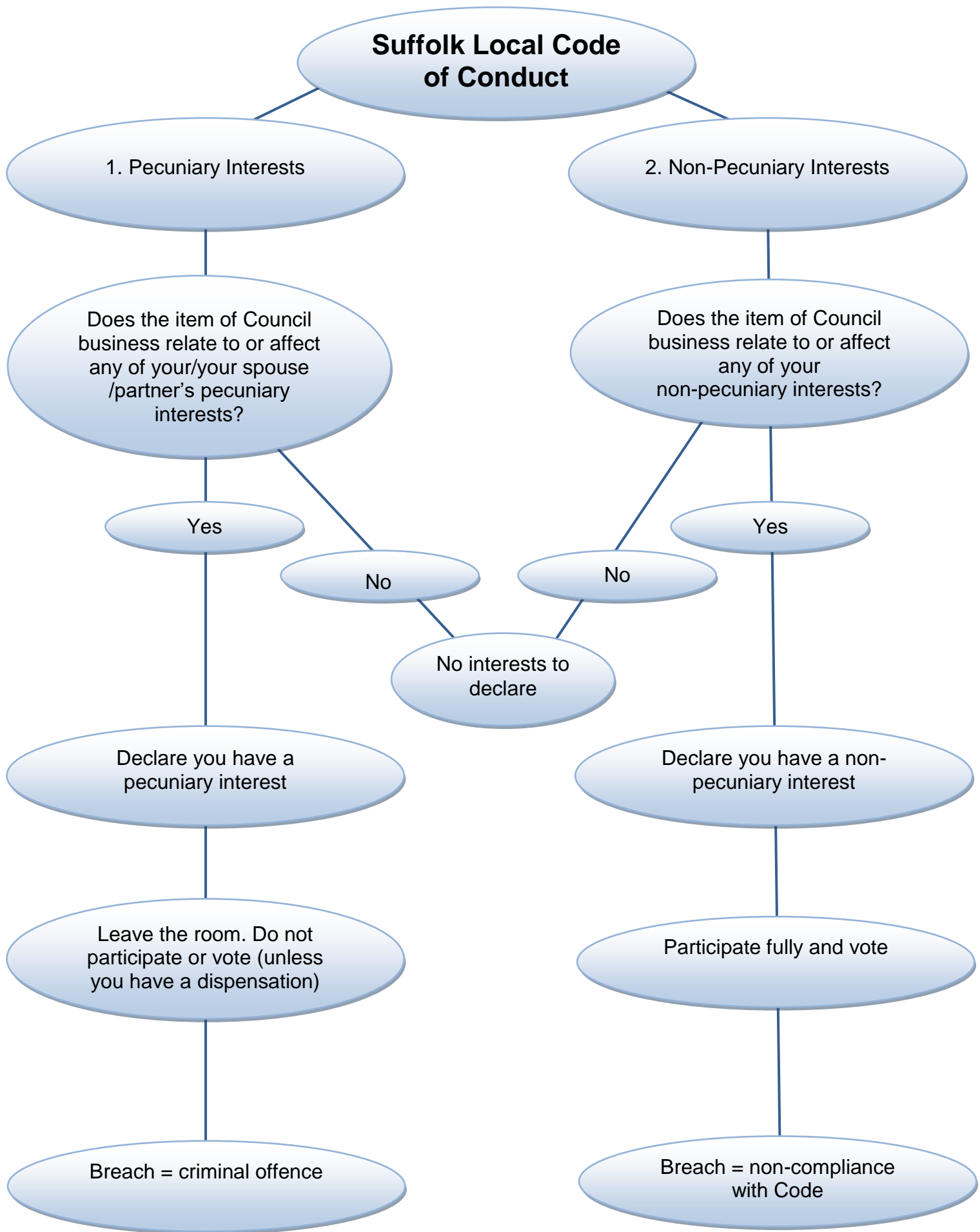
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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')



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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 9 March 2022 at 09:30am.

PRESENT:

Councillor:

Barry Humphreys MBE (Vice-Chair)

Councillors:

Rachel Eburne

Sarah Mansel

Richard Meyer

John Whitehead

John Field

John Matthissen

Timothy Passmore

Ward Member(s):

Councillors:

Helen Geake

Rowland Warboys

In attendance:

Officers:

Area Planning Manager (JPG)

Planning Lawyer (IDP)

Case Officers (MK/AS)

Governance Officer (CP)

134 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

134.1 Apologies were received from Councillor Matthew Hicks.

134.2 Councillor John Whitehead substituted for Councillor Hicks.

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

135.1 Councillor Meyer declared a local non-pecuniary interest in respect of application number DC/21/02956 as the agent was a resident of his Ward.

136 DECLARATIONS OF LOBBYING

136.1 Councillor Eburne, Councillor Field and Councillor Mansel declared that they had been lobbied in respect of application number DC/22/00225.

137 DECLARATIONS OF PERSONAL SITE VISITS

137.1 Councillor Mansel declared a personal site visit in respect of application number DC/22/00225.

138 NA/21/23 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 JANUARY 2022

It was RESOLVED:

That the minutes of the meeting held on 12 January 2022 were confirmed and signed as a true record.

139 NA/21/24 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 09 FEBRUARY 2022

It was RESOLVED:

That the minutes of the meeting held on 09 February 2022 were confirmed and signed as a true record.

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

140.1 None received.

141 NA/21/25 SCHEDULE OF PLANNING APPLICATIONS

141.1 The Chair advised that the applications would be heard in the following order:

- Item 8C DC/21/02582 Land West of, Grange Road, Wickham Skeith, Suffolk
- Item 8A DC/21/02956 Land East of Warren Lane and West of Cresmedow Way, Elmswell, Suffolk
- Item 8B DC/22/00225 Land to the Rear of The Leas, Quoits Meadow, Stonham Aspal, Suffolk

141.2 In accordance with the Councils procedures for public speaking on planning applications, representations were made as detailed below:

Application Number	Representations From
DC/21/02582	Wickham Skeith Parish Council Sarah Roberts (Agent) Councillor Rowland Warboys (Ward Member)
DC/21/02956	Peter Dow (Elmswell Parish Council) James Bailey (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/22/00225	Beverly Brady (Objector) Councillor Suzie Morley (Ward Member)

142 DC/21/02582 LAND WEST OF, GRANGE ROAD, WICKHAM SKEITH, SUFFOLK

142.1 Item 8C

Application	DC/21/02582
Proposal	Full Planning Application – Erection of 3 pairs semi-detached dwellings, and garages including access.
Site Location	WICKHAM SKEITH – Land west of Grange Road, Wickham Skeith, Suffolk
Applicant	Osborn Homes (East Anglia) Ltd

142.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the previously approved permission at the site, and the officer recommendation of approval.

142.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the footpaths and pedestrian access to the site, whether the sustainability officer had been consulted, any proposed plans for removal of existing landscaping, and whether the site was located in a conservation area.

142.4 The Ward Member, Councillor Warboys, read out a statement on behalf of the Parish Council.

142.5 The Case Officer and the Area Planning Manager responded to Members on issues including: the proposed plans for maintenance of the shared open areas to the front of the properties, the classification of the settlement of Wickham Skeith, and any other current applications in the settlement area.

142.6 The Committee considered the representation from Sarah Roberts who spoke as the agent.

142.7 The Agent responded to questions from Members on issues including: the surface material of the paved areas.

142.8 The Area Planning Manager responded to a question from Members regarding the policies and material considerations applicable to this application.

142.9 The Agent responded to further questions from Members on issues including: the proposed heating systems, sustainability measures, and whether the dwellings would conform to future building regulations.

142.10 Members considered the representation from Councillor Warboys who spoke as the Ward Member.

142.11 The Ward Member responded to question from Members on issues including: the housing mix and local housing needs.

142.12 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation and with additional conditions relating to the surface of paved areas, and hedgerow management.

142.13 Councillor Humphreys MBE seconded the motion.

142.14 Members debated the application on issues including: the existing approved permission at the site, the proposed sustainability measures, the increased number of dwellings on the site from the previously agreed permission, the effectiveness of the installation of solar panels, futures access issues, and the location of the site.

142.15 Councillor Passmore and Councillor Humphreys MBE agreed to the following additional conditions:

- Landscape management plan to be agreed
- Paving to be permeable, areas to be agreed
- Protective tree and 'hedge' fencing to be agreed
- Stopping up of existing access to south-east corner

By a vote of 7 votes for and 1 against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to GRANT planning permission subject to the following conditions and informatives:

Conditions:

- **Standard time limit**
- **Approved Plans**
- **Biodiversity enhancements agree prior to occupation**
- **Landscaping scheme implemented as approved plans**
- **Protective tree fencing specifications to be agreed**
- **Highways Authority conditions (as set out by SCC)**
- **Swift boxes installation scheme to be agreed**
- **Construction Management Plan to be agreed**
- **Removal PD Rights for extensions and alterations**

Informatives:

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**

And the following additional conditions as agreed:

- **Landscape management plan to be agreed**
- **Paving to be permeable, areas to be agreed**

- **Protective tree and ‘hedge’ fencing to be agreed**
- **Stopping up of existing access to south-east corner.**

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

143.1 Item 8A

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

143.2 A break was taken from 10:35am until 10:40am, after application number DC/21/02582 and before the commencement of application number DC/21/02956.

143.3 The Area Planning Manager presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed drainage systems, the indicative housing mix, the previous committee decision of deferral and the consequent amended recommendation, and the officer recommendation of approval.

143.4 The Area Planning Manager responded to questions from Members on issues including: the number of complaints made by neighbouring properties concerning noise and dust pollution from the adjacent quarry, the response from the sustainability officer, the weight to be applied to the various planning policies, and whether there is any Strategic Housing Economic Land Availability Assessment (SHELAA) evidence relating to the southern part of the site.

143.5 Members considered the representation from Peter Dow who spoke on behalf of Elmswell Parish Council.

143.6 The Parish Council representative responded to questions from Members on issues including the development of Elmswell’s Neighbourhood Plan.

143.7 Members considered the representation from James Bailey who spoke as the agent.

143.8 The Agent responded to questions from Members on issues including: the

increased size of the development, the proposed location of the drainage systems, and the distance of the site to the quarry.

143.9 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.

143.10 The Ward Member responded to questions from Members on issues including: whether the proposed conditions would satisfy the traffic safety concerns relating to Warren Lane.

143.12 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.

143.13 Members debated the application on issues including: the location of the site, access to the site, and housing allocation needs.

143.14 Councillor Eburne proposed that the application be refused.

143.15 Councillor Matthissen commented that he was minded to refuse the application.

143.16 A break was taken between from 11:29am until 11:39am to enable the proposer and officers to discuss the reasons for refusal.

143.17 The Area Planning Manager confirmed to the Committee that as he was the Case Officer for the application, he would be unable to give unbiased advice regarding the reasons for refusal without risk. He therefore requested that the committee considered a deferral of the application to allow an alternative officer to consider the reasons for refusal.

143.18 Councillor Eburne withdrew the proposal for refusal of the application.

143.19 Councillor Passmore proposed the application be deferred in order to enable officers to receive a report on the risks of refusal, and also requested that a site visit be undertaken.

143.20 Councillor Field seconded the motion.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to Defer to officers to receive a report on the risks of refusal.

- **Traffic**
- **Intrusion of development area and housing further into the countryside**
- **Quarry**
- **Refusal on housing need given the 9+years housing supply.**

Member Site visit before return.

144 DC/22/00225 LAND TO THE REAR OF THE LEAS, QUOITS MEADOW, STONHAM ASPAL, SUFFOLK

144.1 Item 8B

Application Proposal	DC/22/00225 Application for Outline Planning Permission (Access point to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 – Erection of up to 5 no. dwellings and construction of new access (following demolition of existing dwelling).
Site Location	STONHAM ASPAL – Land to the rear of the Leas, Quoits Meadow, Stonham Aspal, Suffolk
Applicant	Mr R Tydeman

144.1 The Case Officer presented the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed access, the previously refused applications at the site, and the officer recommendation of refusal.

144.2 The Area Planning Manager provided clarification to Members regarding the reference in the officer report to the National Planning Policy Framework (NPPF) and the housing land supply.

144.3 The Area Planning Manager responded to questions from Members on issues including: the previous applications at the site, the indicative plan of the site, and whether any pre-application advice was provided.

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

144.5 The Chair read out a statement from the Ward Member, Councillor Morley, who was unable to attend the meeting.

144.6 Members debated the application on issues including: the lack of an indicative plan of the site, and the proximity of the site to the adjacent listed building.

144.7 Councillor Mansel proposed that the application be refused as detailed in the officer recommendation.

144.8 Councillor Field seconded the motion.

144.9 Members continued to debate the application on issues including: the lack of detail contained in the application, and the response from the heritage team.

By a unanimous vote

It was RESOLVED:

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

1) REASON(S) FOR REFUSAL – PRINCIPLE

The proposed development site lies outside of the village settlement boundary, as defined in the current adopted development plan. The principle of new housing development on the site is not then automatically supported, as a point of principle, by the current plan.

The Local Planning Authority is able to demonstrate a housing land supply, in significant excess of the five-year minimum required by the NPPF. The tilted balance is not, therefore, engaged.

Paragraph 11 of the NPPF requires planning decisions to apply a presumption in favour of sustainable development and, for decision-taking, in instances such as this where the policies which are most important for determining the application are out-of-date, planning permission should be granted unless adverse impacts of doing so would outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

In weighting the scheme against the strands of sustainable development, as set out in the NPPF, a low level of overall social benefit is noted, and a long term low level of economic benefit is also noted. Counter to this is an overall moderate to high level of environmental harm. In particular the proposal is considered to result in harm to the character, setting and significance of a heritage asset, the nearby Grade II Listed Orchard Farmhouse, and would result in harm to the rural character of the site and its surroundings.

The adverse impacts of the proposal are, therefore, considered to significantly and demonstrably outweigh the benefits of the proposal and not to represent sustainable development when considered against the provisions of the NPPF, taken as a whole.

2) REASON(S) FOR REFUSAL - IMPACT ON THE SIGNIFICANCE OF A HERITAGE ASSET

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 erection of a residential development on the site would result in 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 character, setting and significance of this heritage asset. Having assessed the development proposal against the social, economic and environmental dimensions of sustainable development, as required by the NPPF, the public benefits 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.

145 SITE INSPECTION

144.1 None received.

The business of the meeting was concluded at 12.22 pm.

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Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

06 APRIL 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>
7A	DC/21/06966	Land to the South of, Union Road, Onehouse, Suffolk	Cllr John Matthissen	Bradly Heffer	23-144
7B	DC/21/06882	Agricultural Land North of, Barking Road, Needham Market, Suffolk	Cllr Stephen Philips/Cllr Mike Norris	Jasmine Whyard	145 - 310
7C	DC/20/04630	Land West of Wattisfield Road, Walsham Le Willows, Suffolk	Cllr Ric Meyer	Alex Scott	311- 416

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BMSDC COVID-19 – KING EDMUND COUNCIL CHAMBER ENDEAVOUR HOUSE

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

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

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

The following specific guidance must be adhered to:

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

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

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

Cleaning

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

Fire safety and building evacuation

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

First Aid

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

Health and Hygiene

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

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

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

Agenda Item 7a

Committee Report

Item No: 7A

Reference: DC/21/06966

Case Officer: Bradly Heffer

Ward: Onehouse.

Ward Member/s: Cllr John Matthissen.

RECOMMENDATION – APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location

Land To The South Of, Union Road, Onehouse, Suffolk

Expiry Date: 25/03/2022

Application Type: RES - Reserved Matters

Development Type: Major Large Scale - Dwellings

Applicant: Bloor Homes Eastern

Agent: Mr James Bailey

Parish: Onehouse

Site Area: 7.61 hectares

Density of Development:

Gross Density (Total Site): Approximately 19.2 dwellings per hectare

Net Density (Developed Site, excluding open space and SuDs): Approximately 31 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/21/04851

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a major development for 15 or more dwellings and therefore has to be presented to the Planning Committee for determination.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

Adopted Core Strategy 2008

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

Adopted Core Strategy Focused Review 2012

FC1 - Presumption In Favour Of Sustainable Development
FC1.1 - Mid Suffolk Approach To Delivering Sustainable Development

Mid Suffolk Local Plan 1998

GP1 - Design and layout of development
GP2 - Development briefs
HB1 - Protection of historic buildings
H3 - Housing development in villages
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T9 - Parking Standards
T10 - Highway Considerations in Development
RT4 - Amenity open space and play areas within residential development

Stowmarket Area Action Plan 2013

SAAP Policy 4.2: Providing a Landscape Setting for Stowmarket
SAAP Policy 6.2: Land Adjoining Paupers Graves, Union Road, Stowmarket
SAAP Policy 6.6: Development Briefs
SAAP Policy 6.7: Paupers Graves
SAAP Policy 6.9: Transport - buses / cycle / walking
SAAP Policy 6.12 Infrastructure Delivery Programme (IDP)
SAAP Policy 9.1: Biodiversity Measures
SAAP Policy 9.5: Historic Environment

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Onehouse Parish Council initially commented as follows:

*'Concerns have been expressed regarding the siting of the pumping station. It should be investigated to moving this elsewhere on site so as not to impact on current residents.
Cllrs appreciate the provision of a pedestrian footway along the western boundary of the application site which will improve pedestrian safety along Starhouse Lane and hope this can be extended to cyclists.'*

Following submission of revised plans the following further comments were received:

'Councillors appreciate the resiting of the pumping station to mitigate the impact on current residents and the improvements to the footway to the western boundary of the site.'

Stowmarket Town Council comments as follows:

'RESOLVED: That the following representations be made in respect of the proposals:

- a. the Town Council notes that planning consent has been granted by the Planning Authority and the current application relates to the form of development rather than the principle of development;*
- b. the Town Council continues to have major concerns regarding the drainage arrangements for the site and potential for run-off on to the B1115; drainage problems are already being experienced in respect of the adjoining development and it is felt that the drainage and attenuation measures may not be sufficient within regard to the topography of the site;*
- c. there should be effective conditions applied to require the retention of existing hedgerows on the boundaries of the development site;*
- d. the planting scheme adjacent to Union Road appears to be "open" in character comprising grass and shrubs when the retention of hedging and planting of trees would help provide greater character at the entrance to the site;*
- e. the "missed opportunity" of creating a play area on the edge of this site and the edge of the adjoining development site is viewed as being disappointing; this would have provided a larger play area that would offer greater benefits in terms of public amenity;*
- f. the applicant should be encouraged to consider how existing trees around the boundary can be retained, even some that are dying in less conspicuous locations as this can help promote biodiversity;*
- g. the installation of swift boxes should be incorporated within the scheme in view of the decline in this species;*
- h. there should be an effective environmental management programme implemented by the developer to ensure that trees are watered and maintained until they become established;*
- i. opportunities should be explored for using benches on site made out of recycled materials; and*
- j. it is noted that the site is within Onehouse and the Planning Authority is requested to give consideration to the representations of Onehouse Parish Council as well as local residents insofar as they related to the reserved matters.'*

National Consultee (Appendix 4)

Historic England has confirmed it does not wish to comment on the proposals.

Natural England has no comment, and draws the Council's attention to its standing advice in relation to protected species and ancient woodland and veteran trees.

The **NHS Clinical Commissioning Group** has confirmed that it is satisfied with the with the mitigation contribution secured as part of the outline planning permission.

Anglian Water advises that the foul drainage strategy and flood risk documentation are considered acceptable. In relation to surface water drainage it is advised that the views of the LLFA should be sought. It is confirmed that AW promote the use of SUDS as a sustainable method of control.

County Council Responses (Appendix 5)

SCC Highways has advised it has no objection to the proposals, subject to the imposition of conditions on an approval of reserved matters.

SCC Development Contributions identifies that there is a completed planning obligation attached to the outline planning permission granted on the site, and this would be binding on the grant of reserved matters approval.

SCC Fire and Public Safety Directorate identifies that a condition (no. 14) was imposed on the outline planning permission, which secured the provision of fire hydrants on the site.

SCC LLFA recommend approval of the application.

SCC Travel Plan officer has no comment

SCC Archaeological Service identifies that the site has archaeological potential and recommends conditions relating to further archaeological investigation of the site being necessary – this work to be undertaken prior to the commencement of development.

Officer comment: conditions were attached to the grant of outline planning permission (condition no.s 24 and 25) so it would not be necessary to reimpose them on a reserved matters application.

The **Mid Suffolk Disability Forum** expects that all dwellings would meet part M4 of the Building Regulations. All dwellings should be visitable and meet Part M4(1), and at least 50% of dwellings should meet the 'accessible and adaptable' standard Part M4(2). In addition, at least 1 dwelling should be built to wheelchair standard Part M4(3), and 3% should be bungalows. Efforts should be made to ensure footpaths are wide enough for wheelchair users and surfaces should be firm, durable and level.

The **East Suffolk Drainage Board** requests that surface water discharge to a watercourse should accord with identified non-statutory technical standards and runoff is attenuated to Greenfield Runoff Rates wherever possible.

Internal Consultee Responses (Appendix 6)

The **Strategic Housing Team** has confirmed it welcomes the revised affordable housing schedule and plan showing the location on site. It is noted that the s106 agreement at the outline application stage establishes the amount of affordable housing to be provide on-site (21%) together with a commuted sum.

Place Services – Ecology noted the updated ecology information submitted with the application and also the conditions attached to the outline planning permission that require separate discharge. The provision of further integrated bat and bird bricks within the development is encouraged. Lastly, it is noted that a condition requiring a wildlife sensitive lighting scheme (attached to the outline planning permission) has already been discharged.

Place Services – Landscape final comments were unavailable at the time this report was written and an update will be provided at the Committee meeting.

The **Environmental Control (Noise/Odour/Light/Smoke)** officer has reviewed the Construction Environmental Management Plan and has no further observations to make.

The **Environmental Control (Sustainability)** officer confirms that there is no objection to the proposals and recommends the inclusion of a condition on an approval of reserved matters.

The **Environmental Control (Air Quality)** officer has advised there is no objection to the proposals.

The **Environmental Control (Land Contamination)** officer has no comment – all issues being addressed at the outline stage.

The **Heritage Team** advises that the proposal in its revised form would cause a very low to low level of less than substantial harm to the setting of a designated heritage asset. It is identified that the proposed roof materials for dwellings nearest to Star House Farm should be revised to include natural slate and red clay pantiles.

Waste Management has no objections to the proposal in its current form; its previous comments having been addressed.

The **Public Realm** team has asked for the footpath specification through the LEAP changed from self-binding gravel to the same specification as other paths through the development – the path should have a sealed surface.

Officer comment: this request is noted and may be addressed through a suitably worded condition.

B: Representations

Councillor Matthissen states:

'Have discussed with case officer and changes appear positive.'

At the time of writing this report at least 9 letters/emails/online comments have been received. It is the officer opinion that this represents 9 objections, 0 support and 0 general comment. A verbal update shall be provided, as necessary.

Public representations are summarised below:-

- The proposed location of the sewage pumping station is unacceptable – it will result in amenity disturbances for local residents. The local area experiences flooding problems and these will be exacerbated.
- The location of affordable housing is not well integrated into the development.
- Headlights of vehicles will shine into neighbouring properties – solid screening should be provided which would also function as a safety feature.

- The development of this site is unnecessary and will increase pressure on current inadequate infrastructure. Onehouse will soon join Stowmarket. Local roads will not be able to cope with the additional traffic.
- Harmful local impact through additional traffic, air, light and noise. Loss of privacy will result.
- No mention of sustainable homes.
- Local ecology will be harmed.
- The proposed development would be out of character with the area.
- Pedestrian and cyclist facilities should be enhanced.
- The proposal is an overdevelopment of this site.
- The development should not be utilising the use of gas as other options are available.

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

PLANNING HISTORY

REF: DC/20/01110	Outline Planning Application. (Access to be considered) for the erection of up to 146no dwellings including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure	DECISION: GTD 30.04.2021
REF: DC/21/06966	Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site for this proposal is an approximately L-shaped area of former agricultural land that is located within the parish of Onehouse. It is bounded to the north by Union Road, to the west by Starhouse Lane and to the south by B1115 Finborough Road. To the east is a site that is currently being developed for residential purposes. The boundaries of the site are, for the most part, defined by trees and hedging. Topographically the site falls from the north to the south.

- 1.2. Within the submitted application documents the site has a given area of approximately 7.61 hectares.

2. The Proposal

- 2.1 This reserved matters proposal seeks approval for the erection of 146no. dwellings on the identified site. The development would be accessed via a new junction leading off Union Road. Members are advised that at the time of the outline planning application submission, full planning permission was granted for the means of vehicular access.
- 2.2 The approved access would serve a central spine road that projected through the site, off which would extend a series of culs-de-sac and private drives serving individual groups of dwellings. Generally the form of development across the site would be a series of perimeter blocks, with dwellings oriented to that frontages of development were provided to the roads bounding the site, and also facing across the development site that is currently underway immediately to the east.
- 2.3 As well as the built form and associated infrastructure, the proposed scheme also includes a network of open space provision across the site. This includes larger areas to the north-east (containing the site of the proposed LEAP) and south-west of the site, and linear areas bisecting the site and also adjacent to the northern, western and southern boundaries. The open spaces would also contain the routes of footpaths serving the site and providing connections with the wider area.
- 2.4 In terms of the proposed built form, this would take the form of a range of detached, semi-detached and terraced units, with associated garaging or hardstanding parking provision. The proposed plans also shows the locations of visitor parking spaces across the site. The range of units proposed would include bungalows and houses. The architectural approach taken would be a traditional vernacular built form with dwellings incorporating pitched roofs and being constructed in brick, with some use of rendered blockwork.
- 2.5 A SuDS would serve the development, with the main attenuation basin for the system being located at the south-western corner of the site, adjacent to the junction of the B1115 with Starhouse Lane.
- 2.6 As part of the application submission the Design and Access Statement includes the following comments which are identified below for context:

'...the proposed development seeks to deliver a sustainable scheme that will integrate and contribute to the surrounding area. The design approach has been informed by the Suffolk Design Guide for Residential Areas, as well as guidance and comments from Babergh and Mid Suffolk District Council. The design has also responded to best practice, context-led analysis which responds to the opportunities and constraints of the site. In conclusion, it is considered that the proposal constitutes an acceptable development for the site in planning terms and that, if approved, will make a positive contribution to the locality.'

- 2.7 The full text of the supporting documents are available to view on the Council's website.

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 The site for this proposal is located on land that is currently unallocated for development, as defined in the adopted development plan. Therefore its development for residential purposes is a departure from the current plan. However, it is noted that within the Stowmarket Area Action Plan the site forms part of an area that is to be considered for allocation in the first review of this document. As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Within the emerging Joint Local Plan (JLP), this site forms part of an overall residential land allocation (ref. LA036) that includes the land to the west currently being developed. Nevertheless, Members are advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage.
- 3.3 Notwithstanding the above policy summary, in the case of the determination of this reserved matters proposal, it is considered that the outline planning permission that has been granted by the Council under application ref. DC/20/01110 clearly establishes the acceptability of residential development taking place on the identified site for up to 146no. dwellings, and is the starting point for the decision making process. Members are not tasked with re-considering the planning permission from scratch; rather, it is necessary to consider those details reserved under the planning permission for determination at this current stage of the overall process. The principle of development is therefore effectively fixed, subject to the conditions attached to the grant of outline planning permission.
- 3.4 In summary, the acceptability of the identified site to accept 146no. dwellings is established in principle and is the starting point for the determination of this reserved matters application.

4. Nearby Services and Connections Assessment Of Proposal

- 4.1 The site for this proposal is located within the parish of Onehouse but spatially is more closely related to the periphery of Stowmarket. Onehouse itself benefits from a Community centre and public house, as well as a parish church. In the wider area the site is well located to access service provision within the town of Stowmarket. Bus access to the town may be obtained via stops located to the east of the site in Union Road, and adjacent to the Shepherd and Dog public house located to the southwest of the site. In addition, the route of National Cycle Route 51 includes the part of Union Road that bounds the site to the north.

5. Site Access, Parking And Highway Safety Considerations

- 5.1 The NPPF identifies at paragraph 110 that in assessing specific applications for development it should be ensured that, inter alia, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree. Paragraph 111 recognises that development '...should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe..'
- 5.2 At the adopted development plan level the requirement for safe access is reflected in policy CS6, which identifies the need for new development to provide or support the delivery of appropriate infrastructure, and policy T10 which lists criteria that will be considered in regard to new development proposals.
- 5.3 As mentioned elsewhere in this report, the means of vehicular access to the site was not a reserved matter at the outline application stage, and full planning permission has been granted for this part of the development, and does not attract further consideration as part of this reserved matters submission. That said, the proposed road network within the site is a matter for

consideration under this submission and to this end the comments of the Highway Authority have guided the discussions with the applicant both pre- and post-submission.

- 5.4 Following initial submission of the application, the Highway Authority identified a number of elements that required revision. These included alterations to the proposed 'square' areas within the development, the adjustment of gradients to some roads, provision of a footpath link up to the eastern boundary of the site, and adjustment of some parking space positions. Members are advised that the scheme put forward for determination does address previous issues to the Highway Authority's satisfaction. It is noted that the proposed roads on site would be constructed with the intention of being adopted by the County Council as Highway Authority, with the exception of the private drives.
- 5.5 As regards provision of car parking spaces across the site, Members are advised that the scheme meets the standard for residential development that is included in the Council's adopted standards. This includes the provision of visitor spaces to serve the development. The submitted plans also include the provision of EV charging points to serve the majority of dwellings where on-plot parking spaces are provided. In all other instances the submitted details advise that ducting, and a suitable consumer unit to allow a wall charging unit to be installed by the householder would be provided.
- 5.6 Clearly the issue of traffic generation arising from this development continues to be a source of particular concern for local residents and this is reflected in the comments received. As part of the consideration of the outline planning application the submission included a Transport Assessment that detailed the impacts arising from this, and other committed developments in a defined area, on the local road network. The findings in the assessment were considered by the Highway Authority and accepted. That authority recommended conditions on a grant of outline planning permission that amongst other things controlled the final details of the site's access, provision of visibility splays at that access and, prior to first occupation, the provision of footways linking to the existing footway network at Union Road / Starhouse Lane junction and Finborough Road / Starhouse Lane junction. These footways are to be constructed and made available for use prior to first occupation. Members are advised that capacity issues within the highway network per se were not raised at that stage and it is not possible to revisit that position now that the principle of development for the nature and amount of development applied for has been established.

6. Design And Layout, Sustainability

- 6.1 As Members are fully aware, good design is a key aspect of sustainable development, as made clear in the NPPF. This requirement is reflected in adopted development plan policies CS5 and GP1, both of which identify that development will be of high quality design that respects the local distinctiveness and built heritage of Mid Suffolk. Members are advised that pre- and post-application engagement has taken place with the applicant regarding inter alia, the issue of the proposed layout and design of the development.
- 6.2 The application submission does include a Design and Access Statement (DAS) that advises of the design principles that have been applied, following a study of the application site and its context. The evolution of this reserved matters submission has also been informed by the outline application approval, a key element of which establishes the acceptability in principle of 146no. dwellings being located on the identified site.
- 6.3 The general arrangement of the proposed layout of development consists of a series of perimeter blocks across the site; a similar approach having been taken on the site adjacent to the east. This arrangement of dwellings enables a clear demarcation of public realm and private amenity spaces. This approach also avoids a situation whereby the rear gardens of dwellings are overly

prominent within the streetscene – thereby improving visual amenity generally. In addition, this arrangement of dwellings does also ensure that the frontages of the overall development site are addressed by the fronts of dwellings. Lastly, the arrangement enables passive surveillance of open spaces within the site, with dwellings arranged to overlook these spaces.

- 6.4 As well as the organisation of the dwellings, the proposal would also include a clear hierarchy of road types across the site, which would enable particular character areas to be created e.g. a variation in space between dwellings fronting on to the main spine road and those arranged around a private drive access. The organisation of roads is such that the main spine road serving the site is aligned to run through individual ‘squares’, and includes bends etc. to slow vehicle speeds. This avoids the creation of a continuous, visually unrelieved main route through the site which would not assist in improving visual amenity within the overall estate.
- 6.5 The proposed layout also includes a network of linked green spaces across the development site. These are located primarily on the site’s periphery; however a green link would also bisect the site through the centre of the developed area. This space would serve as a visual amenity resource as it would assist in breaking up the development into two main areas. The principle of this particular green link feature was first mooted at the outline application stage, and it has been successfully incorporated into the detailed layout design, in the view of officers. The open spaces on the site would also contain the LEAP facility (a requirement established at the outline application stage), an attenuation basin, pumping station, and footpath routes, serving the site and linking with Union Road, B1115 and the site to adjacent housing site to the east. The arrangement of the open space in the proposed manner would also enable the retention of the greater majority of existing trees and hedging that is located on the site, which is a clear benefit in terms of visual amenity.
- 6.6 In relation to the appearance of the development, this follows a vernacular architectural form, similar to that found in existing development within the vicinity – particularly the newer development to the east previously approved by the Council. Dwellings would be constructed in brickwork, with some rendered elements on particular designs, and would incorporate dual pitched tiled roofs, as would garages. Generally, it is considered that the proposed design approach would be in keeping with this particular location, particularly given the design approach taken on the volume development immediately adjacent. That said, the arrangement of development is such that it is considered this scheme is not merely a repeat of the approved development, and there would be a satisfactory variation in character and appearance between the two areas. Importantly, it is considered that the design approach would also be respectful of the surroundings and would not appear as a visually incongruous incursion.
- 6.7 The NPPF places sustainable development at the heart of responsible planning. New development should be planned to avoid vulnerability to climate change, and plans should provide a positive strategy for the use and supply of renewable energy. At the local level, adopted Core Strategy policy CS3 identifies the Council’s intention to reduce contributions to climate change. However, in relation to residential development the policy identifies a requirement that ‘...Sustainable Construction techniques will be encouraged in all new dwellings to achieve at least a three star rating under the Code for Sustainable Homes...’ As Members are aware, the Code has been replaced with new standards applicable under Building Regulations.
- 6.8 As part of the application submission the proposal includes an Energy Strategy Statement which is intended to examine ‘...the feasibility of suitable Low to Zero Carbon sources, high-efficiency alternative systems, and low carbon energy efficiency measures...’ The Statement identifies that with the withdrawal of the Code, the equivalent standard would require a 19% carbon reduction. In order to achieve this, Members are advised that the development would take a ‘fabric first’ approach, whereby the *demand* for energy is reduced by the construction of the buildings. In

addition, the Statement outlines the consideration of other methods of energy generation and, in this regard, it is proposed that 69no. dwellings on the site would incorporate solar voltaic cells on their roofs to generate electricity. The proposed development would also incorporate Flue Gas Heat Recovery Systems within 76no. dwellings. This technology ‘...takes advantage of the heat within the waste flue gases resulting from the combustion of gas within the boiler. This recovered heat is used to preheat the cold water entering the boiler, thereby lowering the amount of energy needed to warm the water up to the required temperature...’ In combination, the Statement identifies that the 19% reduction would be achieved. In this regard, Members will note that the Environmental Health (Sustainability) officer has no objection to the proposals.

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

7.1. Conservation and enhancement of the natural environment is a fundamental theme of the NPPF and adopted development plan policies such as CS4, CS5, CL1 and CL8. The site identified for the development contains natural features such as hedging and trees, and these elements add significantly to visual amenity in the area.

7.2 The approved outline planning application submission included a Landscape and Visual Impact Assessment (LVIA) in which the following concluding remarks were made:

‘...Overall the proposed development will result in limited impacts at a localised level. The scale and form of proposed development is likely to result in impacts which are limited to the site area and its immediate context. In the wider landscape, potential views of the proposals are predominantly heavily filtered by a ‘layered’ mature vegetation framework and are generally within the context of existing and emerging built form both interspersed within the surrounding landscape and within the settlement of Stowmarket...Furthermore, the proposals for open space and green infrastructure will deliver substantial enhancements in terms of the physical landscape resources...’

7.3 In consideration of the outline application the findings of the LVIA were accepted by officers, in consultation with the Council’s landscape consultants. Although landscaping was a reserved matter, in granting outline planning permission for the proposal a condition was imposed (04) as follows:

‘Any details submitted under Condition 2 shall, as appropriate and required, be in general conformity with submitted plan P18-2767_20B Boundary Vegetation to be Removed/Retained, Landscape Context and Connections Plan Ref: P18-2767_21 and the LVA Note Ref: P18-2767 20 January 2021.

Reason: To ensure careful planning in the preparation of the Reserved Matters scheme in respect of existing on-site boundary vegetation; and landscape and visual matters.’

7.4 On the basis of the above, the identified drawings and note are considered to establish parameters at least that should inform a reserved matters submission, in relation to both impacts on boundary vegetation, and also landscaping. Members are advised that, in this regard, officers consider the submitted plans to be in general conformity with those identified in the condition. The Landscape Context and Connections Plan shows the arrangement of open space on the periphery of the site, and a linking feature bisecting the developed areas, and this is reflected in the plans put forward for consideration. In addition, the tree and hedging retention reflects that shown on the identified plan.

- 7.5 Members are advised that the initial reserved matters submission elicited various comments from the Council's Landscape consultant and this current iteration of the proposals has, in the view of officers, addressed these satisfactorily.
- 7.6 In regard to impacts on trees and hedging, it is considered that the proposals reflect the relevant retention plan identified at the outline stage. The organisation of development means that the loss of the greater majority of these features is avoided. An Arboricultural Impact Assessment (AIA) has been submitted as part of the reserved matters proposals. The AIA advises that some tree and hedge removal will be necessary to enable the development to go ahead. This includes vegetation at the location of the previously-approved site access, and a portion of hedging at the point where the required pedestrian access is to be formed on to B1115 Finborough Road. The AIA also identifies various trees on site where crown lifting works would be necessary, as well as dead or dying specimens that would be removed. The AIA advises that one B category tree would have to be removed. This document has been considered by the Council's Arboriculturalist who has commented as follows:

'I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. The tree and vegetation proposed for removal are of limited amenity value and are not of sufficient landscape importance to warrant being a constraint. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and dedicated Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention, this can be dealt with under condition.'

- 7.7 In relation to ecology and protected species, the initial assessment was undertaken at the outline application stage wherein an Ecology report was submitted as part the outline application submission. The application site itself is not covered by any specific wildlife site designation, nor is it located close to any statutory or non-statutory wildlife site. The land itself, having been used previously for agricultural purposes, was determined to be of low ecological value. However the trees and hedging on the site were determined to be of habitat value. The fact that these are for the most part to be retained is important in terms of species protection etc. The presence of protected species were detected on site including bats.
- 7.8 Following on from the outline application assessment stage, this current application includes an Ecological Enhancement and Mitigation Strategy (EEMS) and a separate Skylark Mitigation Strategy (SMS). In the case of the EEMS, this recommends that various enhancements are included within the development e.g. bird boxes, bat roost boxes, log piles/hibernacula for invertebrates etc, hedgehog holes and the introduction of various plant species across the site to encourage wildlife. It is also proposed to introduce 'no mow' areas within the development to encourage diversity in habitat composition. In regard to the SMS, the proposals seek to mitigate impacts on this habitat by offering appropriate alternative locations on other similar land.
- 7.9 The proposals have not prompted a comment from Natural England. The Council's Ecological Consultants have confirmed that the information provided is sufficient for the proper consideration of impacts on ecology, and no objection is raised.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1 The NPPF at paragraph 183 identifies inter alia that planning decisions should ensure a site is suitable for its proposed use. In addition, paragraph 184 makes clear that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. In addition development plan policy identifies the Council's intention to ensure that

new development proposals minimise the risk of contamination of underground water resources. Members are advised that the outline application submission was accompanied by Desk Based Land Contamination Assessment, the findings of which were considered by the Environmental Health Officer. At that time, the Officer did not raise an objection to the proposals, advising that any unexpected ground conditions (during construction) should be advised to the LPA. In addition, it was advised that the responsibility for the safe development of the site lies with the developer undertaking the work. The Officer has confirmed that there is no comment in relation to this reserved matters submission.

- 8.2 In relation to flood risk and drainage the NPPF identifies at paragraph 159 that ‘...Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk...’ Leading on from this, development policy CS4 identifies that ‘...the Council will support development proposals that avoid areas of current and future flood risk...’ The outline application submission included a Flood Risk Assessment and the LLFA, Environment Agency and Internal Drainage Board were consulted; no objections were raised to the proposals.
- 8.3 In this regard the entire site for the proposed development is located within flood zone 1 i.e. an area having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). Therefore the site is not considered to be liable to unusual flooding events, and in that regard accords with the identified requirements of the NPPF and relevant development plan policy. In relation to pluvial events, the DAS advises that ‘...Small areas of pluvial surface water flooding exist on the site, but these areas are not being developed and are areas of open space...’
- 8.4 The proposed means of surface water drainage to serve the site would take the form of a SuDS. The scheme would include a series of swales and filter trenches across the site. The main attenuation basin is located at the south-western corner of the site; not least in recognition of the site’s sloping topography to the south. From here, surface water would be drained to the river Rat via an underground drainage pipe.
- 8.5 Members will note that the LLFA has confirmed no objection to the detailed proposals put forward as part of this reserved matters submission. At the time this report was produced, comments had not been received by the Environment Agency. Members will be updated accordingly at the meeting if comments are made.

9. Heritage Issues

- 9.1 The protection of heritage assets from inappropriate forms of development is an established tenet of planning control. Section 66(1) of the Planning (LBCA) Act 1990 requires local authorities to afford special attention to the desirability of preserving or enhancing the character or appearance of listed buildings, including setting. In addition, in the relation to conservation areas, section 72 of the Act identifies that ‘...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area...’. The NPPF at paragraphs 194 - 197 describes how development proposals affecting heritage assets should be considered. In addition, paragraph 199 makes clear that ‘...When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...’ The NPPF also identifies at paragraph 202 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...’
- 9.2 The adopted development plan includes a specific policy, HB1, that seeks to protect heritage assets and their settings. This aim is reflected in SAAP policy 9.5 which aims to protect the historic landscape of Stowmarket and surrounding villages.

9.3 The site does not contain any above ground heritage assets, and therefore the impacts will arise in relation to settings of heritage assets in the vicinity of the site. In this regard, the Heritage Team identified, initially, that the proposals would cause a low to medium level of less than substantial harm to the setting of one of these assets – namely Star House Farm (and its associated, separately listed barn) located to the northwest of the application site. Following on from this response, the applicant has provided a further heritage consideration of this issue and this has led to the Heritage Team’s revision of its comments to determine that a very low to low level of less than substantial harm would result from the proposed development. Therefore the scheme presented for Members’ consideration has been judged to significantly lessen harm arising from impacts on the setting of the identified listed building. In this regard, it is necessary in accordance with the NPPF to balance the harm with the public benefits of the proposal. Significantly and principally the provision of 146 no. dwellings increases the District’s housing stock, including the provision of affordable housing units (established through s106 agreement). In addition, the Heritage Team’s comments in relation to materials for the proposed dwellings nearest the listed building can be properly addressed through the inclusion of a condition as part of a reserved matters approval. This issue has been raised with the applicant and it is agreed that the requested, revised roof materials would be applied to the dwellings fronting Union Road, namely plot no.s 1 – 3 and 9 – 13 inclusive. Therefore, even where considerable importance and great weight is attached to the harm identified, that harm would be outweighed by the public benefits to flow from the development. Moreover, the heritage balance was undertaken when granting outline planning permission for the development – the current reserved matters would ensure that the anticipated benefits are delivered whilst at the same time reducing the amount of heritage harm previously expected. An approval of the current application would be consistent with the decision to grant outline planning permission.

10. Impact On Residential Amenity

- 10.1 The assessment of residential amenity impacts is a key planning consideration. The Council’s adopted development plan policies SB2 and H3 make clear that development proposals will be considered inter alia in respect of the likely impacts that would arise in relation to residential amenity.
- 10.2 Notwithstanding the location of the application site, away from the defined settlement boundaries for Onehouse and Stowmarket, there are residential properties adjacent to the site. In addition, the site immediately adjacent is being developed for residential purposes, for a substantial number of dwellings. Generally, it is inevitable that the development will generate local impacts through visual impacts, increased traffic generation etc. The fact that this is a reserved matters submission means that the location of proposed dwellings in relation to existing may be appraised.
- 10.3 In this regard, the dwellings nearest the site are located on the southern side of Finborough Road, facing towards the site, and on the northern side of Union Road, again facing towards the site. In relation to the dwellings on Union Road, the proposed dwellings would be located approximately between 32 metres and 44 metres distant. The combination of distance, and the fact that the existing and new dwellings would be arranged in a front-to-front situation, would mean that the amenity of the occupiers of the existing dwellings would not be harmed by excessive overlooking or loss of privacy, in your officers’ view. It is considered that the main impact that would arise in this location would arise from vehicles using the approved access to the site, which has the benefit of full planning permission. Nevertheless, it is noted that the location of the access did not give rise to an objection from the Environmental Health team in relation to unacceptable impacts arising. That team did identify that disturbances would need to be properly controlled during the construction phase, and a condition (13) was imposed on the outline planning permission that

requires the agreement of a Construction Management Plan, prior to the commencement of development.

- 10.4 In regard to the dwellings opposite the site on Finborough Road to the south, these scale at approximately 34 metre at their closest point. Again the arrangement of dwellings is that a front-to-front positioning is achieved. It is also pertinent to the consideration of this location that an established hedge line is located on the site which would also assist in filtering views etc. Members are advised that the originally-submitted plans did show a new pumping station to serve the development being positioned between the southernmost units and the boundary with Finborough Road – opposite existing dwellings. This element of the new development gave rise to concerns over amenity impacts from local residents. As a result the applicant has agreed to relocate the pumping station away from the existing dwellings, near to the attenuation basin in the southwest corner of the site. Another concern that has arisen is the impact arising from vehicle headlights shining towards the dwellings on the south side of Finborough Road, bearing in mind the difference in levels between the site and the road. In consideration of this issue it is noted that there is an established hedge line on the southern boundary of the site which would assist in providing a filtering screen to reduce light impact. In addition, the access roads that would be used by vehicles on the site are considered to be reasonably distant to ensure that amenity impacts from vehicles were not unacceptably adverse.
- 10.5 In relation to the impact of the proposed development on the emerging site to the east, it is considered that the general location of the proposed development would ensure that instances of unacceptable overlooking, overshadowing etc were avoided by sufficient distance between units. Again, impact would be further mitigated by hedging and trees to be retained along the shared boundary between the two sites.

11. Planning Obligations

- 11.1 Members are advised that under the outline planning permission, a legal agreement was completed (dated 30th May 2021) that secured the following mitigation of impacts that would arise from the development:
- Provision of 21% affordable housing on the application site, together with a contribution of £31 248 towards the provision of affordable housing within the district of Mid Suffolk.
 - Early Years education contribution - £266 603.30
 - Primary education contribution - £758 795.58
 - Secondary education contribution - £618 149.40
 - Sixth Form education contribution - £142 649.30
 - Health Contribution - £84 140
 - Waste contribution - £16 060
 - Provision of a LEAP on the site plus maintenance contribution
 - Library contribution - £2 336
 - Provision of open space within the site, together with a maintenance contribution
 - Travel Plan contribution - £97 469.52

12. Parish Council Comments

- 12.1 The comments that have been received from Onehouse Parish Council and Stowmarket Town Council are fully acknowledged and appreciated. It is noted that the Parish Council acknowledges the revisions to the proposal following its initial comments.

12.2 Stowmarket Town Council's comments are noted. The following comments are made on individual points made:

- The drainage proposals for the scheme, utilising SuDS, has been considered by the LLFA and that authority has no objection to the proposals.
- The retention of trees and hedgerow features is incorporated within the submitted scheme and reflects the outline application parameters. Some removal of hedging on the Union Road boundary is necessary to create the vehicular access (and visibility splays) to serve the development. This aspect has obtained full planning permission.
- The location of the LEAP is established through the outline application process. Its location away from roads is considered a benefit in safety terms. Furthermore the facility would be overlooked by dwellings.
- Swift boxes would be installed as part of the overall scheme of ecological enhancements proposed for the site.
- The issue of open space is identified within the secured s106 agreement and it is the case that the agreement allows for this to be transferred to a Management Company, nominated body or the Parish Council. In addition, the outline planning permission included a condition (18) that secures the agreement of a Landscape and Ecological Management Plan prior to the commencement of development.
- The use of recycled materials for benches can be secured if necessary through the proposed detailed landscaping condition.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1 The grant of outline planning permission DC/20/01110 established the acceptability in principle of 146 no. dwellings being erected on the identified site. On this basis the principle and nature of the development is fixed; Members are not required to re-consider the permission from scratch and officers are satisfied that the development will continue to deliver the anticipated benefits and within the envelope of impacts already considered.
- 13.2 As a planning judgement, given the fact that the outline planning permission established the acceptability of the development taking place on the identified site, it now falls for the details of the proposed development to be considered under this reserved matters submission.
- 13.3 The proposal as presented to Committee is not the first iteration of the plans; liaison has taken place with the applicant to address issues of townscape improvement, as well as other issues arising from consultee responses. The aim has been to ensure that a volume residential development can be provided on the site that is respectful of the constraints that exist and the challenges (and opportunities) that are presented by the site's topography. In both cases it is considered that the scheme presented to Members achieves an appropriate standard. The layout of the proposal is considered to be of merit in townscape terms, creating a legible development with properly defined public and private areas. In addition, the form of buildings reflects a traditional approach which is considered to be an appropriate design response in the context of the surroundings. Importantly, officers judge the reserved matters submission to follow the parameters of the indicative landscaping plans that were identified in condition 04 attached to the grant of outline planning permission.

13.4 In consideration of the proposals, the objections and concerns expressed by the Parish Councils, and local residents, are fully acknowledged and appreciated. The development of the land will clearly be a fundamental alteration in the local environment, and the development will generate additional traffic movements. That said, the principle is established through the outline approval and the submission is considered to follow the development parameters established at that time. The application for reserved matters approval put forward for consideration by Members is judged by your officers to be an appropriate scheme, which is worthy of a positive recommendation.

RECOMMENDATION

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).
- Notwithstanding the submitted details the materials palette for the dwellings in the vicinity of Star House Farm to be agreed i.e. plot no.s 1 – 3 and 9 – 13 inclusive.
- Submission of a detailed hard and soft landscaping scheme. Paths serving the LEAP should incorporate a sealed surface.
- Submission of a detailed Arboricultural Method Statement and dedicated Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention
- Ecological mitigation in accordance with the Ecological Appraisal recommendations.
- Vehicle parking, cycle parking and bin collection points to be provided in accordance with the detailed plans provided prior to relevant part of development brought into use and thereafter retained as such
- Conditions recommended by the Highway Authority

Plus any further conditions as may be deemed necessary by the Highway Authority or the Chief Planning Officer

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
- Informatives identified by SCC LLFA

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Application No: DC/21/06966

Location: Land south of Union Road
Onehouse

		Page No
Appendix 1: Call In Request	Not applicable	
Appendix 2: Details of Previous Decision	Not applicable	
Appendix 3: Town/Parish Council/s	Onehouse Parish Council Stowmarket Town Council	
Appendix 4: National Consultee Responses	Historic England Natural England NHS CCG Anglian Water	
Appendix 5: County Council Responses	SCC Highways SCC Development Contributions SCC Fire and Safety Directorate SCC LLFA SCC Travel Plan SCC Archaeology Service Mid Suffolk Disability Forum East Suffolk Drainage Board	
Appendix 6: Internal Consultee Responses	Strategic Housing Place Services Ecology Place Services Landscape Environmental Control – Noise/Odour/Light/Smoke Environmental Control – Sustainability Environmental Control – Air Quality	



Babergh and Mid Suffolk District Councils



	Environmental Control – Land Contamination Heritage Waste Management Public Realm	
Appendix 7: Any other consultee responses	Councillor Matthissen	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	No	

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



Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bradly Heffer

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 appreciate the resiting of the pumping station to mitigate the impact on current residents and the improvements to the footway to the western boundary of the site

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bradly Heffer

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

Concerns have been expressed regarding the siting of the pumping station. It should be investigated to moving this elsewhere on site so as not to impact on current residents.

Cllrs appreciate the provision of a pedestrian footway along the western boundary of the application site which will improve pedestrian safety along Starhouse Lane and hope this can be extended to cyclists.



REPRESENTATIONS OF STOWMARKET TOWN COUNCIL

APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF PLANNING PERMISSION DC/20/01110 FOR UNION ROAD, ONEHOUSE

Land on Union Road, Onehouse for Bloor Homes Eastern

Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146 No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

The Committee considered an application submitted by Bloor Homes Eastern for the approval of reserved matters pursuant to planning application DC/20/01110. The submission related to the appearance, landscaping, layout and scale regarding the erection of up to 146 dwellings.

RESOLVED: That the following representations be made in respect of the proposals:

- a. the Town Council notes that planning consent has been granted by the Planning Authority and the current application relates to the form of development rather than the principle of development;
- b. the Town Council continues to have major concerns regarding the drainage arrangements for the site and potential for run-off on to the B1115; drainage problems are already being experienced in respect of the adjoining development and it is felt that the drainage and attenuation measures may not be sufficient within regard to the topography of the site;
- c. there should be effective conditions applied to require the retention of existing hedgerows on the boundaries of the development site;
- d. the planting scheme adjacent to Union Road appears to be "open" in character comprising grass and shrubs when the retention of hedging and planting of trees would help provide greater character at the entrance to the site;
- e. the "missed opportunity" of creating a play area on the edge of this site and the edge of the adjoining development site is viewed as being disappointing; this would have provided a larger play area that would offer greater benefits in terms of public amenity;
- f. the applicant should be encouraged to consider how existing trees around the boundary can be retained, even some that are dying in less conspicuous locations as this can help promote biodiversity;
- g. the installation of swift boxes should be incorporated within the scheme in view of the decline in this species;
- h. there should be an effective environmental management programme implemented by the developer to ensure that trees are watered and maintained until they become established;
- i. opportunities should be explored for using benches on site made out of recycled materials; and
- j. it is noted that the site is within Onehouse and the Planning Authority is requested to give consideration to the representations of Onehouse Parish Council as well as local residents insofar as they related to the reserved matters.

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

Sent: 25 Feb 2022 02:06:17

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Attachments:

-----Original Message----- From: East of England Region Sent: 25 February 2022 13:54 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES Good afternoon, T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land To The South Of Union Road Onehouse Suffolk Application: DC/21/06966 Thank you for your letter dated 21st February 2022 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: "commemorative object works" means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which

section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.) Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.

From: Goodman, Thomas
Sent: 24 December 2021 11:56
Subject: RE: MSDC Planning Consultation Request - DC/21/06966

To whom it may concern,

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

**Land To The South Of Union Road, Onehouse, Suffolk
Application No. DC/21/06966**

Thank you for your letter of 24 December 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

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

Yours sincerely

Tom Goodman
Business Officer

Historic England | Brooklands, 24 Brooklands Avenue, Cambridge, CB2 8BU.
www.historicengland.org.uk

From: SM-NE-Consultations (NE)
Sent: 01 March 2022 15:38
Subject: Consultation Response - DC/21/06966 (Amendments)

Dear Bradly Heffer

Application ref: DC/21/06966 (Amendments)
Our ref: 384585

Natural England has no comments to make on this Approval of Reserved Matters application nor the amendments.

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, ancient and veteran trees](#) which you can use to assess any impacts on ancient woodland or trees.

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 local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest 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

Joe Thorpe

Operations Delivery
Consultations Team
Natural England

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 10 Mar 2022 11:42:17
To:
Cc:
Subject: FW: DC/21/06966
Attachments:

From: planning.apps <planning.apps@suffolk.nhs.uk>
Sent: 10 March 2022 11:32
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/06966

The CCG has previously responded to this application in 2021 and currently don't feel it necessary to add further comment. Please refer to this previous response for the impact on local health services and the request to mitigate the impact with CIL.

Regards

CCG Estates Planning

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



Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000
Email: ipswichandeastsuffolk.ccg@nhs.net
Web: www.ipswichandeastsuffolkccg.nhs.uk

Your Ref: DC/21/06966
Our Ref: IESCCG/170122/ONE/

BY-EMAIL-ONLY

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

17th January 2022

Dear Sir/Madam,

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

I am writing in response to a request received on Monday 10th January to clarify our position in relation to a response sent regarding the above proposal on 29th December 2021.

This updated response was sent in error by a member of the team who was covering for the Strategic Estate Planning Manager. The capacity figures relating to the response should be discounted for the purpose of the reserved matters and I confirm that the CCG are satisfied with the contribution agreed as part of our original response made on 20th July 2020.

The CCG will continue to work with the local authority and developer regarding any mitigation secured to support Health services in the area.

Yours faithfully


Jane Taylor (Mrs)
Senior Estates Development Manager

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000
Email: ipswichandeastsuffolk.ccg@nhs.net
Web: www.ipswichandeastsuffolkccg.nhs.uk

Your Ref: DC/21/06966
Our Ref: IESCCG/011221/ONE

BY-EMAIL-ONLY

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

29/12/2021

Dear Sir/Madam,

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

1.0 Introduction

1.1 Thank you for consulting Ipswich and East Suffolk CCG on the above planning application.

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

2.0 Existing Healthcare Position Proximate to the Planning Application Site

2.1 The proposed development is likely to have an impact on the services of 2 main GP practices within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development.

2.2 The proposed development will likely have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of

the development. Ipswich and East Suffolk CCG would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

3.1 Ipswich and East Suffolk CCG acknowledge that the planning application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.

4.0 Assessment of Development Impact on Existing Healthcare Provision

4.1 The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 366 residents and subsequently increase demand upon existing constrained services.

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

Table 1: Summary position for primary healthcare services within 2km catchment (or closest to) the proposed development

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stowhealth Surgery	18,938	1487.70	21,696	189.09
Combs Ford Surgery	8,698	454.40	6,627	-142.01
Total	27,636	1,942.10	28,323	47.08

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

4.3 The development would have an impact on the primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

5.1 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.

5.2 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.

5.3 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.

5.4 The development would give rise to a need for improvements to capacity, in line with emerging STP Estates Strategy; by way of refurbishment, reconfiguration, extension, or potential relocation for the benefit of the patients of Combs Ford Surgery or through other solutions that address capacity and increased demand as outlined in 5.3 - Health & Wellbeing Statement. For this a proportion of the cost would need to be met by the developer.

5.5 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

Premises	Additional Population Growth (146 Dwellings) ⁵	Additional floorspace required to meet growth (m ²) ⁶	Spare Capacity (NIA) ⁷	Capital required to create additional floor space (£) ⁸
Combs Ford Surgery	366	23.02	-142.01	£84,091
Total	366	23.02	-142.01	£84,000

Notes:

5. Calculated using the Ipswich Borough Council average household size of 2.3 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).

6. 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”

7. Existing capacity within premises as shown in Table 1

8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q1 2020 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£3,652/m²), rounded to nearest £100.

5.4 A developer contribution will be required to mitigate the impacts of this proposal. Ipswich and East Suffolk CCG calculates the level of contribution required, in this instance to be **£84,000**. Payment should be made before the development commences.

5.5 Ipswich and East Suffolk CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

6.0 Conclusions

6.1 In its capacity as the healthcare provider, Ipswich and East Suffolk CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

6.3 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. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

6.4 The terms set out above are those that Ipswich and East Suffolk CCG deem appropriate having regard to the formulated needs arising from the development.

6.5 Ipswich and East Suffolk CCG is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

6.6 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

Michael Kenyon-Waters

Project Planning & Support Officer

Suffolk & North East Essex Clinical Commissioning Group

From: Planning Liaison
Sent: 07 January 2022 10:03
Subject: Land To The South Of Union Road Onehouse Suffolk - DC/21/06966

Dear Bron,

Our Reference: PLN-0137880

Please see below our response for the Reserved Matters application - Land To The South Of Union Road Onehouse Suffolk - DC/21/06966

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation (preliminary drainage strategy) and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (preliminary 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. 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/>

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

Your Ref: DC/21/06966
Our Ref: SCC/CON/0654/22
Date: 7 March 2022
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: Bradly Heffer - MSDC

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06966

PROPOSAL: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

LOCATION: Land To The South Of, Union Road, Onehouse, Suffolk

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

Previous comments:

1. The previous comment regarding the 'Square' has been addressed by the amended layout.
2. Although not shown on submitted plans, we have been advised that no gradients greater than 1 in 15 will be provided on adoptable roads, footways or footpaths/ cycle links.
3. Comment regarding visitor laybys has been addressed by amended layout and surfacing type.
4. Comment regarding footpath link addressed by amended layout.
5. Comment regarding private driveway parking addressed by amended layout.

New comments related to amended layout/ additional information submitted:

6. It is unclear whether the turning area at the new pumping station location could accommodate the largest vehicle (Sewage Tanker was previously used) that may need to access it.
7. Please provide details or information on the layout/ levels where the retaining walls abut the adoptable footways/ service margins and parking spaces. Widths of parking spaces next to vertical features should be increased by 300mm (as advised in SGP 2019) and any retaining walls that provide structural support to the highway may require additional details/ approval.

8. Whilst noted that the adoptable section of the pedestrian/ cycle link to Finborough Road will have a sealed asphalt surface, any sections of the proposed Hoggin type surface route on steep gradients should also benefit from sealed surfaces to enable access to these routes by vulnerable users.

9. Noted that 'Burnt Oak' colour block paving is proposed for adoptable areas - this colour may not be acceptable for approval as part of a Section 38 Agreement.

Note regarding triple tandem parking:

10. There are a number of dwellings with 'triple tandem' parking layouts proposed. The Highway Authority has not objected to these because they either serve 3 bedroom dwellings (so the third space is not counted as a required space, effectively making the required parking provision just tandem), or they are located within private driveways that benefit from visitor parking. Whilst we do not necessarily support this approach, it is not regarded as a highway safety issue.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06966
Our Ref: SCC/CON/0115/22
Date: 24 January 2022
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: Bradly Heffer - MSDC

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06966

PROPOSAL: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

LOCATION: Land To The South Of, Union Road, Onehouse, Suffolk

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

Whilst generally acceptable, this proposal has been reviewed with our Technical Approval (road adoption) team and the following issues are noted:

1. 'Square' close to plots 86-87 and 112-113: This area has minimal forward visibility (20 metres) and minimal junction spacing. Whilst the ramp into the area and surface change to reduce speeds are noted, the layout is not acceptable for adoptable roads and would not be recommended in any case. Please amend the layout in this area.
2. Gradients: Some of the roads have steeper gradients than our standard 1 in 15 requirement. Examples being road 4, road 6 and turning head 5T. We cannot accept gradients more than 1:15 as it restricts mobility for vulnerable road users and creates issues for vehicles in poor weather.
3. Visitor parking laybys: The visitor parking laybys on the eastern side of the main access road would create unsuitable kerb geometry (particularly in the absence of road markings - that we do not generally support within estate roads). They also seem excessive within a small area.
4. Footpath link: Whilst the network of footpaths within the development is noted and welcomed, a footpath link up to the eastern boundary of the site should be provided. SCC will work with the neighbouring developer to aim to provide a link on the other side as part of the Section 38 Agreement process for that development.

5. Private driveway parking: Some of the parking spaces at the ends of private driveways and the parallel spaces (examples being plots 105 and 125 among others) do not appear to provide motorists with turning space within the private driveways, particularly when other spaces are occupied. This would result in excessive reversing distances and would not be acceptable, even within a private driveway.

Holding objection until the above comments have been addressed, or in some cases confirmed that the estate roads and footways will remain private.

Notes:

Advice regarding future adoption:

- Please show private driveway accesses on any adoption drawings;
- Please provide details of highway drainage including outfalls into any swales and basins.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your ref: DC/21/06966
Our ref: Onehouse – land to the south of Union
Road 59968
Date: 24 December 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Bron,


Onehouse: land to the south of Union Road – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning – submission of details for the appearance, landscaping, layout, and scale for the erection of up to 146no. dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

There is a completed planning obligation dated 30 April 2021 attached to the outline permission under reference DC/20/01110/OUT. The planning obligations previously secured under the first planning permission must be binding upon this application if Mid Suffolk District Council resolve to approve and grant a further planning permission.

I have no further comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,



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

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

Your ref: DC/21/06966
Our ref: Onehouse – land to the south of Union
Road 59968
Date: 21 February 2022
Enquiries: Neil McManus

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

Dear Bradly,

Onehouse: land to the south of Union Road – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning – submission of details for the appearance, landscaping, layout, and scale for the erection of up to 146no. dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Reason(s) for re-consultation: please see documents submitted 21.02.2022.

I previously responded by way of letter dated 24 December 2021, which is still applicable. I have no additional comments to make in respect of this re-consultation, but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

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

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

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

From: Water Hydrants

Sent: 24 December 2021 11:25

Subject: FW: MSDC Planning Consultation Request - DC/21/06966

Fire Ref.: F221484

FAO: Bron Curtis

Good Morning,

Thank you for your letter regarding this site.

Please ensure that Condition 14, in the original Decision Notice of planning application DC/20/01110, follows this build to its 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

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

Sent: 24 Feb 2022 08:47:19

To:

Cc:

Subject: FW: 2022-02-23 JS reply Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Attachments:

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

Sent: 23 February 2022 13:32

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

Cc: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>

Subject: 2022-02-23 JS reply Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Dear Bradly Heffer

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001 Rev B
- Site Landscaping Ref EA187-LS-002 Rev B
- Site Landscaping Ref EA187-LS-003 Rev B
- Basin Cross Section Ref 8519-108-001 Rev B
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev H
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev H
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev N
- Typical Swale Cross Section Ref 8519-109-001

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: 28 Jan 2022 02:16:39

To:

Cc:

Subject: FW: 2022-01-28 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 ARM

Attachments:

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

Sent: 28 January 2022 13:22

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

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

Subject: 2022-01-28 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 ARM

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001 Rev A
- Site Landscaping Ref EA187-LS-002 Rev A
- Site Landscaping Ref EA187-LS-003 Rev A
- Basin Cross Section Ref 8519-108-001 Rev A
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev E
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H
- Typical Swale Cross Section Ref 8519-109-001

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

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

Sent: 24 Jan 2022 01:08:59

To:

Cc:

Subject: FW: 2022-01-24 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 - RES

Attachments:

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

Sent: 24 January 2022 11:54

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

Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>

Subject: 2022-01-24 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 - RES

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001
- Site Landscaping Ref EA187-LS-002
- Site Landscaping Ref EA187-LS-003
- Basin Cross Section Ref 8519-108-001
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev E
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H
- Typical Swale Cross Section Ref 8519-109-001

A holding objection is necessary because the LLFA there are matters outstanding from the previous consultation reply regarding the design principle of the attenuation basin and landscaping.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 to overcome our current objection:-

1. Update Basin Cross Section Ref 8519-108-001, with basin details as shown on Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
2. Submit a landscaping and establishment plan that include the basin and swale for the first five (5) years.
 - a. Note basin and swales need to be established before they are utilised for the surface water drainage.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

Page 66

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

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

Sent: 04 Jan 2022 10:43:54

To:

Cc:

Subject: FW: 2021-12-31 JS Reply Land To The South Of, Union Road, Onehouse, Ref DC/21/06966 ARM

Attachments:

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

Sent: 31 December 2021 14:20

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

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

Subject: 2021-12-31 JS Reply Land To The South Of, Union Road, Onehouse, Ref DC/21/06966 ARM

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001
- Site Landscaping Ref EA187-LS-002
- Site Landscaping Ref EA187-LS-003
- Basin Cross Section Ref 8519-108-001
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev D
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev E
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H

A holding objection is necessary because the LLFA needs some clarification regarding the design principle of the attenuation basin and other SuDS features

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 to overcome our current objection:-

1. Resubmitting the surface water drainage drawing depicting basin side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 300-500mm freeboard and a 3m maintenance strip.
2. Submit a typical cross section of the proposed swales.
3. Submit a landscaping and establishment plan that include the basin and swale for the first five (5) years.
 - a. Note basin and swales need to be established before they are utilised for the surface water drainage.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

Note I am remote working for the time being

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

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

Sent: 24 December 2021 10:57

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

Subject: MSDC Planning Consultation Request - DC/21/06966

Please find attached planning consultation request letter relating to planning application - DC/21/06966 - Land To The South Of, Union Road, Onehouse, Suffolk

Kind Regards

Planning Support Team

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

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

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

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 28 Feb 2022 10:28:15
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES
Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 28 February 2022 10:10
To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Dear Bradly,

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

Kind regards

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

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

Sent: 04 Jan 2022 10:44:07

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06966

Attachments:

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

Sent: 04 January 2022 07:59

To: Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>

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

Subject: RE: MSDC Planning Consultation Request - DC/21/06966

Dear Bron,

Thank you for consulting me about the reserved matters planning application. On reviewing the documents I have no comment to make as the Travel Plan elements are yet to be triggered.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

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

Sent: 24 December 2021 10:56

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/21/06966

Please find attached planning consultation request letter relating to planning application - DC/21/06966 - Land To The South Of, Union Road, Onehouse, Suffolk

Kind Regards

Planning Support Team

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

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

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

From: Rachael Abraham

Sent: 06 January 2022 13:24

Subject: DC/21/06966- Land to the South of Union Road, Onehouse:

Dear Bradley,

As archaeological conditions have been applied to outline application DC/20/01110, we would advise that there is no need for further conditions to be attached to the current RM application.

Whilst we have no objection to the proposals set out as part of the RM application, archaeological mitigation is required at this site prior to the commencement of development at this site to fully record the archaeological remains which have been defined through evaluation (see our attached previous advice letter for reference).

Best wishes,
Rachael

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

Suffolk County Council Archaeological Service,



The Archaeological Service

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

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

Enquiries to: Gemma Stewart
Direct Line: 01284 741242
Email: Gemma.Stewart@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_01110
Date: 30th April 2020

For the Attention of Bronwen Curtis

Dear Mr Isbell

Planning Application DC/20/01110 - Land to the South of Union Road, Onehouse: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). An archaeological trial trench evaluation conducted within the application area identified Later Prehistoric ditches adjacent to the River Rattlesden. These ditches probably formed stock enclosures and field boundaries on the well-drained gravels along the north bank of the river. Other features associated with these ditches included a small number of pits and postholes and a buried soil horizon.

On the higher ground within the application area residual sherds of Late Bronze Age-Early Iron Age pottery were also found in the area of the Late Iron Age/early Roman settlement. The Late Iron Age/Early Roman settlement, probably a small farmstead, was located on the south/southwest facing slope in the centre of the site. This consisted of a ditch system forming settlement and stock enclosures, parts of a field system and evidence for habitation, in the form of pits and postholes, probable waterholes and finds of pottery sherds, animal bone and burnt clay. The latter may be the remains of kilns or ovens, although none were identified by the evaluation. An un-urned cremation was recovered from the northern edge of the application area, suggesting that there may be a small burial ground in this area (SKT 093).

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 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 (2018).

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 mitigation. In this case, an archaeological excavation will be required before any groundworks commence.

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

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

Yours sincerely,

Gemma Stewart

Senior Archaeological Officer
Conservation Team

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bron Curtis

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 commented on DC/20/1110 in respect of this application and repeats its views as follows:

The Mid Suffolk Disability Forum expects a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations.

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

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.

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 roads for ease of access.

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

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bradly Heffer

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 additional comments to make to those made in December, 2021.

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

Sent: 23 Feb 2022 10:22:27

To:

Cc:

Subject: FW: Comments for application: DC/21/06966 Case Officer: Bradly Heffer

Attachments:

From: Planning Department

Sent: 23 February 2022 09:44

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

Subject: Comments for application: DC/21/06966 Case Officer: Bradly Heffer

Good Morning,

After reviewing the re-consultation for DC/21/06966, we have no comments in addition to our letter sent on 11/01/2022.

Kind Regards,
Charlie



Charlie Howe (Bsc)

Sustainable Development Officer

Water Management Alliance

m: 07909 098143 e: Charlie.howe@wma.org.uk

Registered office: Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH

t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

WMA members: [Broads Drainage Board](#), [East Suffolk Drainage Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#), [Waveney, Lower Yare and Lothingland IDB](#) in association with [Pevensey and Cuckmere Water Level Management Board](#).

Follow us: [Twitter](#) [Facebook](#) [LinkedIn](#) [YouTube](#)



Your feedback is valuable to us, as we continually review and work to improve our services. So, if you have any suggestions, recommendations, questions, compliments or complaints, please complete one of our online forms: [Feedback Form](#) | [Complaint Form](#)

The information in this e-mail, and any attachments, is confidential and intended solely for the use of the individual or entity to whom it is addressed. The views expressed in this e-mail may not represent those of the Board(s). Nothing in this email message amounts to a contractual or legal commitment unless confirmed by a signed communication. All inbound and outbound emails may be monitored and recorded.

With our commitment to ISO 14001, please consider the environment before printing this e-mail.

Our Ref: 21_05865_P
Your Ref: DC/21/06966

10/1/2022

Dear Sir/Madam

RE Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure at Land To The South Of Union Road Onehouse Suffolk

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,

Charlie

Charlie Howe
Sustainable Development Officer
Water Management Alliance



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

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



Consultation Response Pro forma

Mid Suffolk

Application Number	DC 21 06966 – Land To The South Of, Union Road, Onehouse, Suffolk																																								
Date of Response	28.02.2022																																								
Responding Officer	Name:	SACHA TILLER																																							
	Job Title:	HOUSING ENABLING																																							
	Responding on behalf of...	HOUSING STRATEGY																																							
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>We ask you to revert to our response of 24th January 2022 with regard to policy and comments.</p> <p>The only additional comment we have to make is that we welcome the revised affordable housing schedule and plan below.</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.	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>QUANTITY OF AFFORDABLE HOUSING ONLY</th> <th>BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person</th> <th>TYPE FLAT/HOUSE/BUNGA LOW/MASIONETTE</th> <th>SIZE (Sqm only)</th> <th>TENURE A/R S/O</th> <th>PLOT No. on plan attached.</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>3 Bed 5 Person</td> <td>HOUSE</td> <td>93</td> <td>A/R</td> <td>21,22,23,32,33,96,108,109</td> </tr> <tr> <td>12</td> <td>2 Bed 4 Person</td> <td>HOUSE</td> <td>79</td> <td>A/R</td> <td>24,25,26,27,93,94,95,97,98,99,106,107</td> </tr> <tr> <td>2</td> <td>2 Bed 3 Person</td> <td>BUNGALOW</td> <td>70</td> <td>A/R</td> <td>30,31</td> </tr> <tr> <td>5</td> <td>3 Bed 5 Person</td> <td>HOUSE</td> <td>93</td> <td>S/O</td> <td>28,29,91,92,104</td> </tr> <tr> <td>3</td> <td>2 Bed 4 Person</td> <td>HOUSE</td> <td>79</td> <td>S/O</td> <td>34,35,105</td> </tr> </tbody> </table> <p>Key: Blue = Shared ownership, Red = Affordable rent.</p>					QUANTITY OF AFFORDABLE HOUSING ONLY	BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person	TYPE FLAT/HOUSE/BUNGA LOW/MASIONETTE	SIZE (Sqm only)	TENURE A/R S/O	PLOT No. on plan attached.	8	3 Bed 5 Person	HOUSE	93	A/R	21,22,23,32,33,96,108,109	12	2 Bed 4 Person	HOUSE	79	A/R	24,25,26,27,93,94,95,97,98,99,106,107	2	2 Bed 3 Person	BUNGALOW	70	A/R	30,31	5	3 Bed 5 Person	HOUSE	93	S/O	28,29,91,92,104	3	2 Bed 4 Person	HOUSE	79	S/O	34,35,105
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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																																									
Recommended conditions	Note: There is a commuted sum owing on this site for 0.66 of a dwelling in the sum of £31,248.00 that will need to be in any S106 produced.																																								

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.



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MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Bron Curtis – Principal Planning Officer

From: Sacha Tiller – Housing Enabling

Date: 24th January 2022

SUBJECT: - **APPLICATION FOR RESERVED MATTERS - DC/21/06966**

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: **Land To The South Of, Union Road, Onehouse, Suffolk – DC-21-06966**

Key Points

1. Background Information

This is an open market development to build 146dwellings at reserved matters stage.

The S106 states that this site should offer an affordable housing contribution of 21% and therefore we expect to see the following being provided:

30 affordable homes in total

22 dwellings for affordable rent

8 dwellings for shared ownership

0.66 as a commuted sum of = £31,248.00

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum**.

2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.4 The Council's Choice Based Lettings system currently has circa **690** applicants registered for affordable housing in Mid Suffolk at January 2020.

2.5 The Council's Choice Based Lettings system currently has circa 225 applicants registered for affordable housing, who are seeking accommodation in Stowmarket as at November 2019. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **690** applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 The 2019 SHMA sets out in table 4.4e the relative percentages for the size of open market homes over the period of the emerging Joint Local Plan for 2018 – 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%

Open market housing mix needs to demonstrate how this site will contribute to the provision of housing for older people as Mid Suffolk has an increasing ageing population. By 2030 we will have 1 in 3 people in Suffolk will be aged 65 or over.

The outline layout plan does not provide any detail of property types or sizes.: -

3.2 The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Preferred mix for Affordable Housing

The tenure, type, plots numbers etc have been confirmed in an email from Craig Attmire of Bloor Homes to Sacha Tiller on 24th January 2022 detailing the following:

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 A/R S/O	PLOT No. on plan attached.
8	3 Bed 5 Person	HOUSE	93	A/R	21,22,23,32,33,106,117,118
12	2 Bed 4 Person	HOUSE	79	A/R	24,25,26,27,34,107,115,116,119,120,121,122
2	2 Bed 3 Person	BUNGALOW	70	A/R	30,31
3 (5)	3 Bed 5 Person	HOUSE	93	S/O	28,29,114
5 (3)	2 Bed 4 Person	HOUSE	79	S/O	35,108,109,123,124

Note: Layout Error - Plots 123 & 124 to be amended to 3 Bed 5 Person to match Pre-app prescribed mix.

Layout:

The above plan is welcomed and agreeable, however, I would like to point out that we would prefer plots 114 and 35 that are for shared ownership be placed next to each other and not in the present position.

We welcome the chance to discuss this with you further.



5. Other requirements for affordable homes:

- All properties must be built to current Nationally Described Space standards as published March 2015 and meet Building Regulations Part M 4 Category 2.
- The council is granted 100% nomination rights to all the affordable units on all first lets and that all allocations are made through the Choice-based lettings system known as Gateway to Homechoice
- Adequate parking provision is made for the affordable housing units and inclusion of cycle storage/sheds.
- We will seek standard delivery triggers within any S106 agreement and also a nomination agreement will be required between the Council and an RP. The usual trigger points for delivery of the affordable housing are: -
 - **(a)** not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
 - **(b)** not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider



01 March 2022

Bron Curtis
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/21/06966
Location: Land To The South Of Union Road Onehouse Suffolk
Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Dear Bron,

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

Summary

We have re-assessed the Ecological Report and the Confidential Badger Report (Applied Ecology Ltd, February 2020), submitted by the applicant at outline stage, relating to the likely impacts of the development on designated sites, protected species and Priority species / habitats.

Furthermore, we have reviewed the submitted documents for this application, including the Ecological Enhancement and Mitigation Strategy (Carter Sustainability Ltd, December 2021), the Skylark Mitigation Strategy (Carter Sustainability Ltd, December 2021), the Ecological Input into LEMP (Carter Sustainability Ltd, February 2022), the Landscape Ecological Management Plan (Bloor Homes Ltd, January 2022) and the Site Landscaping (Bloor Homes Ltd, December 2021).

It is indicated that we are pleased that up-to-date ecological information has been provided to support this application, but we highlight that a Construction Environmental Management Plan: Biodiversity, (in line with requirements of condition 21 of the outline decision), is still required prior to commencement. We do also support the proposed skylark mitigation strategy, (required under condition 17 of the outline decision) but indicate that the Management Agreement will be required to meet the requirements of the condition, to demonstrate that proposals are deliverable. It is



understood that this will be prepared by Whirlledge & Nott Limited, between Bloor Homes Limited and the Landowner of the proposed off-site land.

We also do support the proposed soft landscaping for this development in principle, which includes appropriate planting schedule and specifications, as well as suitable aftercare measures of these features outlined within the Ecological Input into LEMP (Carter Sustainability Ltd, February 2022), the Landscape Ecological Management Plan (Bloor Homes Ltd, January 2022)

However, we do encourage the applicant to provide a Biodiversity Gain Assessment to accompany the soft landscape scheme, using the Defra Biodiversity Metrics 3.0 (or any successor). This should be produced in line with the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹ and should demonstrate positive net gains for biodiversity in line with paragraph 174d of the NPPF. The management objectives of the Biodiversity Gain Assessment should reflect the proposals contained within Landscape and Ecological Management and Maintenance Plan, with this plan being updated if considered necessary.

In addition, we are satisfied that appropriate bespoke species enhancement measures have been outlined within the Site Landscaping (Bloor Homes Ltd, December 2021) and the Ecological Enhancement and Mitigation Strategy (Carter Sustainability Ltd, December 2021). This includes appropriate locations for bat and bird boxes and the reptile hibernacula. However, we do encourage the developer to incorporate further integrated bat and bird bricks within the development, particularly for Common Swift, which is a Suffolk Character Species that is rapidly declining across the county. Furthermore, whilst we acknowledge the Ecological Enhancement and Mitigation Strategy indicates that that hedgehog friendly fencing will be delivered across the site, we request that the locations of the features are located within the Site Landscaping or a separate map for the purposes of clarity.

In terms of a wildlife sensitive lighting, it is indicated that condition 19 of the outline consent has been discharged for this scheme, as the submitted lighting information demonstrated that adverse impacts to foraging and commuting bats could be avoided during the operation phase of this development.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

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



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

15/01/2022

For the attention of: Bron Curtis

Ref: DC/21/06966; Land To The South Of, Union Road, Onehouse, Suffolk

Thank you for consulting us on the application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure. This response focuses on the submitted details and plans relevant to landscaping and public open space.

The application is supported by documents and plans including site landscape plans, design and access statement, arboricultural impact assessment, levels and retaining walls strategy, boundary treatments plan and a surface treatment plan. After reviewing the relevant documents we have the following comments and recommendations:

- We welcome the inclusion of the plant specification and planting details. We note the use of the root barrier, however we have concerns about potential compaction of the surrounding soil. In order to aid with establishment and long-term health of the trees we would recommend that the 'trees in paved areas' should incorporate the use of soil cells such as Rootspace by Green Blue Urban or similar, as this would provide a more suitable growing space for the tree's root and would help to reduce the likelihood of the damaging the surrounding paving and consequently the potential removal of the trees.
- We also note in the specification the use of plastic spiral guards for hedge plants. We would prefer to see these amended to plastic free. There are now a variety of biodegradable guards made from sustainable materials. These guards have a lifespan of less than 5 years, however we would still advise that the removal of any that remain after this period is included within the Landscape Management Plan for the site.
- Condition 23 requires the submission of a scheme for advanced boundary planning to be submitted concurrently with the Reserved Matters. This was not evident in the submitted documents.
- The scheme proposes to lay the majority of the Public Open Space to wildflower meadow, while this provides a significant ecological benefit there is little space for informal recreation use. Therefore, we recommend that some areas are identified for this purpose and the proposal revised to Flowering Lawn EL1 or similar. Which would still provide visual interest and biodiversity value but would be capable of being mown to accommodate recreational use.

- We would recommend that the Hypericum species be removed from the sensory planting mix which features in and around the LEAP due to the fruit being potentially harmful if ingested.
- The current native hedge mix is very hawthorn rich. We recommend that the follow native hedge mix will be preferable:
 - 60% Hawthorn (*Crataegus monogyna*)
 - 20% Field maple (*Acer campestre*)
 - 10% Hazel (*Corylus Avellana*)
 - 5% Trees (wild cherry, oak or hornbeam)
 - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
- It should also be noted that condition 18 requires submission of a Landscape and Ecology Management Plan. Which should include details such as intended height of hedges which will affect the overall appearance of the soft landscape scheme. This is required prior to commencement and therefore has not formed part of our landscape appraisal of the proposed scheme.
- We recommend that private boundaries which directly join or are in proximity without defensible planting of public realm areas, such as highways, public open spaces and footpaths should be 1.8m high walls in a suitable material to complement the adjoining building and local vernacular. There are several plots which we suggest for revision, examples of which would include plots 09, 21/20, 30, 53, 37 ,76, 92, 125 and 142.
- The eastern elevation of the substation would benefit from the provision of vegetative screening to soften the appearance and improve the outlook from plots 21 and 22.
- A plan showing levels and retaining walls has been submitted. While there are street scene elevations supplied in the Design and Access statement, we would recommend that additional sections through the development are submitted in order for us to fully comprehend the impact of the levels on the proposal. These should provide context of built form and road network rather than just a section through the retaining feature itself. The primary areas of concern are rear gardens with retaining features over 600mm. Please see some suggested sections below marked in blue.



- With regards to the proposed materials and gradient of the paths which connect to the external highway network we defer to Highways for comment and recommendations.

- Sections through the SuDS basin in the south-west corner have been submitted though details regarding the proposed construction of inlet and outlets have not been provided. We are keen to ensure the aesthetic appeal of these are considered and would recommend in this rural location that the use of standard precast concrete and galvanised handrail for inlets/outlets should be avoided in favor of a softer engineering approach. We request that further details are supplied.
- The LEAP includes an accessible roundabout, though this is welcomed, its placement is of concern and would be more easily accessed by wheelchair users if it were located next to the surfaced path.

We are currently unable to support this approval of this Reserved Matters application until the above points are addressed.

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

Yours sincerely,

Kim Howell BA (Hons) Dip LA 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.

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 28 Feb 2022 03:26:57
To:
Cc:
Subject: FW: WK303936 DC2106966
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 28 February 2022 15:17
To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: WK303936 DC2106966

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

Reason(s) for re-consultation: Please see documents submitted 21.02.22

Thank you for re consulting me on this application for reserved matters, I have reviewed the construction management plan and I have no further observations to make.

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@babberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 04 Jan 2022 01:34:48
To:
Cc:
Subject: FW: WK302151DC2106966
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 04 January 2022 11:23
To: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: WK302151DC2106966

Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06966
Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Location: Land To The South Of, Union Road, Onehouse, Suffolk

Thank you for consulting me on this reserved matters application. In terms of Noise/Odour/Light/Smoke only, I am, satisfied that providing the scheme layout and scale aren't amended the CEMP meets my requirements and is fit for purpose. I have no further comments or any objections to make.

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: 18 Mar 2022 01:03:58

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 18 March 2022 09:29

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

Subject: DC/21/06966

Dear Bradly,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

Reason(s) for re-consultation: Please see documents submitted 21.02.22

Many thanks for your request to comment on the Sustainability/Climate Change mitigation aspects of this re-consultation.

I have nothing to add to my previous response dated 19th January 2022.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Mob.: 07849 353674

Email: peter.chisnall@baberghmidsuffolk.gov.uk

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

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

Sent: 19 Jan 2022 12:30:32

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 19 January 2022 12:23

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

Subject: DC/21/06966

Dear Bron,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

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

I have viewed the Applicant's documents, namely the revised energy strategy, design and access statement, planning statement and the parking and cycle plan and I note the contents therein.

The energy strategy indicates that by the fabric approach, solar PV and Flue Gas Heat Recovery that the Carbon reduction will be 19% below Part L1A 2013 Building Regulation standards. Whilst this is to be welcomed for June this year the revised Building Regulations as a stepping stone to the Future Homes Standard will require a 31% reduction over Part L1A standards. With this in mind and to help future occupiers with regard to the present significant increase in fuel costs it would be an opportunity to review the statement regarding not using Solar Thermal technology for domestic hot water provision.

The inclusion of electric vehicle charging points to some dwellings the necessary infrastructure for future charging point provision to the remaining dwellings is to be welcomed.

I have no objection to this application and should the planning department deem to permit I would suggest the following conditions taking into account the points mentioned above.

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.

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

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

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

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

Guidance can be found at the following locations:

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

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.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Mob.: 07849 353674
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 11 Jan 2022 08:54:51

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 10 January 2022 16:18

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

Subject: DC/21/06966

Dear Bron,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

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

I have viewed the Applicant's documents, namely the Energy Strategy. Unfortunately in Section 1.1 of the document it references the East Cambridgeshire DC local plan, a different Council. It is not known if this is merely a typo and if the rest of the document does apply to this application. The document need to be replaced referencing Mid Suffolk DC relevant policies.

Until this is done I cannot respond to your request.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Mob.: 07849 353674

Email: peter.chisnall@baberghmidsuffolk.gov.uk

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

From: Jennifer Lockington
Sent: 02 March 2022 14:37
Subject: RE: DC/21/06966 - Air Quality

Dear Bron

YOUR REF: 21/06966

OUR REF: 303933

SUBJECT: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Land To The South Of, Union Road, Onehouse, Suffolk

Please find below my comments regarding air quality matters only.

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

The submitted details do not affect air quality and therefore do not alter the original response on the outline application. I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 12 Jan 2022 02:24:22
To:
Cc:
Subject: FW: DC/21/06966 - Air Quality
Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>
Sent: 12 January 2022 11:42
To: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/06966 - Air Quality

Dear Bron

YOUR REF: 21/06966

OUR REF: 302149

SUBJECT: Application for approval of reserved matters following grant of planning permission DC/20/01110
Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Land To The South Of, Union Road, Onehouse, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

The submitted details do not affect air quality and therefore do not alter the original response on the outline application. I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together
tel: 01449 724706
www.babergh.gov.uk www.midsuffolk.gov.uk

Please note - I work Tuesdays and Wednesdays

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 09 March 2022 11:01
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: (303934) DC/21/06966. Land Contamination.

**EP Reference : 303934
DC/21/06966. Land Contamination.
Land To The South Of, Union Road, Onehouse, STOWMARKET, Suffolk.
Application for approval of reserved matters following grant of planning
permission DC/20/01110 Town and Country Planning - Submission of details
for the Appearance, Landscaping, Layout and Scale ...**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no cause to amend my comments of 11th January 2022.

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

Sent: 11 Jan 2022 01:17:57

To:

Cc:

Subject: FW: (302150) DC/21/06966. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 11 January 2022 10:40

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

Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>

Subject: (302150) DC/21/06966. Land Contamination

EP Reference : 302150

DC/21/06966. Land Contamination

Land To The South Of, Union Road, Onehouse, STOWMARKET, Suffolk.

Application for approval of reserved matters following grant of planning permission DC/20/01110

Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale ..

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to land contamination and can confirm that all contamination issues were addressed at the outline permission stage.

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

Consultation Response Pro forma

1	Application Number	DC/21/06966 - Land to the South of Union Road, Onehouse, Suffolk	
2	Date of Response	14 th March 2022	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. In light of the submitted Built Heritage addendum and changes to proposed materials, I consider that the proposal in its revised form would cause a very low to low level of less than substantial harm to the setting of a designated heritage asset, insofar as it contributes to its significance.</p> <p>2. Changes have not been made to the area of development previously shown on the indicative site plans as green space. It is still felt this encroachment would urbanise the character of Star House Farm and the listed barn's rural setting, which currently contributes to its understanding and significance. However, the level of harm identified has been revised to reflect the points raised in the submitted addendum letter.</p> <p>3. Changes to the materials schedule have improved the bricks proposed, and the change to double roll pantiles for use only on outbuildings. There are still concerns with the roofing materials proposed for the houses closest to Star House Farm and the listed barn. As per my previous comments, natural stone slate tiles and red clay pantiles should be used for the units closest to the heritage assets to the south west.</p>	
5	Discussion	<p>Revised plans and additional documents have been provided following my previous comments on this application, in which a low to medium level of less than substantial harm was identified.</p> <p>Whilst it is still felt that the introduction of additional units within the north west corner of the site would harm the setting of Star House Farm and the listed barn, the level of harm identified has been reduced in light of the submitted Built Heritage Addendum letter. The revised level of harm identified could be mitigated by removing the line of houses 09-13 and by using soft boundary treatments used around the perimeter of the remaining area.</p>	

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

		<p>The revised materials schedule has replaced the bricks previously felt to be uncharacteristic with Forterra Lindum Cottage Red Multi and Ibstock Leicester Yellow Multi Stock. These bricks are more uniform in colour, and are considered appropriate in addition to the previously supported Forterra Clumber Reds. Similarly, the previously proposed double pantile has been replaced with the better finished Redland Grovebury – Terracotta and restricted to use on outbuildings. This is considered appropriate, and the revised concrete single pantiles for the wider site are also acceptable.</p> <p>However, it is again still felt that the units closest to the designated heritage assets north west of the site, identified as units 01-03, 14-18 and 24-29 (and 09-13 should these remain) should be of better quality, using natural stone slates and red clay pantiles.</p> <p>In conclusion, the reserved matters in their current form would cause a very low to low level of less than substantial harm to the settings of Star Farm House and the listed barn to the south west. Therefore, the works in their current form do not meet the requirements of the NPPF or of Local Plan Policy HB01.</p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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

Consultation Response Pro forma

1	Application Number	DC/21/06966 - Land to the South of Union Road, Onehouse, Suffolk	
2	Date of Response	10 th February 2022	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<ol style="list-style-type: none"> 1. I consider that the proposal in its current form would cause a low to medium level of less than substantial harm to the setting of a designated heritage asset, insofar as it contributes to its significance. 2. The proposed site plan shows development encroaching on land previous shown as green space on indicative site plans submitted at outline stage. This would urbanise the character of Star House Farm and the listed barn's rural setting, which currently contributes to its understanding and significance. 3. There are also some concerns with the uncharacteristic nature of some of the materials proposed, particularly those sited closest to Star House Farm and the listed barn. It is suggested that natural stone slate tiles and red clay pantiles are used for the units closest to the heritage assets to the south west. It is also suggested that a more uniform colour of buff brick and single roll pantiles are used. 	
5	Discussion	<p>This application is for the reserved matters following the grant of outline planning permission DC/20/01110, including submission of details for the appearance, landscaping, layout and scale for the erection of up to 146 dwellings.</p> <p>As identified at outline application stage, nearby designated heritage assets include Grade II listed 'The Shepherd and Dog' to the south west, Grade II listed 'Stow Lodge Hospital' to the north east and most prominently Grade II 'Star House Farm' and Grade II listed 'Barn 10 metres west of Star House Farm' to the north west.</p> <p>The heritage concern relates to the potential impact of the works to the settings of these designated heritage assets, insofar as they contribute to their significance.</p> <p>At outline stage the access and site were considered to cause no harm to the significance of the listed buildings. However, it was noted that the principle of development</p>	

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	<p>has the potential to cause a level of harm within the 'less than substantial' range subject to further details.</p> <p>It is noted that the proposed site plan has introduced development much closer to Star House Farm the listed barn in comparison to the indicative site plan provided at outline stage. Whilst this indicative site plan served only as a guide, it is felt that the additional green space within the more immediate settings of the designated heritage assets helped to reduce the urbanising impact of the development within their setting. As former agricultural buildings, the undeveloped nature of their surroundings as probable former agricultural land positively contributes to their understanding and significance.</p> <p>As such, it is felt that the introduction of additional units within the north west corner of the site would harm the significance of Star House Farm the listed barn. It is suggested that at minimum the line of houses 09-13 are removed and soft boundary treatments are used around the perimeter of the remaining area.</p> <p>Similarly, due to the proximity of the units to the designated heritage assets north west of the site, it is considered that the roofing materials for units 01-03, 14-18 and 24-29 should be of better quality. In this area, natural stone slate tiles and red clay pantiles should be used to ensure they are characteristic within their settings.</p> <p>Of the bricks proposed, the Forterra Clumber Red are considered appropriate. Both the red Forterra Arden Special Reserve and buff Wienerberger Village Harvest Multi bricks are considered too varied and blotchy in colour. It is instead suggested that a single red brick (which could be the Forterra Clumber Red) and single buff brick are used, both with a flatter uniform colour sympathetic to local materials.</p> <p>For roofing materials, the Eternit fibre cement Slate in Blue / Black is considered appropriate for the units further within the development. However, the concrete double pantile Marley Mendip in Old English Dark Red are not considered appropriate. Double pantiles are uncharacteristic to the local area, and these particular concrete tiles appear very roughly finished with faux weathering. It is suggested a single roll pantile is used with a more uniform colour and better finished edges, either in red clay or concrete.</p> <p>In conclusion, the reserved matters in their current form</p>
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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.

		would cause a low to medium level of less than substantial harm to the settings of Star Farm House and the listed barn to the south west. Therefore the works in their current form do not meet the requirements of the NPPF or of Local Plan Policy HB01.
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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

Consultation Response Pro forma

1	Application Number	DC/21/06966	
2	Date of Response	13/01/2021	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Please ensure that the collection points for the wheeled bins on the refuse plan are at the end of the private drives and not halfway down the drives. The properties on the main roads collection points are correct apart from plot 132 and 131 that should be place at the edge of the curtilage.	
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.

Consultation Response Pro forma

1	Application Number	DC/21/06966	
2	Date of Response	13/01/2021	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Please ensure that the collection points for the wheeled bins on the refuse plan are at the end of the private drives and not halfway down the drives. The properties on the main roads collection points are correct apart from plot 132 and 131 that should be place at the edge of the curtilage.	
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.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 24 Feb 2022 10:18:30
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES
Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 24 February 2022 10:03 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES
Public Realm Officers would like to see the footpath specification through the LEAP changed from self binding gravel to the same specification as the other paths throughout the development. This path should have a sealed surface so that it can be easily maintained (eg swept of any broken glass). Gravel paths are not ideal for small children and if wet, the material sticks to pram wheels and pushchairs. Regards Dave Hughes Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 05 January 2022 16:01

Subject: RE: MSDC Planning Consultation Request - DC/21/06966

Public Realm Officers have no objections to the proposed treatment of the public open spaces and are supportive the planned equipment in the LEAP.

Regards

Dave Hughes

Public Realm Officer

From: John Matthissen (Cllr)
Sent: 14 March 2022 14:14
Subject: RE: DC/21/06966 - Consulations

Have discussed with case officer and changes appear positive

Thanks JOHN

Mid Suffolk District Councillor John Matthissen
Onehouse Ward – Green Party

From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 16 Mar 2022 09:57:05
To:
Cc:
Subject: FW: DC/21/06966 - Union Road Onehouse
Attachments:

From: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Sent: 15 March 2022 14:42
To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>
Subject: RE: DC/21/06966 - Union Road Onehouse

Hi Brad

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. The tree and vegetation proposed for removal are of limited amenity value and are not of sufficient landscape importance to warrant being a constraint. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and dedicated Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention, this can be dealt with under condition.

Kind regards

David Pizzey
Arboricultural Officer
Tel: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together

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.

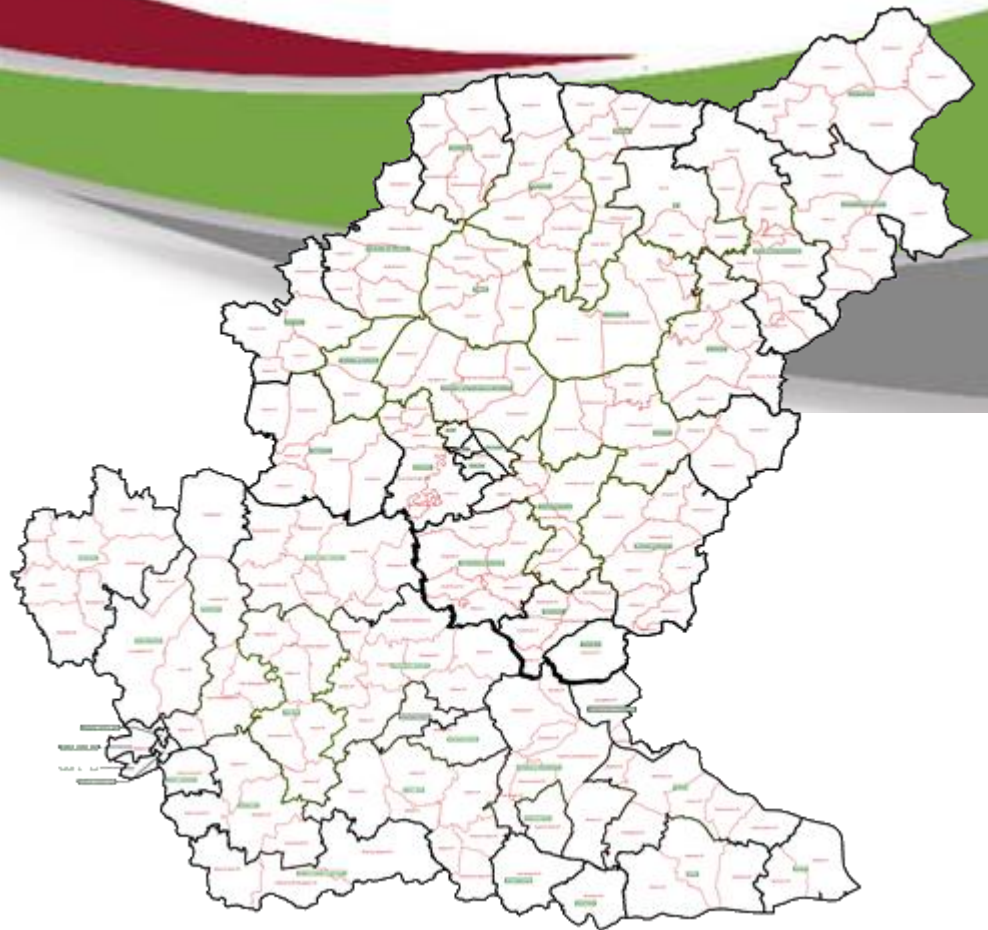
We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



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Application No:
DC/21/06966

Address:
Land To The South Of
Union Road
Onehouse



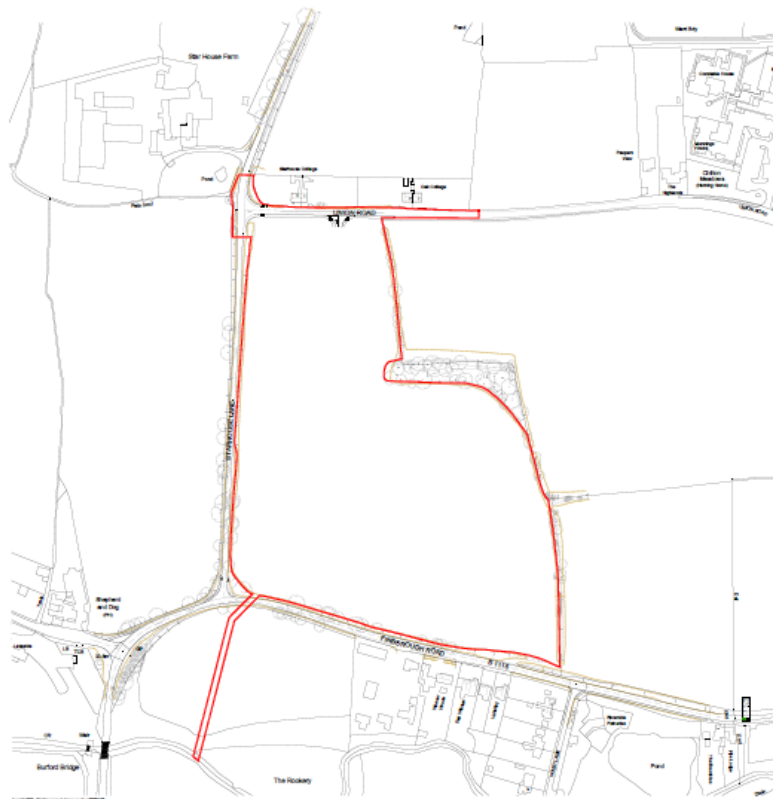
Aerial Map – wider view

Slide 2



Page 112

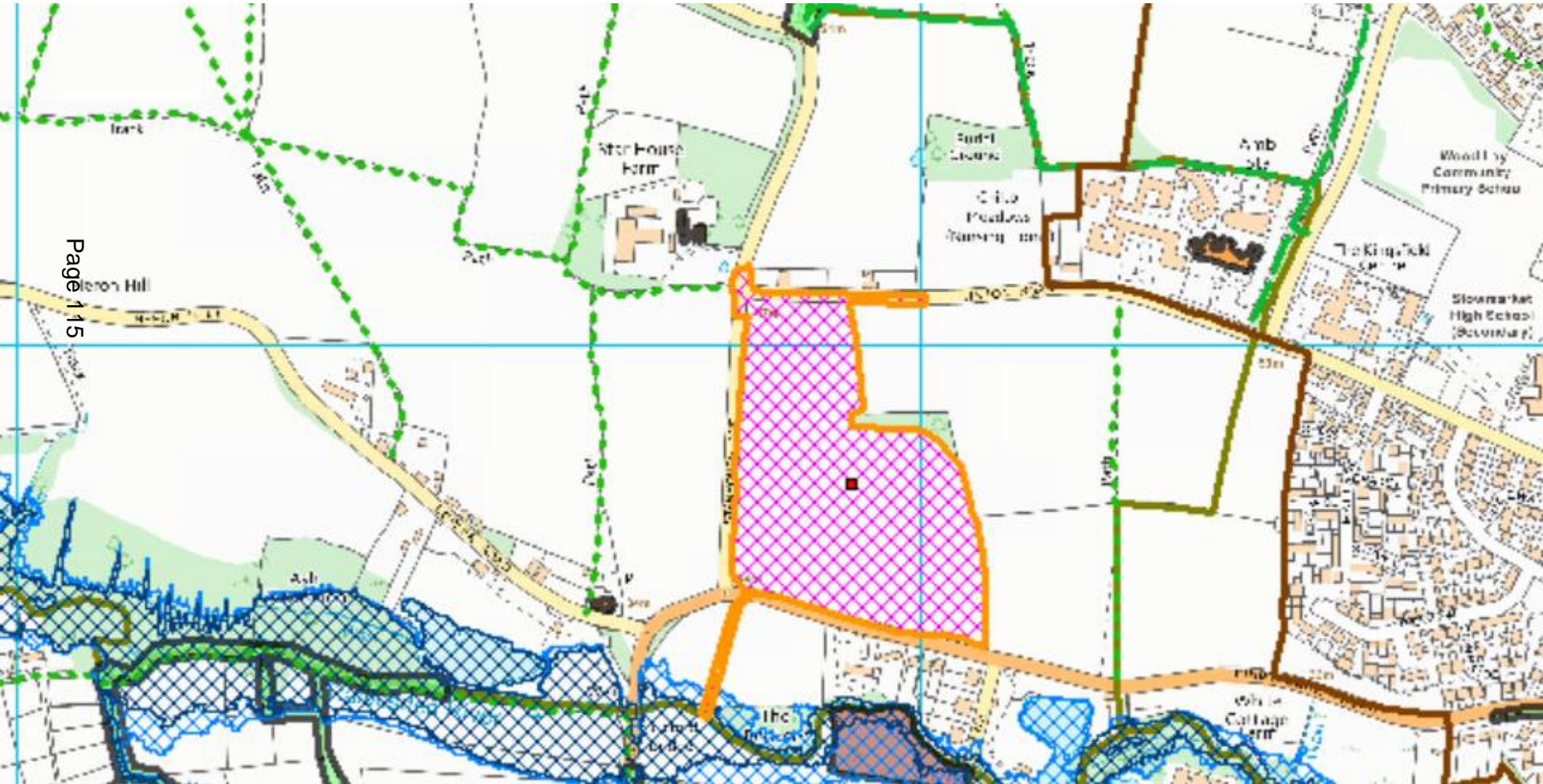




No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client : Bloor Homes Project : Union Road, Orsby, Stowmarket. Drawing : Location Plan Scale : 1:500 @ A4 Status : Planning Rev : Date : Dec 2013 Draw No : 21-018-0001							
				Grafik Architecture Suite 104 111 High Street Stowmarket, Suffolk IP11 1JG T +44 (0)1502 886333 www.grafik.com			
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Constraints Map

- Footpath
- Grade II
- Flood Zone 2
- TPO - Woodland
- Built Up Area Boundaries
- Flood Zone 3
- TPO - Group of Trees





Site Layout

Slide 7



Symbol	Description
[Symbol]	Site Boundary
[Symbol]	Proposed Roads
[Symbol]	Proposed Footpaths
[Symbol]	Proposed Green Spaces
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveways
[Symbol]	Proposed Fences
[Symbol]	Proposed Walls
[Symbol]	Proposed Gates
[Symbol]	Proposed Trees
[Symbol]	Proposed Shrubs
[Symbol]	Proposed Grass
[Symbol]	Proposed Paved Areas
[Symbol]	Proposed Concrete
[Symbol]	Proposed Asphalt
[Symbol]	Proposed Brick
[Symbol]	Proposed Stone
[Symbol]	Proposed Mortar
[Symbol]	Proposed Plaster
[Symbol]	Proposed Paint
[Symbol]	Proposed Tiles
[Symbol]	Proposed Windows
[Symbol]	Proposed Doors
[Symbol]	Proposed Roofs
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations
[Symbol]	Proposed Foundations



Retained and Proposed Trees

Slide 10



Page 120

UNION ROAD, ONEHOUSE

Page 123

LEGEND

- Proposed Tree Planting
- Proposed Fencing
- Proposed Pathways
- Proposed Driveways
- Proposed Paved Areas
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign
- Proposed Tree
- Proposed Shrub
- Proposed Flower
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign

LEGEND - LEAP

- Proposed Tree Planting
- Proposed Fencing
- Proposed Pathways
- Proposed Driveways
- Proposed Paved Areas
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign
- Proposed Tree
- Proposed Shrub
- Proposed Flower
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign

DRAWING NOTES

The landscape contractor shall ensure that all materials and plants used are of the quality and quantity specified in this drawing. It is the contractor's responsibility to ensure that all proposed works are carried out in accordance with the relevant British Standards and Codes of Practice. The contractor shall ensure that all proposed works are carried out in accordance with the relevant British Standards and Codes of Practice. The contractor shall ensure that all proposed works are carried out in accordance with the relevant British Standards and Codes of Practice.

LEAP INSTALLATION NOTES

The LEAP (Landscape Enhancement and Assessment Process) shall be installed in accordance with the relevant British Standards and Codes of Practice. The contractor shall ensure that all proposed works are carried out in accordance with the relevant British Standards and Codes of Practice.

SHEET LAYOUT LOCATION PLAN

INDICATIVE THUMBNAILED

1. 2.
3. 4.
5. 6.
- 7.
8. 9.

COM LEGEND

- Proposed Tree Planting
- Proposed Fencing
- Proposed Pathways
- Proposed Driveways
- Proposed Paved Areas
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign
- Proposed Tree
- Proposed Shrub
- Proposed Flower
- Proposed Grass
- Proposed Lawn
- Proposed Garden
- Proposed Pond
- Proposed Water Feature
- Proposed Rockery
- Proposed Wall
- Proposed Gate
- Proposed Light
- Proposed Bench
- Proposed Bin
- Proposed Sign

STOWMARKET, UNION ROAD

FOR SPECIFIC PLANTING DETAILS & SCHEDULE SEE DRAWING EA187-LD-008

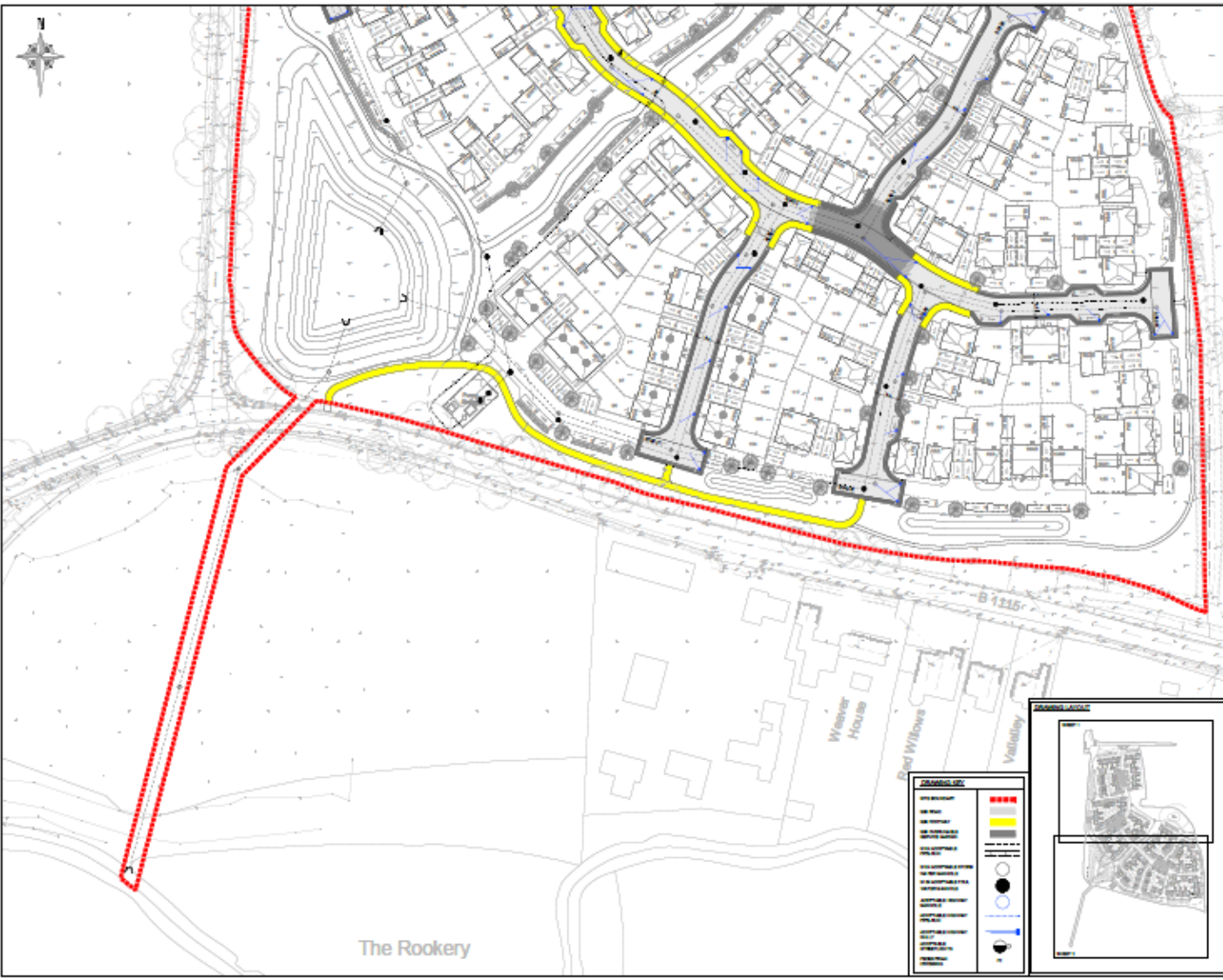
PLOT NUMBER SHEET REF

001	002
003	004

STOWMARKET UNION ROAD

Site Landscaping

EA187-LD-008



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Notes

1. **PRELIMINARY DRAWING:** This drawing shall be used as a guide only and is not to be used for any construction.
2. **CONSTRUCTION:** All construction shall be in accordance with the approved plans and specifications provided for these works. Please refer to the relevant Planning Permission for any details not shown on these drawings. Any alterations should be approved by the relevant authority.
3. **CONSTRUCTION:** All construction shall be in accordance with the approved plans and specifications provided for these works. Please refer to the relevant Planning Permission for any details not shown on these drawings. Any alterations should be approved by the relevant authority.

Rev	Description	By	Date
1	Issue for Information	JL	11/11/2021
2	Issue for Construction	JL	11/11/2021
3	Issue for Construction	JL	11/11/2021
4	Issue for Construction	JL	11/11/2021

Client: Mid Suffolk District Council
Project: Union Road S38 Layout
Drawn by: JL
Checked by: JL
Date: 11/11/2021

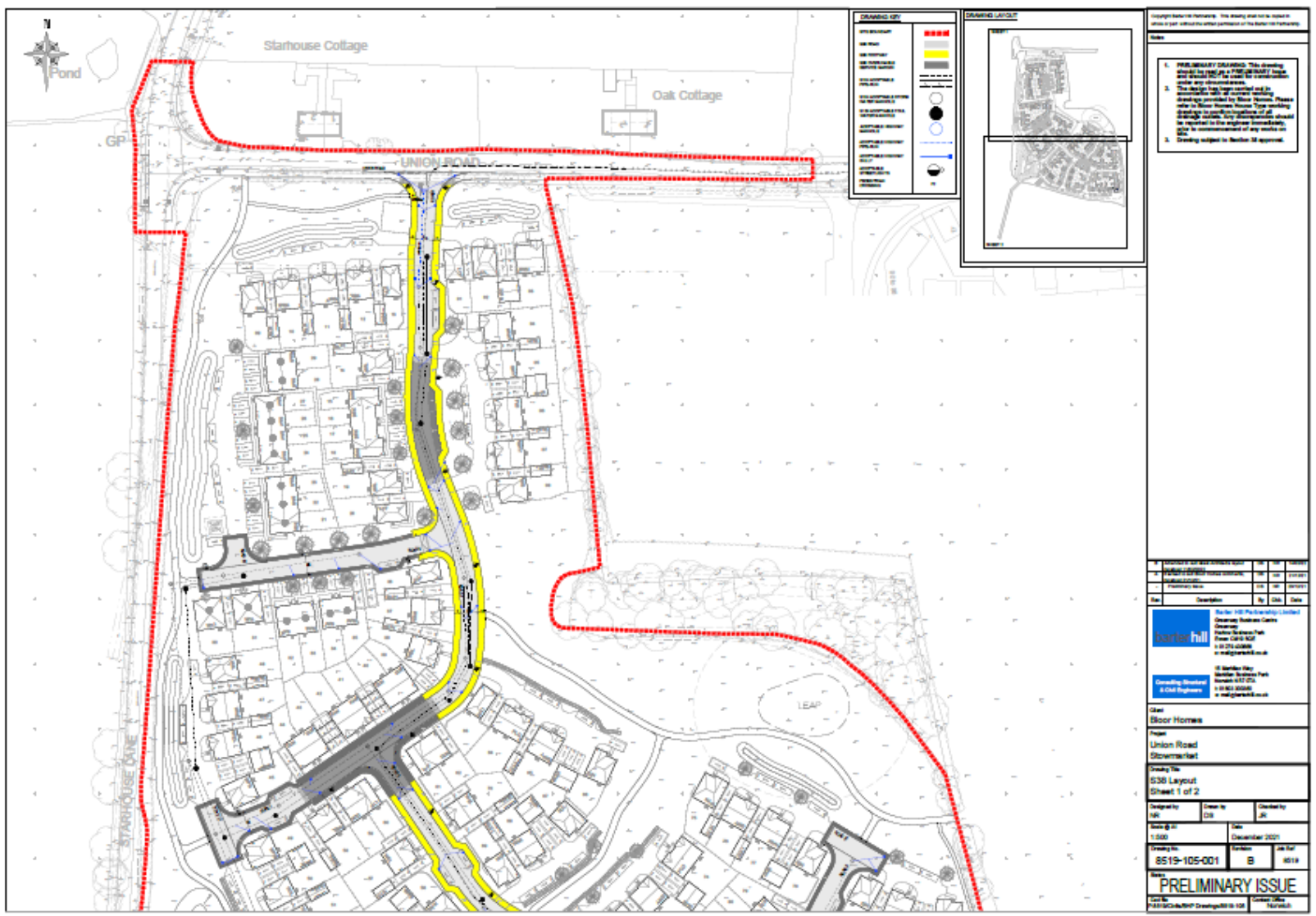
Contractor: B&C Engineering & Construction Ltd
Address: 11 Northway, Market Street, Ipswich, Suffolk, IP1 1DU
Phone: 01473 522222
Email: info@bnc.co.uk

Scale: 1:500
Sheet: C of 2
Date: December 2021
Project Ref: 8519-105-002
Sheet Ref: C of 2

PRELIMINARY ISSUE

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Parking Plan



Tenure Plan

Slide 18





Street Scene D



Street Scene E



Street Scene F

Page 129

No.	Date	Amendment	Issue No.	Date	Amendment	Issue No.
Client: Blair Homes						
Project: Union Road, Chelmsford						
Drawn by: Shellicornes D-F						
Scale: 1:200 @ A1						
Date: Dec 2021						
						
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Street Scenes

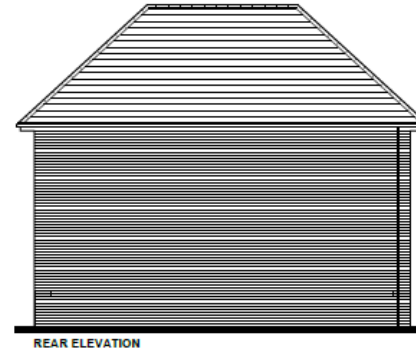
Slide 20



Page 130

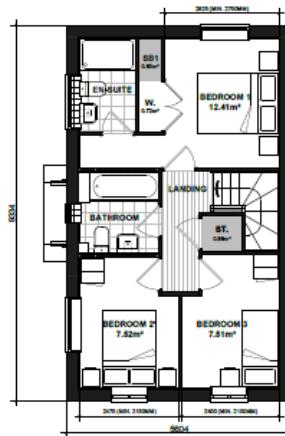
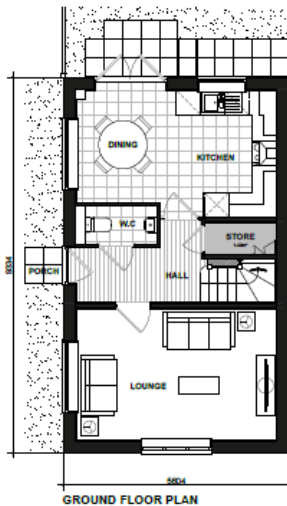
No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client: Blue Homes Project: Union Road, Okehampton Scheme: Street Scenes A-C Drawing: Street Scenes A-C Scale: 1:200 @ A1 (Status: Planning) Date: Dec 2021 (Drawn by: 21.310.008)							
				Drafts: 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24, 1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24, 1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34			

0 1 2 3 4 5
Scale 1:100
Issue 4.2



Plots 13 Black fascia

Page 131



* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
SB4P	Actual Area	NSS Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	85.93m²	84.00m ²
Total floor area ft ²	925ft ²	904ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	7.52m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 1	0.60m ²	
Built in store total	2.91m ²	2.5m ²

Lyford
BRICK
NSS.301.PL-01

DATE: JAN 2021 REV:
SCALE: 1:100 @ A3

DRAWN: MJE 87.30m²
CHECKED: GPM 940ft²



Scale 1:100
Issue 4.2

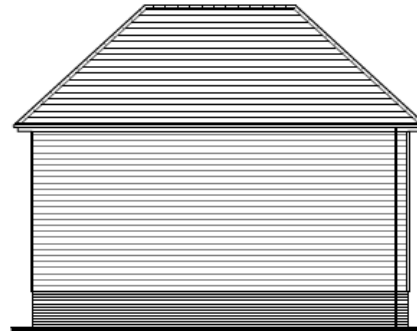
Plot 20, 120



FRONT ELEVATION



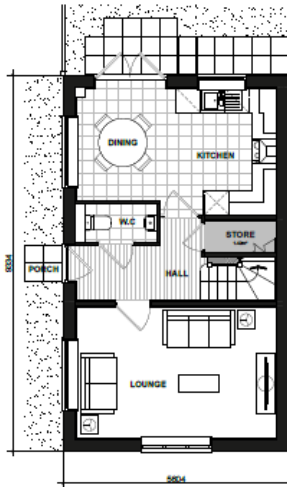
SIDE ELEVATION



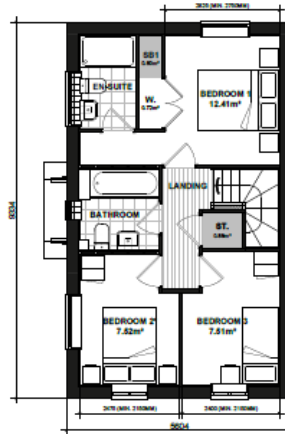
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

National Space Standards		
SB4P	Actual Area	NSG Requirement
Ground Floor Plan	42.97m ²	
First Floor Plan	42.97m ²	
Total floor area m ²	86.88m ²	84.00m ²
Total floor area ft ²	929ft ²	904ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	7.52m ²	7.5m ²
Bedroom 3	7.51m ²	7.5m ²
Store Under Stair	1.42m ²	
Store Landing	0.88m ²	
Store Bedroom 1	0.60m ²	
Built in store total	2.91m ²	2.5m ²

Lyford
BOARDING
NSS.301.PL-02

DATE: JAN 2021
SCALE: 1:100 @ A3

REV:

DRAWN: MJE
CHECKED: GPM

87.30m²
940ft²

BLOOR HOMES

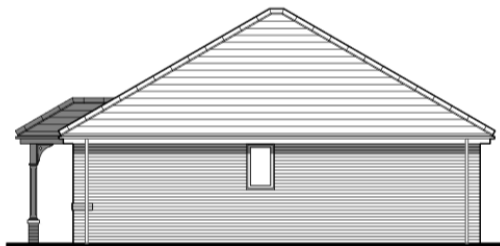


FRONT ELEVATION

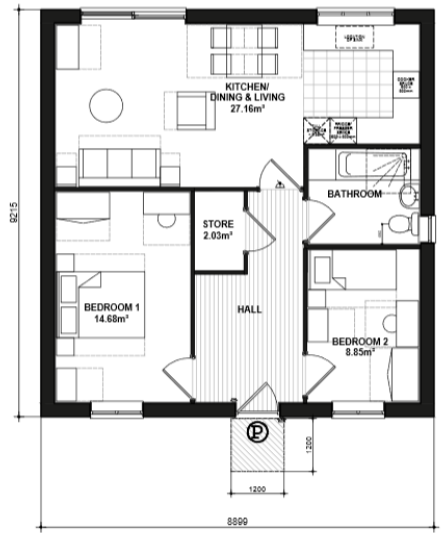
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

Page 133

Plot 31

Turner

2B3P-1.PL01

DATE: JUNE 2018 REV:

SCALE: 1:100 @ A3

DRAWN: CN ##### m²

CHECKED: GPM ### ft²

2B3P HQI* Unit Type: 57-67sqm.

HQI 5: 68% HQI 6: 65% HQI 7: 54%

Plots 116, 117, 129, 130

NSS.378 KANE FRONT ELEVATION

NSS.378-1 KANE SIDE ELEVATION

NSS.378-1 KANE REAR ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN

National Space Standards		
3BAP	Actual Area	NSS Requirement
Ground Floor Plan	42.21m ²	42.21m ²
First Floor Plan	42.21m ²	42.21m ²
Total Floor Area m ²	84.42m ²	84.00m ²
Total Floor Area m ²	924m ²	924m ²
Bedroom 1	11.50m ²	11.5m ²
Bedroom 2	7.50m ²	7.5m ²
Bedroom 3	7.50m ²	7.5m ²
Stair Under Stair	0.91m ²	
Store (Bulk)	1.05m ²	
Store (Wardrobe)	0.95m ²	
Built in Store Total	2.91m²	2.9m²

Kane

BRICK

NSS.378_378-1.PL-10

DATE: JUNE 2019 REV:

SCALE: 1:100 @ A3

DRAWN: VO 85.81m²

CHECKED: TP 924m²

BLOOR HOMES



Plots 37, 70



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

National Space Standards		
NSS SB6P	Actual Area	NSS Requirement
Ground Floor Plan	60.62m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.19m ²	93.00m ²
Total floor area ft ²	1294ft ²	1001ft ²
Bedroom 1	16.25m ²	11.5m ²
Bedroom 2	12.20m ²	11.5m ²
Bedroom 3	7.60m ²	7.5m ²
Store Stairs	1.01m ²	
Store Landing	0.75m ²	
Store Bedroom 1	1.21m ²	
Built in store total	2.98m²	2.9m²

Welford

BRICK

NSS.394.PL-01

DATE: OCT 2020 REV:

SCALE: 1:100 @ A3

DRAWN: MJE 121.81m²

CHECKED: GPM 1311ft²

BLOOR HOMES

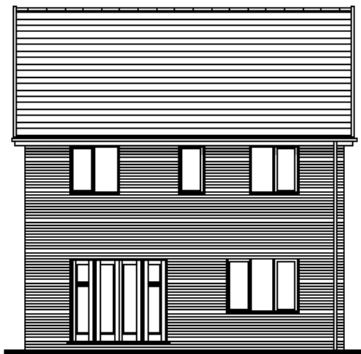
Scale 1:100
Issue 4.2



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plot 141

National Space Standards		
NSS 386P	Actual Area	NSS Requirement
Ground Floor Plan	59.82m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.19m ²	93.00m ²
Total floor area ft ²	1294ft ²	1001ft ²
Bedroom 1	16.25m ²	11.5m ²
Bedroom 2	12.20m ²	11.5m ²
Bedroom 3	7.50m ²	7.5m ²
Store Stairs	1.01m ²	
Store Landing	0.75m ²	
Store Bedroom 1	1.21m ²	
Built in store total	2.98m ²	2.5m ²

Welford
RENDER
NSS.394-1.PL-02

DATE: OCT 2020 REV:
SCALE: 1:100 @ A3

DRAWN: MJE 121.81m²
CHECKED: GPM 1311ft²

House Type examples

Slide 27

Page 137

Plots 66, 69, 78, 87

400-1 FRONT ELEVATION

400-1 SIDE ELEVATION

400-1 REAR ELEVATION

400-1 SIDE ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN

National Space Standards		
SBSP	Actual Area	NSG Requirement
Ground Floor Plan	57.14m ²	
First Floor Plan	55.70m ²	
Total floor area m ²	112.84m ²	97.00m ²
Total floor area ft ²	1215ft ²	1044ft ²
Bedroom 1	12.41m ²	11.5m ²
Bedroom 2	10.31m ²	7.5m ²
Bedroom 3	7.84m ²	7.5m ²
Study	7.56m ²	7.5m ²
Store Bedroom 1	0.49m ²	
Store Stairs	1.00m ²	
Store Bedroom 2	1.53m ²	
Built in store total	3.02m ²	3.0m ²

Higham
BRICK
NSS.400-1.PL-01

DATE: JAN 2021 REV:
SCALE: 1:100 @ A3

DRAWN: MF 114.43m²
CHECKED: GPM 1232ft²

BLOOR HOMES

* Denotes floor areas shown to comply with National Described Space Standards (see schedule). Room layout shown as furnished and does not demonstrate compliance.

House Type examples

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

Plots 10, 90, 131
Black fascia and bargeboard to plot 10 ONLY

National Space Standards		
NSS 4BEP	Actual Area	NSS Requirement
Ground Floor Plan	60.91m ²	
First Floor Plan	59.37m ²	
Total floor area m ²	120.28m ²	97.00m ²
Total floor area m ²	1255m ²	1044m ²
Bedroom 1	12.04m ²	11.5m ²
Bedroom 2	10.05m ²	7.5m ²
Bedroom 3	8.23m ²	7.5m ²
Bedroom 4	7.52m ²	7.5m ²
Store Bedroom 1	0.53m ²	
Store Landing	1.50m ²	
Stair Store	0.98m ²	
Built in store total	3.00m²	3.0m²

Warton
BRICK
NSS.476-1.PL-01

DATE: SEPT 2019 REV:
SCALE: 1:100 @ A3

DRAWN: JE 121.61m²
CHECKED: GPM 1311E*

BLOOR HOMES

*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22

Plots 24-27

NSS.2B4PH-1 FRONT ELEVATION NSS.2B4PMT NSS.2B4PMT-1 NSS.2B4PH

NSS.2B4PH SIDE ELEVATION

NSS.2B4PH REAR ELEVATION NSS.2B4PMT-1 NSS.2B4PMT NSS.2B4PH-1

NSS.2B4PH-1 SIDE ELEVATION

National Space Standards		
2B4P	Actual Area	NSS Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total Floor Area m²	79.00m²	79.00m²
Total Floor Area ft²	850ft²	850ft²
Bedroom 1	13.52m ²	11.5m ²
Bedroom 2	13.04m ²	7.5m ²
Bulkhead Store	1.21m ²	
Bathroom Store	0.79m ²	
Built in Store Total	2.01m²	2.0m²

Savage

BRICK

NSS.861.PL-01

DATE: SEPT 2019 REV:

SCALE: 1:100 @ A3

DRAWN: GW 79.00m²

CHECKED: GPM 850ft²

BLOOR HOMES

NSS.2B4P

HQI* Unit Type: 67-75sqm.

HQI 5: 60% HQI 6: 56% HQI 7: 59%



*HQI scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22

Plots 93-95

National Space Standards		
2B4P	Actual Area	NSG Requirement
Ground Floor Plan	39.50m ²	
First Floor Plan	39.50m ²	
Total Floor Area m ²	79.00m ²	79.00m ²
Total Floor Area ft ²	850ft ²	850ft ²
Bedroom 1	13.52m ²	11.5m ²
Bedroom 2	13.04m ²	7.5m ²
Bulkhead Store	1.21m ²	
Bathroom Store	1.21m ²	
Built in Store Total	1.21m ²	2.0m ²

NSS.2B4P

HQI* Unit Type: 67-75sqm.

HQI 5: 60% HQI 6: 56% HQI 7: 59%

Savage
BRICK
NSS.862.PL-01

DATE: SEPT 2019 REV:
SCALE: 1:100 @ A3

DRAWN: GW 79.00m²
CHECKED: GPM 850ft²

BLOOR HOMES

House Type examples

Page 141

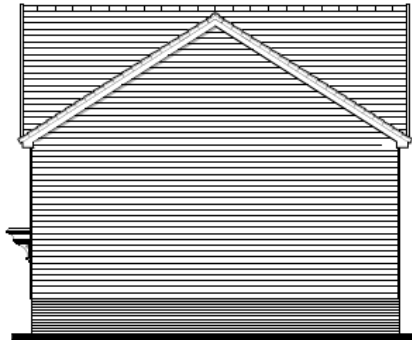
0 1 2 3 4 5
Scale 1:100
Issue 5



NSS.3B5PCT
FRONT ELEVATION



NSS.3B5PCT
FRONT ELEVATION
NSS.3B5P-1



NSS.3B5P-1
SIDE ELEVATION



NSS.3B5P-1
REAR ELEVATION
NSS.3B5PCT

*HQL scores are based on minimum requirements:-
Unit Size - 41, Unit Layout - 32, Unit Services - 22

Plots 91, 92



National Space Standards (Sohl)		
3B5P	Actual Area	NSG Requirement
Ground Floor Plan	46.52m ²	
First Floor Plan	46.52m ²	
Total Floor Area m ²	93.05m ²	93.00m ²
Total Floor Area ft ²	1001ft ²	1001ft ²
Bedroom 1	14.54m ²	11.5m ²
Bedroom 2	11.55m ²	11.5m ²
Bedroom 3	8.14m ²	7.5m ²
Store Under Stair	1.53m ²	
A.C. Bulkhead	0.96m ²	
Built in Store Total	2.50m²	2.5m²

National Space Standards (Sassoon)		
3B6P	Actual Area	NSG Requirement
Ground Floor Plan	46.51m ²	
First Floor Plan	46.51m ²	
Total Floor Area m ²	93.02m ²	93.00m ²
Total Floor Area ft ²	1001ft ²	1001ft ²
Bedroom 1	12.55m ²	11.5m ²
Bedroom 2	12.82m ²	11.5m ²
Bedroom 3	8.19m ²	7.5m ²
Store Under Stair	1.49m ²	
A.C. Bulkhead	0.80m ²	
Bathroom Store	0.82m ²	
Built in Store Total	3.11m²	2.5m²

Sohl Sassoon
BRICK
NSS.869.PL-01

DATE: AUG 2021 REV:
SCALE: 1:100 @ A3

DRAWN: 9G 93.02m²
CHECKED: GPM 1001ft²



NSS.3B5PCT - NSS.3B5P HQL* Unit Type: 82-85sqm. HQL 5: 63% HQL 6: 57% HQL 7: 59%

Garage Type examples

Slide 32

0 1 2 3 4 5 6
Scale 1:100

FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION** **SIDE ELEVATION**

FLOOR PLAN

3126 INTERNAL
2100
3000

Single (1)
BRICK
GL01.PL-01

DATE: APRIL 2019 REV:
SCALE: 1:100 @ A3

DRAWN: KS
CHECKED: GPM

BLOOR HOMES

Garage Type examples

0 1 2 3 4 5
Scale 1:100

FRONT ELEVATION **SIDE ELEVATION** **REAR ELEVATION** **SIDE ELEVATION**

FLOOR PLAN

4817
3126 INTERNAL
3126 INTERNAL
4857

Single (2)
BRICK
GL02.PL-01

DATE: APRIL 2019 REV:
SCALE: 1:100 @ A3

DRAWN: KS
CHECKED: GPM



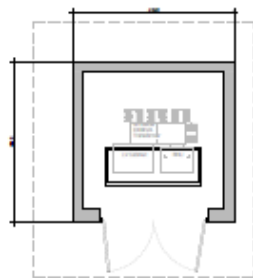
Front Elevation



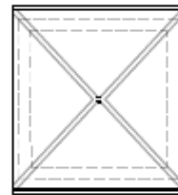
Side Elevation



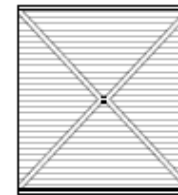
Rear Elevation



Floor Plan



Roof Plan



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No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client : Bloor Homes Project : Union Road, Onehouse, Stowmarket.				 Grafik Architecture Station Court Radford Way Blythney Essex CM11 2DZ T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.com			
Drawing : Sub-station Scale : 1:100g A3 Status : Planning Rev : - Date : Dec 2021 Dwg No : 21-3159-021							

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Agenda Item 7b

Committee Report

Item No: 7B

Reference: DC/21/06882

Case Officer: Jasmine Whyard

Ward: Needham Market.

Ward Member/s: Cllr Stephen Phillips. Cllr Mike Norris.

RECOMMENDATION – REFUSE PLANNING PERMISSION

Description of Development

Application for Outline Planning Permission (Access to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279 No. dwellings (including 100 affordable) (re-submission of DC/20/05046).

Location

Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Expiry Date: 23/03/2022

Application Type: OUT - Outline Planning Application

Development Type: Major Large Scale - Dwellings

Applicant: Mr David Willis, Mrs Marlene Perry and Mr Michael Watson

Agent: Mr Jason Parker

Parish: Needham Market

Site Area: 16.48 hectares

Dwellings per hectare: 16.9

Details of Previous Committee / Resolutions and any member site visit: DC/20/05046 was refused by members on the 17th February 2021.

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:

- I. The development exceeds the threshold for being determined under delegated authority owing to the fact that the development is 'a residential development for 15 or more dwellings' as per Mid Suffolk's Scheme of Delegation

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most relevant and important to the determination of this proposal. The policies are all contained within the adopted development plan for Mid Suffolk District which for the purposes of determining this application is comprised of: Needham Market Neighbourhood Plan (2022), Mid Suffolk Core Strategy Focused Review (2012), Mid Suffolk Core Strategy (2008), Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2016). The proposal is also assessed against Suffolk Minerals and Waste Local Plan (2020). All policies, save for CS1, CS2 and H7, are afforded full weight in the determination process as they are considered consistent with the policies of the NPPF in accordance with paragraph 219 of that document. This will be explained further, later in this report.

- Needham Market Neighbourhood Plan (2022)

NM1- Housing Mix- Size, Type and Tenure

NM2- Securing Good Design and Layout

NM6- Community Infrastructure

NM10- Encouraging Safe Walking and Cycling

- Mid Suffolk Core Strategy Focused Review (2012)

FC1- Presumption in Favour of Sustainable Development

FC1.1- Mid Suffolk Approach to Delivering Sustainable Development

- Mid Suffolk Core Strategy (2008)

CS1- Settlement Hierarchy

CS2- Development in the Countryside & Countryside Villages

CS4- Adapting to Climate Change

CS5- Mid Suffolk's Environment

CS6- Services and Infrastructure

- Mid Suffolk Local Plan (1998)

GP1- Design and layout of development

H7- Restricting housing development unrelated to needs of countryside

H13- Design and layout of housing development

H15- Development to reflect local characteristics
H17- Keeping residential development away from pollution
CL2- Development within special landscape areas
CL8- Protecting wildlife habitats
CL11- Retaining high quality agricultural land
T10- Highway considerations in development
T11- Facilities for pedestrians and cyclists
T12- Designing for people with disabilities
RT12- Footpaths and Bridleways

- Suffolk Minerals and Waste Local Plan (2020)

MP10- Minerals Consultation and Safeguarding Area

Neighbourhood Plan Status

This application site primarily falls within the Needham Market Neighbourhood Plan Area, however a small area to the south western corner is outside of the plan area and within the parish of Barking.

The Neighbourhood Plan was adopted (made) earlier this year and therefore the plan now holds full weight within the decision-making process. The site is unallocated for development but remains a site that could deliver an aspirational relief road for the town, subject to review in future plan periods. As discussed within this report, the proposal is not supported by the Neighbourhood Plan.

Emerging Joint Local Plan Policies

The emerging Joint Local Plan is currently at Regulation 22 (Examination), based on the current progress of the examination and outstanding issues to be examined the plan continues to hold limited weight.

Consultations and Representations

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

A: Summary of Consultations

Any updates to consultee responses in light of late submitted information shall be reported to Members in their Tabled Papers.

Town/Parish Council (Appendix 3)

- **Needham Market Town Council**
Needham Market Town Council commissioned Compass Point Planning and Rural Consultants to provide a response on their behalf.

Object on the basis of 1) continues to conflict with local and national policy, 2) failure to address previous reasons for refusal, 3) application overlooks the Neighbourhood Plan and its progress, 4) outside of the settlement boundary for Needham Market, 5) Mid Suffolk Council have a significant housing land supply, 6) development would have significant impact on highway network, 7) unsustainable with poor accessibility and pedestrian and vehicular connections into the town, 8) flood risk continues to be an issue in relation to the southern access, 9) landscape harm to the buffer between Needham and Barking, 10) application fails to address air pollution, 11) not allocated for development, 12) unsustainable and no overriding or exceptional need for the development, 13) unsuitable secondary access point.

- **Barking Parish Council**

Object on the basis of 1) unsafe and unsuitable access, 2) emergency vehicle access would be difficult, 3) flood risk, 4) heavy reliance on private motor vehicle, 5) 1.8 metre wide footpath not wide enough to accommodate cyclists, 6) affect the setting of listed buildings, 7) erosion of Barking's boundary, 8) considerable night light pollution, 9) impact on Special Landscape Area, 10) visual impact, 11) loss of greenfield land, 12) impact on biodiversity, 13) loss of prime agricultural land, 14) no material changes made since the originally refused application DC/20/05046, 15) emerging Neighbourhood Plan does not allocate the site, 16) Mid Suffolk have an adequate housing land supply.

- **Offton and Willisham Parish Council**

Object on the basis of 1) support comments made by Preservation Society, 2) housing land supply reached so no need to consider development of greenfield sites, 3) no suitable trunk road access, 4) insufficient infrastructure.

National Consultee (Appendix 4)

- **Anglian Water**

No objection but recommend informatives be placed on any decision notice.

- **East Suffolk Drainage Board**

Make comments relating to the discharge of surface water and request it should be done in accordance with SUDs non-statutory standards and attenuated to the Greenfield Runoff Rates.

- **Environment Agency**

Holding objection on flood risk grounds as the southern area of the site is within Flood Zones 2 and 3. The sequential and exceptions test as set out within national policy would be required to be carried out and must be passed. The submitted Flood Risk Assessment is inadequate for sufficiently assessing the flood risks on site.

- **Historic England**

No comment.

- **Natural England**

No objection subject to appropriate mitigation being secured through reserved matters.

- **Public Health**

No objection but make recommendations in regard to neighbourhood design, housing, healthier food environments, air quality and active travel which should be accommodated within reserved matters.

County Council Responses (Appendix 5)

- **Archaeology**

No objection subject to conditions on: 1) Written scheme of investigation, 2) Post investigation.

- **Contributions**

Object on the basis of insufficient land provision for early years setting. Also set out a number of contributions which are outlined in section 11 of this report.

- **Fire and Rescue**

No objection subject to condition on: 1) Fire hydrants to be provided.

- **Floods and Water**

Holding objection on the basis of 1) Needs to demonstrate that development is only located within the areas at the lowest risk of flooding, 2) Needs to demonstrate that flood risk is not increased elsewhere, 3) Needs to supply plan showing drainage catchments, 4) Need to ensure that sufficient space is maintained for above ground open SuDS, 5) Need to demonstrate how the site will be accessed.

They also note that the LPA will need to apply the sequential and exceptions tests to the development.

- **Highways**

Recommend refusal on the basis of 1) access onto Barking Road is at a high risk of and has a known history of flooding, a secondary permanent access is therefore required for emergency situations, 2) It is unclear whether the submitted Transport Assessment excludes JLP sites as this may affect the Transport Assessment of cumulative impact, 3) proposed uncontrolled crossing onto a substandard footway is unacceptable, a footway and suitable cycle route terminal are required on the western side of Barking Road 4) No travel plan submitted, 5) there is no bus route service along Barking Road, with the nearest bus service running 750 metres from the site, several options are given to improve bus connections to serve the site which would have to be funded to redirect routes but would be subject to agreement with bus operators.

- **Minerals and Waste**

Object on the basis that further information is required as to sand and gravel deposits. Further analysis / calculations should be carried out to determine the size of the deposits and justification as to whether these are economically viable for extraction or use on site.

- **Public Rights of Way**

Whilst there is no objection to the increased footfall along the Bridleway subject to contribution for improvements secured via S106 Agreement. They object on the basis that a main secondary vehicular access is proposed along The Drift (Bridleway 15).

- **Travel Plan**
Object as no Travel Plan has been submitted.

Internal Consultee Responses (Appendix 6)

- **Air quality**
Holding objection on the basis of insufficient information on air quality impacts.
- **Ecology**
Holding objection on the basis of insufficient and out of date ecological information.
- **Heritage**
Did not wish to provide full comments but officers confirmed with the Heritage Team that they consider there to be a very very low to very low level of less than substantial harm to the setting of Grade II listed Kennels Farm.
- **Land Contamination**
No objection. Recommend informatives for contacting the LPA in the event of unexpected ground conditions and that the responsibility for safe development lies with the developer.
- **Landscape**
Object on the basis of 1) Inadequate Landscape and Visual Impact Assessment, 2) Loss of agricultural land and 3) Adverse impact overall to landscape, geodiversity, rural setting and character.
- **Noise Odour Light and Smoke**
Object on the basis that a noise and light assessment is required to assess the impact of Needham Market FC on future residents of the site.
- **Public Realm**
No objection. Formal play areas would be expected to be included at the reserved matters stage.
- **Sustainability**
Object on the basis that no consideration has been given to sustainability matters at this stage, including climate change mitigation. If development were to be approved a sustainability condition should be imposed.
- **Strategic Housing**
No objection and support a marginal over delivery of affordable units. Recommend condition for market housing mix to be agreed at Reserved Matters.
- **Waste**
No objection subject to conditions on: 1) Plan demonstrating a 32 tonne refuse lorry can travel through site, 2) Plan showing bin presentation points of all dwellings

Other Consultee Responses

- **British Horse Society**

Object to the use of 'The Drift' Bridleway as a secondary access. The bridleway has not been upgraded to a byway. The bridleway would need to be improved and money secured via S106 Agreement.

- **Mid Suffolk Disability Forum**

Make comments that all dwellings should be constructed to meet Building Regulations M4(1) with some meeting M4(2). Bungalows should be provided. Consideration should also be given to ensure path surfaces and widths are appropriate.

- **Needham Market Society**

Object on the basis of 1) Site plan shows the creation of a new village with services or facilities, 2) Similar application DC/20/05046 refused and objections remain the same, 3) No pre-planning taken, 4) Insufficient and already stretched infrastructure, 5) Development in Needham should be paused until Neighbourhood Plan is in place.

- **Suffolk Preservation Society**

Object on the basis of 1) Unresolved objections from the previous refused application DC/20/05046, 2) Landscape impact and visual prominence, 3) Unallocated in emerging Joint Local Plan and Neighbourhood Plan.

B: Representations

At the time of writing this report at least 129 letters/emails/online comments have been received. It is the officer opinion that this represents 129 objections, with no comments in support. A verbal update shall be provided as necessary.

Views are summarised below:-

- Traffic (76)
- Flooding (73)
- Ecology (72)
- Access issues (66)
- Drainage (65)
- Lack of/ strain on infrastructure (57)
- Loss of open space (56)
- Landscape (51)
- Public Transport (43)
- Loss of outlook (41)
- Over development (39)
- Noise (39)
- Height (38)
- Pollution (36)
- Overbearing (30)

- Loss of Privacy (29)
- Out of character (27)
- Insufficient parking (27)
- Trees (27)
- Light pollution (25)
- Conflict with Neighbourhood Plan (25)
- Application lacks information (24)
- Overlooking (24)
- Sustainability (24)
- Loss of light (23)
- Health and safety (21)
- Crime (20)
- Scale (20)
- Building works (19)
- Conflict with District Plan (18)
- Residential Amenity (18)
- Boundary issues (18)
- Impact on Conservation Area (16)
- Design (15)
- Anti-social behaviour (15)
- Loss of Parking (14)
- Open Spaces (9)
- Conflict with NPPF (9)
- Contaminated land (6)
- Listed building (5)
- Odour (4)

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

PLANNING HISTORY

REF: DC/18/05053	Screening Opinion- Approximately 290 dwellings, associated infrastructure, vehicular access, estate roads, public open space, drainage, utilities, parking, garaging and landscaping.	DECISION: EAN 19.12.2018
REF: DC/20/05046	Application for Outline Planning Permission (some matters reserved, access to be considered). Town and Country Planning Act 1990. - Erection of 279 No. dwellings	DECISION: REF 18.02.2021

(including 100 affordable dwellings) and access.

REF: 3506/16

Outline planning permission with vehicular access (all other matters reserved) for the construction of 152 residential dwellings (including market and affordable homes) garages, parking, vehicular access with Barking Road, estate roads, public open space, play areas, landscaping and amenity green space with sustainable drainage systems, with associated infrastructure, including provision for additional car parking and improved vehicular access to Needham Market Country Practice

DECISION: REF
04.08.2017

REF: 2548/16

Screening opinion for Outline planning consent for construction of 152 residential dwellings (including market and affordable homes), garages, parking, vehicular access with Barking Road, estate roads, public open space, play areas, landscaping and amenity greenspace with sustainable drainage systems, and associated infrastructure, including provision for additional car parking and improved vehicular access to Needham Market Country Practice on approximately 10 hectares of land, with all matters reserved, except access.

DECISION: EAN
22.06.2016

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site extends 16.48 hectares which is solely comprised of Grade 2 agricultural land (very good quality) and is primarily within the parish of Needham Market, however a small portion along the south west of the site falls within the parish of Barking. The site adjoins the built-up area boundary but sits wholly outside of the 'Town' of Needham Market, and is therefore within the 'Countryside', as identified under policy CS1. The site is located to the north of Barking Road (B1078) and is adjacent to an existing residential estate east starting along Foxglove Avenue.

- 1.2. The site's topography is varied, with the northern area located at a higher level than the south, representing a 17-metre difference in levels. Whilst there are some areas of trees along the northern and western boundaries of the site these do not obscure or screen the views across into the site. Subsequently the site is in a visually prominent position on the approach from Barking into Needham Market. A sliver of the western area of the site falls within the Gipping Valley Special Landscape Area. The Barking Woods Site of Special Scientific Interest (SSSI) is located 825 metres to the south west of the site. There is a woodland area (Spriteshall Grove) which falls within the site along the western edge, all the trees within the woodland are protected by Tree Preservation Orders (TPOs). The site falls within a Mineral Consultation Area.
- 1.3. The site is not within nor adjacent to the Needham Market Conservation Area, which starts along the High Street, nor are there any heritage assets within or adjacent to the application site. The Conservation Area is located 670 metres from the southern part of the site and 466 metres from the northern part. The existing residential estate, adjacent to the site, acts as a buffer between the Conservation Area and the site. The main cluster of nearby listed buildings are within the High Street, the nearest other listed building outside of the Conservation Area is Grade II listed Kennels Farm, located 312 metres to the south west of the site.
- 1.4. There is a Public Right of Way (Bridleway 15) named 'The Drift' which runs along the northern boundary of the site eastwards into Foxglove Avenue and westwards towards Barking. On the southern side of Barking Road is another Public Right of Way (footpath) which runs southwards and westwards within the parish of Barking amongst agricultural fields.
- 1.5. The nearest dwellings to the site are primarily concentrated along the eastern boundary of the site within Foxglove Avenue, wrapping around and partially along the northern boundary within Quinton Road as part of the existing residential estate. There are several other dwellings located more sporadically to the south of the site (Verona, The Lodge and Colchester Barn). To the west of the site are agricultural before meeting the more distinct cluster of residential development within Barking 1.1 miles west, which has no formal built up area boundary and is considered to be within the 'Countryside'. To the eastern corner of the site is the GP Surgery Needham Market Country Practice.
- 1.6. The southern area of the site (approximately 57 metres) and the road adjacent (Barking Road) fall within Flood Zones 2 and 3 which are the areas highly vulnerable to fluvial (river) flooding. This part of the site and road also fall within an area at a high risk from pluvial (rainfall) flooding. There are also two additional slivers within the middle of the site at a low to medium level of pluvial flood risk.

2. The Proposal

- 2.1. Outline permission is sought for the erection of 279 dwellings. 100 of those dwellings are proposed to be affordable units.
- 2.2. Alongside seeking to establish the principle of development, the application also seeks approval for access arrangements for the development. The access arrangements comprise of one main

access onto Barking Road and an additional emergency/ pedestrian access to the north along The Drift.

2.3. Details relating to the scale, layout, appearance and landscaping are reserved matters and are not being considered at this stage. That said, in submitting such an application it is incumbent upon the applicant to demonstrate how the development being applied for can be appropriately accommodated and respond to its situational context.

2.4. Whilst matters relating to scale, layout, appearance and landscaping are not confirmed nor applied for at this stage, the applicant has provided an indicative plan helping demonstrate the type of development that could materialise on site. The gross density of the development, when measured from the indicative masterplan, is 16.9 dwellings per hectare.

3. The Principle of Development

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

3.2. Policy CS1 identifies a settlement hierarchy based on the services, facilities and access within the locality and accordingly directs development sequentially towards the most sustainable areas in regard to their location. Under policy CS1, Needham Market is identified as a 'Town' and Barking is within the 'Countryside'. The site sits wholly between these two distinct settlements within the 'Countryside'. Policies CS2 and H7 are subsequently engaged where development is proposed within the countryside. Policy CS2 looks more broadly at all forms of development within the countryside and policy H7 looks specifically at housing in the countryside. Policy CS2 sets out a range of countryside compatible development but includes restricting housing unrelated to the needs of the countryside. H7 echoes the sentiment of CS2 by steering housing towards existing settlements away from the countryside. Elements of these policies are not wholly consistent with the NPPF and therefore they are afforded less than full weight. However, they nonetheless seek to encourage sustainable and compatible forms of development which do not detrimentally impact on the countryside, steering development to the most sustainable areas, an approach which is consistent with the aims of the NPPF.

3.3. Policies CS4 and CS5 are further relevant in determining the acceptability of the principle of development on site, by assessing the relationship with existing development and the character of the locality, specifically with regard to flood risk, pollution, landscape and biodiversity. These policies hold full weight as they are consistent with the policies of the NPPF. The proposal's conflict with these policies is discussed in subsequent sections of this report.

3.4. Policies CS1, CS2 and H7 are afforded less than full weight as they adopt a prescriptive and blanket approach towards development which is not wholly consistent with the flexibility the NPPF seeks to encourage when assessed against paragraph 219 of that document.

- 3.5. Whilst policies CS1, CS2 and H7 may in isolation be considered 'out-of-date' in the circumstances of this application, in so far as they are not wholly consistent with the policies of the NPPF, and have, to some extent, been overtaken by other matters 'on the ground', they are not the only relevant and important policies engaged in the decision-making process of this application. Based on the scale and particulars of this application, there are many other equally as relevant policies in play (including Local Plan policies not explicitly mentioned within this section of the report) in determining the application, all of which are considered to be 'most important' within the parlance of the NPPF which thus contribute to the overall 'basket of policies'. Such other policies are considered to be consistent with the Framework and in isolation they hold full weight. To engage the 'tilted balance' on the basis that some policies in isolation do not hold full weight, would be to neglect and ignore that the other policies, which are equally if not more important, in determining the application are wholly consistent with the NPPF. Thus, to engage the 'tilted balance' on the basis that some of the 'relevant' and 'most important' policies do not hold full weight, would be to ignore and neglect the wider basket of policies which are consistent with the NPPF, and the very spirit of the NPPF in its aims for a plan led approach. On the basis of the consistency and weight of the wider basket of policies 'relevant' and 'most important' to this application, the 'tilted balance' of the presumption in favour of sustainable development, as set out within paragraph 11d) of the NPPF is not engaged. Moreover, the Council can demonstrate that it has an adequate and healthy 5-year housing land supply, currently measured at 9.54 years (February 2022) and has passed the most recent Housing Delivery Test.
- 3.6. The decision not to engage the 'tilted balance' when assessing this application is particularly relevant in light of the case of *Wavendon Properties Limited v SSCLG and Milton Keynes Council [2019] EWHC 1524 (Admin)*. The Wavendon Case confirmed that whilst one of the 'most important' policies in the decision-making process can be considered to be 'out-of-date' this in itself is not enough to engage the 'tilted balance'. As in this instance, the 'most important' policies, when taken as a whole, are considered to be consistent with the NPPF and therefore engaging the 'tilted balance' in this case would be incorrect.
- 3.7. The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (October 2020) produced in support of the emerging Joint Local Plan identifies whether there is sufficient land available to meet projected housing and economic growth within the districts. As part of this, sites are broadly assessed for their availability based on a range of factors, including suitability. Whilst no planning status or merits of sites are engaged within this assessment, it nonetheless provides a useful starting point to determine the current status of the land in regard to its suitability. This application site is included within the SHELAA under site reference SS0028; in the SHELAA potential issues of the site are identified, these include the safety of access through a flood zone, minerals, biodiversity and potentially contaminated land. These issues have been assessed by statutory consultees and will be discussed in detail later in this report.
- 3.8. The Needham Market Neighbourhood Plan has recently been adopted (March 2022). Notwithstanding the emerging Joint Local Plan's direction, at present the Neighbourhood Plan is the most 'up-to-date' aspect of the development plan and holds full weight. The Needham Market Neighbourhood Plan does not anticipate making further allocations for new development given the high levels of outstanding commitment and the level of change that will occur as those

commitments and allocations come forward during the plan period. The Neighbourhood Plan policies will instead provide guidance for applications that come forward on the sites identified in the emerging BMSJLP plus any windfall sites that may come forward within the existing built-up area boundary (settlement boundary).

- 3.9. Whilst there are no policies that expressly prohibit development proposals, the site is not allocated within the plan for development, nor does the plan contain any policies that would support the proposed development, as discussed throughout this report. The application would nevertheless conflict with the aims of the Plan. The site is mentioned within the context of the plan only in so far as it could accommodate a future but as of yet unplanned relief road. A feasibility study around this aspiration for the town was conducted and concluded that 1400 dwellings would be required to fund such relief road, moreover it would be delivered through a coherent and integrated masterplan. The proposed development delivers neither the quantum of development nor the funding for such relief road, furthermore it would develop the site in a way which would preclude the delivery of any relief road in the future. The application is in effect piecemeal and is an exclusive parcel of land that has no regard to any broader masterplan or strategy as indicated within the Neighbourhood Plan and thus the proposed development is in conflict with it.
- 3.10. Whilst the site may adjoin an existing residential development, it would result in the infilling of a buffer and gap that currently separates the parishes of Needham Market and Barking. The resultant development would therefore encroach into the countryside and buffer altering the relationship and rural landscape between Needham Market and Barking. Inherently, based on the existing pattern of development along Foxglove Avenue and the wider residential estate, the development of the site would appear discordant and incongruous and would have no visual relationship with the existing development within Needham Market contrary to policy CS5.
- 3.11. In light of the above assessment, the proposed erection of up to 279 dwellings on site is therefore not considered to be acceptable in principle. The site's location, strictly within the countryside, would be contrary to the aims of the Neighbourhood Plan and policies CS1, CS2, CS4, CS5 and H7 of the wider development plan. Whilst some of these policies may have less than full weight, they nonetheless provide a useful position in determining areas most suitable for development. Residential development on this site would represent and adopt a discordant and incongruous form, with a forced and incoherent relationship with the existing adjacent development. There are no exceptional circumstances or material considerations that would justify a departure from the development plan, especially noting the District's significant housing land supply. The benefits offered by the development (an oversupply of 3 affordable dwellings beyond the 35% requirement and the economic/ social benefits accruing from construction and population growth) do not outweigh the harms identified above. Holistically the site does not represent sustainable development contrary to aims and spirit of the development plan and national policy, specifically conflicting with Core Strategy Focused Review policies FC1 and FC1.1 and paragraph 8 of the NPPF. The application is as a result considered to conflict with the development plan as a whole, for this reason alone.

4. Nearby Services and Connectivity

- 4.1. As a town Needham Market has a variety of services and facilities to support residents. The nearest of these services and facilities to the site include: Needham Market Football Club, Bosmere Community Primary School, Community Centre (all northeast of the site) and the GP Surgery Needham Market Country Practice and Pharmacy and the Co-Op (southeast of the site).
- 4.2. Based on the size of the site, two measurements have been taken to show the distances from the north and south of the site to the nearest services, facilities and public transport provision.

From the northern access of the site, the following key distances were calculated:

- 643 metres to the Co-Op along Barking Road
- 320 metres from Bosmere Community Primary School
- 643 metres to Needham Market Train Station

From the southern access of site, the following key distances were calculated:

- 643 metres to the Co-Op along Barking Road
- 1126 metres to Bosmere Community Primary School
- 965 metres to Needham Market Train Station

In the context of walking distances, the Chartered Institution of Highways and Transportation (CIHT) Guidelines for Providing for Journeys on Foot identifies acceptable distances for various journeys such as commuting, walking to school and recreation. The following walking distances are identified:

Desirable - within 500 metres
Acceptable - within 1000 metres
Considered - within 2000 metres

As per the above all the distances are within the considered parameters. However, it is the quality of connections that also makes a difference in judging the extent to which future occupiers are likely to and actively encouraged to walk to them.

- 4.3. Short sections of 1.8-metre-wide footways are proposed immediately either side of the southern access point, with a dropped kerb to be provided to the northeast side as part of an uncontrolled crossing point for pedestrians to cross onto an existing footway on the eastern side of Barking Road. The existing footway along the eastern side of Barking Road is substandard measuring 1.2 metres. There is one existing uncontrolled crossing point approximately 160 metres northeast of the proposed uncontrolled crossing, connecting the existing eastern footway with the existing western footway next to Foxglove Avenue. Whilst this is a wider footway it is only marginally wider at 1.8 metres. Current guidelines state that footways should be a minimum of 2 metres in width. The existing footways along the south of the site are within highway land and therefore they could reasonably be improved around the site to increase sustainability, encourage safe active travel and better link the site to Needham Market, however this has not been proposed. The applicant has previously suggested that they would accept planning conditions to deliver whatever is requested by the SCC Highways. However, that is a less than satisfactory response because no

work has been undertaken/ the application lacks sufficient detail to demonstrate how connections could be improved or delivered in an acceptable fashion.

- 4.4. The lack of consideration given to integrating the site with existing connections and improving such connections would do little to safely integrate and encourage future residents to walk or cycle. Thus, the combination of increased footfall and substandard/ varying footway widths may force pedestrians to walk on the road, increasing the risk of accidents and deterring them from sustainable travel. This situation would be particularly hazardous for wheelchair users and parents with children. Furthermore, SCC Highways have received many complaints about speeding along Barking Road and therefore it is considered a particularly hazardous area for pedestrians. The scheme would likely encourage more use of private motor vehicles based on convenience.
- 4.5. There is only one bus route connecting Needham Market to Stowmarket, Claydon, Great Blakenham and Ipswich. The buses are regular, but the bus stop (The Swan) is located 965 metres away from the south of the site and 482 metres from the north of the site.
- 4.6. The existing cycling provision within the locality is limited and is comprised of the bridleways (15 and 17) north of the site which lead into Needham Market. There is otherwise no formal cycling infrastructure to the south of the site along Barking Road. Cyclists are therefore required to cycle along the road. Moreover, the safety of bridleway 15 for users may be compromised by the use of the area as a secondary emergency access which forms part of this application (discussed further in section 5).
- 4.7. As the proposal is for a development that would generate significant amounts of movement, a Travel Plan is required to assist in reducing the reliance on private motor vehicles. No Travel Plan has been submitted, as such there has been no strategy submitted to encourage and promote suitable and effective sustainable means of travel to and from the site. Again, the applicant contends that planning conditions/obligations can secure a Travel Plan and any bus service improvements. However, again, in officers' view this sets responsibility for providing adequate information too far into the future where the principle of development is being considered now, and where the principle of development is in part contingent upon an understanding of the extent to which genuine sustainable transport options will be available and the likely impacts of such.
- 4.8. As discussed in section 5 in further detail, in the event of flooding there is the risk that occupants in the dwellings in the southern section of the site would be forced to travel further than the distances identified above as they may not be able to gain safe access onto Barking Road and may have to travel northwards out of the site first.
- 4.9. Whilst Needham Market may be at the top of the settlement hierarchy as a town, and the site adjoins that boundary, the quality of the proposed connections and existing footway and cycleway network to support and facilitate active transport is weak, especially immediately surrounding the application site. Whilst the issues at hand somewhat relate to the substandard quality of existing connections, there has been no practical consideration on how the future residents of 279 dwellings would experience and use the existing footway/ cycleway network nor in regard to how

such infrastructure may be deficient and discourage and pose obstacles to offering future residents a genuine choice of transport modes, specifically active ones. The connectivity offering is poor and prevents the site meaningfully integrating with Needham Market.

- 4.10. The development sits incoherently with the existing footway/ cycle network within Needham Market and does not consider existing deficiencies. The proposal does not seek to create a well-designed and integrated place by improving existing infrastructure and providing meaningful new connections. Furthermore, no travel plan has been submitted to demonstrate that the site will benefit from sustainable travel modes. proposal falls significantly short of complying with Neighbourhood Plan policies NM2, NM10, Local Plan policies T11, T12 and RT12 and paragraphs 8, 100, 104, 105, 110, 112, 113 and 130 of the NPPF.

5. Site Access, Parking and Highway Safety Considerations

- 5.1. Whilst this is an Outline Application it includes access as a matter for consideration as are matters relating to connectivity and infrastructure (discussed earlier and within this section).
- 5.2. For 279 dwellings one single main access point is proposed to the southern side of the site connecting onto Barking Road, which runs through Flood Zones 2 and 3 and is at a high risk of pluvial flooding. In accordance with highways design guidance, one access is sufficient to serve a maximum of 150 dwellings. At least one main access serving the development would also need to be wholly located outside of an area vulnerable to flood risk. When applying this design guidance, 279 dwellings should be served by an additional main access point. While guidance only, the practical difficulties associated with the specific circumstances of this application proposal highlights the issue at hand.
- 5.3. As the main access is at a high risk of flooding (fluvial and pluvial), the importance of having a formalised and viable secondary access is further emphasised. Whilst a secondary emergency access is proposed to the north, there are insufficient details given about this access point. It is stated that it would be 3.7 metres in width and its use would be controlled by automated rising bollards, used primarily by pedestrians, cyclists and emergency vehicles. It is however suggested within the planning statement that it could be used by vehicles during flood events or as an alternative main vehicular access, a scenario which has not been assessed through the submitted Transport Assessment. The application is silent on specific information relating to improvements, surfacing, length, monitoring, operations, how it connects to the highway on Quinton Road, the highway implications of its use and the vehicular rights of access over the bridleway (The Drift) to serve 279 dwellings.
- 5.4. It is highly likely that the main access could flood regularly effectively 'trapping' residents within the site without a viable vehicular means of access in or out of the site. 300mm of water is enough to prevent emergency vehicles from accessing a site. SCC Highways have confirmed there has been a history of complaints being made about flooding along Barking Road and surrounding areas, demonstrating the likelihood that residents could become 'trapped' and would be reliant upon the inadequate emergency secondary access. The frequency and intensity of such flooding events is likely to only get worse with climate change.

- 5.5. The emergency access would be taken to the north along The Drift (Bridleway) and private road (serving a number of existing residents and Needham Market Football Club) before meeting the highway along Quinton Road northeast of the site. Based on insufficient information as to its proposed use, the Council adopts a precautionary approach. In considering a best-case scenario this emergency access could be used by the vehicles of 279 dwellings during flood events. In a worst-case scenario it could be used as a main alternative access. Either eventuality is wholly inappropriate and unacceptable and would divert substantial amounts of traffic through the existing residential estate east.
- 5.6. The Drift itself is an unsurfaced track measuring 5 metres in width. The private road connecting the bridleway to the highway is smaller measuring 4 metres in width. No improvements have been proposed in order to demonstrate how the bridleway, private road and Quinton Road could accommodate the traffic and pedestrian movements arising from its use as an emergency access point. In the absence of information to suggest otherwise, based on the spatial constraints of the bridleway and private road, it is highly unlikely that they could be altered and upgraded to accommodate vehicular traffic arising from a significant number of vehicles, including for use by emergency vehicles. Moreover, a separate consent from SCC Public Rights of Way should be secured prior to determination to upgrade the bridleway to a byway for use by vehicles to ensure that the proposed emergency access can be viably used. As this consent is not in place and based on the comments received from both SCC Public Rights of Way and Highways, it is unlikely this consent would be granted in any event. In response, the applicant has drawn a simple line on a plan indicating where a diversion to the Public Right of Way could occur that would ostensibly avoid any conflict between bridleway users. Apart from the fact that this would necessitate all other development being shifted southwards, placing further constraint on density in the avoidance of the various higher risk flood areas, it lacks any proper details as to how conflicts would be avoided at that access or the stretch of bridleway from that point before widening to meet the road.
- 5.7. SCC Public Rights of Way and SCC Highways have objected to the creation of an emergency access in this location as it would be inappropriate and unsuitable in any event and is likely to adversely affect and discourage the use of the bridleway.
- 5.8. The current 30mph speed limit along Barking Road does not fully cover the proposed southern access. The applicant has therefore proposed to increase the 30mph speed limit area 24 metres further along the frontage to cover the access. Whilst SCC Highways recommend that this extension is increased 100 metres to cover the entire frontage of the site, its extension 24 metres would however be acceptable. The extension of the 30mph speed limit would be secured through the imposition of a Grampian condition requiring a Traffic Regulation Order (TRO) to the effect that no development can commence without the TRO being resolved.
- 5.9. Whilst layout is not a matter for consideration at this stage, it is considered that adequate parking provision could be accommodated on the site in accordance with policy T9 and SCC Parking Guidance (2019). Equally electric vehicle charging points and secure cycle storage could be included through Reserved Matters.

5.10. The development does not demonstrate safe and suitable access for all. A single main access is proposed through an area highly vulnerable to flooding, with a secondary emergency access wholly unsuitable for use. The location of the emergency access would detrimentally affect the use of the bridleway, which also requires consent to be upgraded to a byway prior to determination in order to be used by vehicles. The proposal is thus contrary to Neighbourhood Plan policy NM2, Core Strategy policy CS4, Local Plan policies T10, T11, T12 and RT12 and paragraphs 8, 100, 104, 105, 110, 111, 112, and 130 of the NPPF.

6. Design and Layout

- 6.1. As the proposal is currently in outline form with all matters reserved except access, consideration of scale, layout and appearance are limited at this stage.
- 6.2. It has not been adequately demonstrated that the quantum of development can be accommodated on site in areas at the lowest risk of flooding, whilst also accommodating SuDS. Even if this had been demonstrated, as discussed within section 8 of this report, based on the constraints of the site the proposal fails the sequential test.

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

- 7.1. The development plan and national policy seek, inter alia, to protect high quality agricultural land landscape qualities and biodiversity, confirming that the intrinsic value of the landscape and biodiversity is of great importance and weight and should be viewed within its wider context not just in isolation in the context of specific sites.
- 7.2. Place Services Ecology reviewed the submitted ecological information and raised a holding objection. Insufficient and out of date information has been provided in respect of European Protected Species (Hazel Dormice and bats), Protected species (reptiles) and Priority species (farmland birds- Skylarks). Whilst reports were submitted, these reports contain information that dates back to 2016, such information is therefore considered out of date. Therefore, there is insufficient information for the Local Planning Authority in association with our qualified professional ecologists in Place Services to determine the likely impacts of development on these species and habitats and subsequently identify proportionate mitigation measures.
- 7.3. The ecological information submitted under this application relating to Dormice and reptiles is exactly the same information supplied to support the originally refused application in 2016 under reference 3506/16. Furthermore, the development is considered to potentially impact on foraging and commuting bats, as such a Bat Activity Survey should be carried out to assess impacts. In addition, the Ecological Impact Assessment estimates that Skylark nesting territories would be lost through the development, as such a Farmland Bird Mitigation Strategy will be required to secure offsite compensation for the maximum number of nesting territories currently on the application site. The current offered nesting opportunities are inappropriate for Skylarks. The applicant claims that the Council's ecologist confirmed that the out-of-date information could

continue to be relied upon. Having checked with the Council's ecologist it has been confirmed that this is not correct; up to date surveys are needed.

- 7.4. As insufficient information has been submitted in relation to ecology the Council cannot discharge its statutory duties under s40 of the Natural Environment and Rural Communities Act 2006.
- 7.5. Natural England reviewed the proposal in respect of the Barking Wood SSSI located to the south west of the site and raised no objection to the proposal and its impact on the SSSI currently. However adequate green infrastructure will be expected to be delivered through Reserved Matters to prevent future inappropriate use of the SSSI.
- 7.6. The Council's Arboricultural Officer confirmed that whilst there is a wooded area to the western edge of the site containing trees protected by Tree Preservation Orders, these could be appropriately protected and there would be no direct impact from the development on the trees.
- 7.7. The Agricultural Land Classification system classifies land into five categories (Grade 1: excellent, to Grade 5: very poor, inclusive), with Grade 3 subdivided into sub-Grades: 3a (good quality) and 3b (moderate quality). Best and Most Versatile ("BMV") agricultural land is land in grades 1, 2 and 3a. The site is comprised of Grade 2 agricultural land which is defined as very good quality. BMV land is afforded significant importance in accordance with policy CL11 and with paragraph 174 (b) of the NPPF which states, "*recognising the intrinsic character and beauty of the countryside and the wider benefits of natural capital and ecosystem services- including the economic and other benefits of the best and most versatile agricultural land and of trees and woodland*".
- 7.8. It is axiomatic that the development of this greenfield site inherently results in the loss of BMV land. Whilst Mid Suffolk has a higher level of Grade 2 agricultural land than most regions, it is nonetheless important to recognise that the development of the site would result in the loss of 16.47 hectares of BMV, which is afforded significant protection by local and national policy and Natural England. Notably the loss of 20 hectares of BMV land (either in isolation or cumulation) is a specific threshold set out by the government where Natural England must specifically assess such impacts. When considering these impacts in combination with wider countryside and landscape harms, as discussed within this report, the loss of BMV further contributes to the level of harm identified. This is heightened when noting that specific emphasis is placed on the protection of BMV both in local policy (CL11) and national policy. There are no material considerations (such as housing land supply) that would weigh in favour of its loss.
- 7.9. Suffolk's Landscape Character Assessment identifies that the northern elevated part of the site is comprised of Ancient Plateau Claylands and the southern portion is Rolling Valley Farmlands. The Council's Landscape Sensitivity Assessment (September 2020) identified that the site is an area that would have a moderate landscape sensitivity to residential development, stating that "*The landscape makes a positive contribution to the rural setting and character of Needham Market and provides a rural backdrop to existing settlement...The development of the site is likely to be perceived as encroachment into the countryside. Other sensitive features including the sloping landform, undeveloped backdrop provided to existing settlement, open views and deciduous woodland habitat*".

- 7.10. The development of the site would represent an encroachment into the open countryside. The site has both a wider importance abutting and partially falling within the Gipping Valley Special Landscape Area and adopts more localised significance, as its prominent elevated location acts as a transitional buffer between the urban area of Needham Market and rural area of Barking. The value of Needham Market's surrounding rural landscape is emphasised further within the Neighbourhood Plan.
- 7.11. Place Services Landscaping raised an objection to the proposal from the perspective of landscape harm, noting there would also be the loss of very good agricultural land (Grade 2). The submitted Landscape Visual Impact Assessment does not adequately appraise the area and whilst recommended mitigation would reduce some impact, this is not sufficient to overcome the landscape harm that would result from the development of the site. The applicant contends that as an outline application such matters are capable of being resolved at the reserved matters stage. Officers strongly reject that position; it is incumbent upon the applicant to demonstrate how development might be acceptably brought forward. The applicant has failed to discharge that burden, ultimately downplaying the extent of adverse impact. The applicant likewise suggests that much smaller scheme could be delivered on the basis that the application is made for 'up to' 279 dwellings. That is a weak point because it fails to recognise that the Council needs be satisfied of the extent of likely impacts proposed by the development in the full extent applied for.
- 7.12. The proposed development would result in the loss of BMV agricultural land and cause detrimental landscape impact. Moreover, there is insufficient information supplied to appropriately assess the impacts and thus any required mitigation in relation to protected species. The proposal is therefore contrary to Neighbourhood Plan policy NM7, Core Strategy policy CS5, Local Plan policies CL2, CL11 and CL8 and paragraphs 8, 120, 174 and 180 of the NPPF.

8. Land Contamination, Air Quality, Waste, Flood Risk, Drainage and Minerals

- 8.1. Environmental Health assessed the application and the submitted Phase I Report from the perspective of land contamination and subsequently raised no objection to the proposal.
- 8.2. Environmental Health further assessed the application in respect of its impact on air quality. Whilst the site is not within an Air Quality Management Area, as the development could result in 500 plus vehicle movements a day. Therefore, a screening assessment guided by the Institute of Air Quality Management should be submitted to ensure there is no adverse impact on the air quality of the area. This information has not been submitted and therefore the Council has no certainty that the development would not result in any adverse impact and therefore adopt a precautionary approach in the absence of sufficient information. The applicant contends that this could be treated by condition. Officers considered that position to be misconceived because it fails to discharge the burden of demonstrating the full extent of the impacts likely to be posed should the full quantum of development come forward which may, or may not, be acceptable dependent upon any mitigation required. Once again the application suffers due to the overly sanguine stance taken by the applicant.

- 8.3. Whilst the application makes no reference to any proposed means of foul water drainage, Anglian Water have confirmed that foul water could be diverted to Needham Market Water Recycling Centre as the Centre will have capacity for the flows associated with 279 dwellings.
- 8.4. The Environment Agency have raised an objection from the perspective of fluvial flood risk. The Local Lead Flood Authority (SCC Floods and Water) have also raised objections from the perspective of pluvial flood risk.
- 8.5. Notwithstanding that the original application (DC/20/05046) was partially refused on the basis of flood risk, it is important to note that since the original decision the wording of the NPPF has changed. Development is now explicitly directed under paragraph 162 of the NPPF to areas with the 'lowest' risk of all forms of flooding. In the context of pluvial flooding this would be the 'very low' risk areas (rather than just 'low' risk areas which may have previously been considered more acceptable for development) and in fluvial terms this continues to be Flood Zone 1. It is important for decision takers to consider the risks associated with all forms of flooding i.e. both fluvial and pluvial.
- 8.6. The site contains a number of areas which are vulnerable to flood risk to some degree. A number of areas within the main body of the site are at a 'low' risk of pluvial flooding and the southern access is both in Flood Zone 3 and is at a 'high' risk of pluvial flooding.
- 8.7. The Environment Agency require further information to be included within the Flood Risk Assessment (FRA), such information includes identifying the flood risk from the ordinary watercourse and include climate change allowances in the modelling.
- 8.8. SCC Floods and Water require further information to demonstrate that all dwellings are within areas at the lowest risk of flooding. The development should also offer betterment beyond the existing site usage to prevent flooding elsewhere. A plan would need to show all drainage catchments contained within the submitted FRA, and a further plan needs to demonstrate that above ground SuDS can be accommodated within the site (or justification provided as to why not). Details are also required to demonstrate how the site will be accessed, specifically whether this would involve a culvert or bridge being used to accommodate the southern access over the drainage ditch.
- 8.9. Notwithstanding that insufficient information has been submitted to fully assess the flood risk on site, the flooding implications of developing the site and flood risk management in and around the site, the application is first required to pass the sequential test as per policy CS4 and paragraph 162 of the NPPF. Paragraph 162 sets out this test stating, "*the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.*" If an application firstly passes the sequential test it then follows that the exceptions test is engaged as per paragraphs 163, 164 and 165 of the NPPF.

- 8.10. Noting that the Council can demonstrate that it has a significant five-year housing land supply (9.54 years), it is considered that there are other reasonably available sites within similar locations on the settlement hierarchy (Stowmarket and Eye) to meet the Council's housing needs in areas at the lowest or with a lower risk of flooding. As set out within the Flood Risk Vulnerability Classification table under Annex 3 of the NPPF, residential development and associated infrastructure (such as access points) are considered a 'more vulnerable' use. On this basis there is nothing before the LPA to suggest that there is an overriding need for residential development to be located in an area significantly vulnerable to flooding and as such the proposal fails to pass the sequential test. Subsequently, the exceptions test is therefore not engaged.
- 8.11. The site falls within the Minerals Consultation Area as per the SCC Minerals and Waste Local Plan. SCC Minerals and Waste requested that a borehole and grading analysis should be carried out on the site prior to determination. If material is found on site and it is deemed to be economically viable for extraction, a condition would thus be required to ensure such material is extracted prior to commencement. No such borehole and grading analysis has been carried out on site to determine if there are any minerals in the ground and whether they are economically viable. The agent for the application has argued that such analysis was carried out in 2016 as part of a previously refused application. This Ground Investigation assessment is insufficient as it solely identifies that there are sand and gravel deposits and their depth and does not analyse/ determine the size of the deposits nor provides any justification as to whether such deposits are economically viable for extraction or for use in the construction of the site. Such information is required prior to determination as if such material is economically viable for extraction, this would need to be secured under a County Council Minerals Extraction Permission before any decision is issued.
- 8.12. The proposal would overall be contrary to Neighbourhood Plan policy NM2, Minerals and Waste policy MP10, Core Strategy policy CS4, Local Plan policy H17 and paragraphs 8, 159, 162, 167, 169 174, 209 and 211 of the NPPF. The proposal poses a risk of pollution and flooding to future and existing residents and could result in developing a site without first extracting valuable and finite mineral reserves.

9. Heritage Issues

- 9.1. The Council's Heritage Team did not wish to offer full comments on the application but provided some comments to justify their approach stating that: *'The proposal has potential to affect the setting of any nearby heritage assets. The only one likely to be affected, in view of its location and character is Kennels Farm, a listed farmhouse on the rising ground to the south of Barking Road which I have visited in connection with a previous application. Its setting is predominantly rural with the urban edge of the town to the north. The proposal would bring that edge closer, increasing the quantum of residential development and slightly widening its arc as viewed from the listed building. But as the development would not fundamentally change the character of land in the setting, I concluded that a formal assessment of significance and impact by myself was not necessary in this instance'*.

9.2. Having discussed the matter further with colleagues in the Heritage Team, officers have concluded that there would be a 'very very low to very low level of less than substantial harm' to the setting of the Grade II listed Kennels Farm by the proposed development. As a level of harm has been identified, regardless of its level, paragraph 202 of the NPPF is thus engaged. The statutory duties within the Listed Buildings Act impose a presumption against granting planning permission where harm is identified and harm of any quantum, is a matter of considerable importance and weight. Paragraph 202 requires harm to be weighed against public benefits. In this instance officers are satisfied that 279 dwellings, including 100 affordable homes would be a significant 'public benefit' for the purposes of paragraph 202, which outweighs the level of harm identified. Such harm, however, nevertheless falls to be considered again in the overall balance along with the benefits.

10. Impact on Residential Amenity

- 10.1. The indicative plans demonstrate that the quantum of development proposed could enable separation distances between existing dwellings along Foxglove Avenue at a minimum of 39 metres and adequate green space. Moreover, by way of the site's location and indicative masterplan the development could be brought forward in a manner so as to prevent loss of light, loss of privacy or overlooking for both existing and any future occupants in and around the site.
- 10.2. Whilst issues of light, privacy and overlooking could be mitigated against in a finalised design, the proposal does not represent a 'well-designed' place for existing residents or future occupants of the site, contrary to paragraph 130 of the NPPF. The connections to Needham Market are inadequate and unsafe, with opportunities for active travel impeded by inadequate infrastructure. As assessed by statutory consultees, insufficient information has been submitted to indicate that existing and future occupants would be protected and safe from noise, air and light pollution and flood risk.
- 10.3. Whilst no information has been submitted around the use of the 'emergency access' if the access is to be used by main vehicular traffic of the site, there would undoubtedly be a conflict of use between the vehicular use of this proposed access and users of the bridleway, increasing the risk of accidents and thus discouraging the use of the bridleway. The proposal could therefore significantly and detrimentally alter the experience of the bridleway to the north of the site.
- 10.4. Environmental Health assessed the proposal from the perspective of noise, odour, light and smoke and raised a holding objection based on insufficient information relating to the noise and light impacts arising from the adjacent football ground and training pitch to the north of the site. An Environmental Noise Assessment is required to determine the extent of impact on future occupants of the site. The existing flood lighting at the club should also be taken into account. Whilst it is acknowledged that there are existing dwellings near to the football ground, the application site is located closer to and in a different position to the existing residential estate. As there have been several complaints to the Environmental Health Team from existing residents, it is imperative this information is supplied to ensure the impacts on any future residents are assessed. As insufficient information has been submitted, the Council cannot be certain on the impacts and therefore adopt a precautionary approach.

10.5. The proposal is therefore contrary to Core Strategy policies CS4 and CS5, Local Plan policies SB02, GP01, RT12 and H17 and paragraphs 8, 100, 130 and 174 of the NPPF.

11. Planning Obligations / CIL

11.1. 100 dwellings are proposed to be affordable units. This is in accordance with Local Plan altered policy H4 and equates to just over 35% of the total dwellings (on-site provision for 35% would total 97 units). The proposed mix that would be sought would be:

9 x 1 bed flat
9 x 2 bed flat
10 x 2 bed bungalow
6 x 2 bed house
30 x 3 bed house
31 x 4 bed house

Further discussions would be required to determine the tenure, the number of occupants each unit would be intended to accommodate and the floorspace. The affordable units would be secured via S106 Agreement.

11.2. The Council's Strategic Housing Team further recommended a condition to control the open market mix at reserved matters.

11.3. SCC have raised a holding objection to the proposed development as insufficient information has been submitted to demonstrate that there is sufficient land for an early years setting to be accommodated on site in an area that is not vulnerable to flooding and has safe access. This land needs to be shown on a plan in a suitable location (in regard to flood risk, traffic, noise and topography) and subsequently secured via S106 Agreement.

11.4. Notwithstanding SCC's holding objection, SCC Contributions require the following to be secured via S106 Agreement:

- Secondary school transport- £289,200
- Early years: new build contribution £512, 700 and freehold land fully serviced £1
- Monitoring fee- £412

SCC Highways (in conjunction with Travel Plan and Public Rights of Way) would also need to secure contributions as part of any S106 Agreement, however details of those requirements cannot be ascertained at this stage owing to the lack of information supplied with the application.

11.5. The proposal would also be liable for Community Infrastructure Levy (CIL) and would be used to fund the following:

- Primary school expansion- £1,156,956

- Secondary school expansion- £1,141,200
- Sixth form expansion- £237,750
- Libraries improvement- £60,264
- Household waste- £34,596

11.6. This level of funding would enable SCC and BMSDC to deliver the infrastructure and increase capacity of existing infrastructure that may be required as a result of the development in accordance with Neighbourhood Plan policy NM6, Core Strategy policy CS6 and paragraphs 55 and 57 of the NPPF.

12. Parish Council Comments

12.1. Needham Market, Barking and Offton and Willisham town and parish councils have provided comments on the application. These comments have been taken into account and the above report has explored and assessed the planning related issues raised in detail.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1 Decision taking begins with the development plan and it is of vital importance that planning decisions are plan-led. The NPPF, an important material consideration, reiterates this fundamental point.

13.2. The application is deficient in a number of ways, with insufficient information being provided in respect of highways, flooding, ecology, minerals, air quality, landscape impact, noise and light pollution and land for an early years setting. The Council cannot be satisfied that the development would be acceptable in relation to those matters in the absence of appropriate detail. It is therefore wholly reasonable that the Council have adopted a precautionary approach where insufficient information has been provided, as the level and type of impact cannot be understood nor appropriately assessed and mitigated on the basis of the information submitted.

13.3. The Council can demonstrate an adequate 5-year housing land supply (measured at 9.54 years), furthermore the 'basket of policies' engaged in determining this application, when taken as a whole, are consistent with the aims of the NPPF by supporting sustainable and appropriate forms of development. The application therefore does not benefit from the engagement of the 'tilted balance'. The proposal is not supported by existing policy (including the Needham Market Neighbourhood Plan) nor emerging policy.

13.4. Whilst the site may be within walking distance of services and facilities, it represents a wholly incongruous and discordant form of development in relation to the immediate and wider context of the area. The infrastructure for supporting active travel is lacking, incoherent and not well integrated with the existing infrastructure. The development represents a highly detrimental encroachment into the countryside and landscape, served by inadequate and unsafe access in all

scenarios and fails to pass the sequential test in the face of being at a significant risk of flooding. Holistically the proposal represents a wholly unsustainable form of development.

- 13.5. When assessed against the policies of the NPPF taken as a whole, the application performs no better. It is contrary to the development plan when taken as a whole and national planning policy and there are no material considerations that justifies a departure from those policies; the harm that has been identified significantly and demonstrably outweighs the benefits.
- 13.6. In conclusion this proposal for outline permission for the erection of up to 279 dwellings with access to be considered represents a wholly inappropriate and discordant form of development, which does not reflect but rather undermines the overall strategy of Mid Suffolk's Development Plan. The application does not accord with the development plan as a whole and permission should be refused. There are no considerations which indicate that a decision should be taken otherwise; the harms clearly and decisively outweigh any benefits.

RECOMMENDATION

- 1) That Members resolve to: REFUSE planning permission, for the following reasons:
- i) The proposal strictly conflicts with the aims of the Needham Market Neighbourhood Plan and Mid Suffolk's Core Strategy policies CS1 and CS2 and Local Plan policy H7, as it is located outside of the settlement boundary for Needham Market and is within the countryside. The development is not allocated and does not accord with the exceptional circumstances tests applied under policies CS2 and H7 and is not considered a countryside compatible development. The proposal would extend the urban edge of Needham Market into a sensitive countryside landscape gap, which would represent an incongruous and discordant growth on the western edge of Needham Market which would not be well integrated and would have minimal relationship with the existing settlement, contrary to Core Strategy policy CS5 and the aims of Needham Market Neighbourhood Plan.
 - ii) There is a single main access into the site along the southern boundary, which is inadequate to serve 279 dwellings and runs through an area at a high risk from pluvial and fluvial flooding. In the event of flooding there would be no means of safe and suitable access in or out of the site. The proposed emergency access onto The Drift (bridleway) north is wholly inappropriate for either irregular and regular/ widespread use and would pose a danger to and discourage users of the bridleway. Notwithstanding its unsuitability, insufficient information has been submitted relating to the how the emergency access would materialise. The submitted site location plan does not show how the emergency access point connects onto the highway. Moreover, the bridleway would need to be upgraded to a byway in order to be used by vehicles, for which separate consent is required prior to determination which has not been sought. Furthermore, insufficient information has been submitted in respect of sustainable transport means through the provision of a suitable travel plan. The Transport Assessment inadequately addresses and accounts for both committed development and planned growth within the area. The development does not offer any coherent or integrated connections to

encourage and support active and sustainable travel to and from the site. Instead, the development proposes a short section of 1.8-metre-wide footway with an uncontrolled crossing point connecting to the substandard existing footway network. The site would therefore be poorly connected to Needham Market. The impacts on the highway network for existing residents and future residents on the site and within the locality would be significant and unacceptable contrary to Neighbourhood Plan policy NM2 and NM10, Core Strategy policy CS4, Local Plan policies T10, T11, T12 and RT12 and paragraphs 8, 100, 104, 105, 110, 112, 113 and 130 of the NPPF.

- iii) The application does not adequately assess the sensitivity and landscape qualities of the site and its surroundings, specifically noting the site partially falls within the Gipping Valley Special Landscape Area. Notwithstanding this, the landscape would be irreparably and detrimentally altered through its development. This area provides an important landscape buffer and gap between Needham Market and Barking, through the transition of an urban area to a rural area. The site slopes and is in a visually prominent and elevated position on the approach into Needham Market. The landscape quality of the area is notably sensitive providing a rural backdrop to Needham Market. Development of the site would represent the loss of very good (Grade 2) agricultural land without adequate justification. The proposal would stand in conflict with Neighbourhood Plan policy NM7, Core Strategy policy CS5, Local Plan policies CL2, CL11 and GP1 and paragraphs 120 and 174 of the NPPF, undermining the character and appreciation of the intrinsic value of the landscape in isolation and within its wider context.
- iv) The site is vulnerable to both fluvial and pluvial forms of flooding. Insufficient information has been submitted to demonstrate that the development would be safe for its lifetime and that it would not increase in flood risk elsewhere. The proposal fails to pass the sequential test. This is contrary to Neighbourhood Plan policy NM2, Core Strategy policy CS4 and paragraphs 159, 162, 167 and 169 of the NPPF.
- v) Insufficient information has been submitted to enable full and sufficient assessment of the ecological potential on site and thus any mitigation required as a result of the development, contrary to Core Strategy policies CS4 and CS5, Local Plan policy CL8 and paragraphs 174 and 180 of the NPPF.
- vi) Insufficient information has been submitted to demonstrate that there would be no adverse impact on air quality within the site and its surroundings from the significant vehicle movements resulting from the development. The proposal is therefore contrary to Core Strategy policy CS4, Local Plan policy H17 and paragraph 174 of the NPPF.
- vii) Insufficient information has been submitted to demonstrate that existing noise and light pollution from Needham Market Football ground and training pitch would not detrimentally affect future residents of the site on the basis of their location and proximity to the club. The proposal conflicts with Core Strategy policy CS4, Local Plan policy H17 and paragraphs 130 and 174 of the NPPF.

- viii) Insufficient information has been submitted to determine the size of sand and gravel deposits and whether these minerals are economically viable to be extracted or used in the construction of the site. If they were economically viable, a separate consent would need to be secured (Suffolk County Council Minerals Extraction Permission) prior to determination. The proposal therefore conflicts with Suffolk Waste and Minerals Plan policy MP10 and paragraphs 209 and 211 of the NPPF.
 - ix) Insufficient information has been submitted to demonstrate that land for an early years setting can be safely accommodated on site in a location that is suitable from a flood risk, highways, noise and topographical perspective. This is a requirement of the scheme owing to its scale and the pressure it will pose on existing infrastructure, as supported by paragraph 95 of the NPPF. In the absence of information, there is inadequate mitigation to accommodate the development without it resulting in undue pressure on school places within the locality.
- 2) In the event that an appeal against the refusal of planning permission is received, delegate authority to the Chief Planning Officer to defend that appeal for the reasons set out under (1) above, being amended and/or varied as may be required.



Application No: DC/21/06882

Location: Agricultural Land North of Barking Road, Needham Market

Page No.

Appendix 1: Call in Request	N/a	
Appendix 2: Details of Previous Decision	N/a	
Appendix 3: Town/Parish Council/s	Needham Market Town Council Barking Parish Council Offton and Willisham Parish Council	
Appendix 4: National Consultee Responses	Anglian Water East Suffolk Drainage Board Environment Agency Historic England Natural England Public Health	
Appendix 5: County Council Responses	Archaeology Contributions Fire and Rescue Flood and Water Highways Minerals and Waste	



Babergh and Mid Suffolk District Councils



	Public Rights of Way Travel Plan	
Appendix 6: Internal Consultee Responses	Air Quality Ecology Heritage Land Contamination Landscape Noise, Odour, Light and Smoke Public Realm Sustainability Strategic Housing Waste	
Appendix 7: Any other consultee responses	British Horse Society Mid Suffolk Disability Forum Needham Market Society Suffolk Preservation Society	
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.



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**Advice for Needham Market Town Council in formulating their
formal response to Planning application DC/21/06882 – Land
northwest side of Barking Road, Needham Market**

January 2022

Compass Point Planning & Rural Consultants

email: andrea@compasspoint-planning.co.uk

Needham Market Town Council has commissioned Compasspoint Planning and Rural Consultants to assist with the response to planning application reference Number DC/2021/06882.

Section 1: Application Details and Description

- 1.1 The application comprises 279 dwellings (including 100 affordable dwellings) on the north-west side of Barking Road, Needham Market. The application is submitted in outline with all other matters, save for access, reserved for future applications.
- 1.2 The application is a resubmission of an application submitted to Mid Suffolk District Council on 10th November 2020 and refused on 18th February 2021 under Ref No: DC/2020/05046. The resubmission is made on behalf of the same applicants - a small consortium of landowners - by Parker Planning Services. The application is made in outline and includes an indicative masterplan which provides some detail of the potential layout. Many of the details supporting the application are the same as those, which supported the previous application although they have been updated. It should be noted that there was an additional previous refusal on the site in August 2017 (Reference No: 16/3506)
- 1.3 The current use of the site is agricultural. The application requires the creation of a new access into the site from Barking Road. The site will be served off this single point of access with an ‘emergency/tertiary’ access shown from Quinton Road. The application provides for 558 parking spaces – 2 per dwelling. There appears to be no signs of land contamination and no diversions of any existing Public Rights of Way are proposed. It proposes a Sustainable Urban Drainage System. Part of the site is within Flood Zone 3 and part is within Flood Zone 2. The site is not specifically allocated for residential development or any other purpose and in policy terms falls within ‘countryside.’
- 1.4 The mix of housing proposed is as follows.

Market Housing

3 x 1 bed

30 x 2 bed

88 x 3 bed

58 x 4+ bed

Affordable Home Ownership

9 x 1 bed

49 x 2 bed

37 x 3 bed

5 x 4+ bed

The overall housing numbers are the same as the previous application although the sizes of the properties have been adjusted. The current application provides more

smaller 2 bed open market houses, less 3 bed and more 4+ bed dwellings. In the case of affordable housing – all are proposed to be affordable home ownership with no social rented: the mix has been adjusted to provide more 3-bedroom properties and less 2-bedroomed properties.

- 1.5 There does not appear to have been any pre-application discussion between the applicants and the District Council to clarify whether the revised application and supporting documents would overcome the reasons for the two previous refusals. As with the previous application there does not appear to be evidence in this outline application that there is developer involvement.
- 1.6 This time the application is accompanied by a concept Master Plan, a Design and Access Statement, Transport Assessments, Floodrisk assessment, an ecology report, Landscape and Visual Appraisal and a Planning Supporting Statement in addition to the submitted form and plans.
- 1.7 The proposed layout of both the 2020 and 2021 applications are shown below for comparison.



Extract from Landscape and Visual Impact Appraisal (Parker Planning Services) – 2020 Application



Extract from indicative Master Plan – Parker Planning Services 2021 application

Section 2: Site Context and Constraints

2.1 As mentioned earlier, an outline application on part of the site was refused by Mid Suffolk District Council in August 2017 (Reference No: 16/3506). The application was recommended for approval by Officers and at the time the District Council could not evidence a 5-year housing land supply. The recommendation was overturned by the Planning Committee and the reasons for refusal were:

- The main access point was at risk of flooding
- The distance from school and community facilities
- It was not considered to be good design
- The application was not considered to conserve or enhance the character of the area
- The application did not constitute sustainable development

The refusal was not appealed.

2.2 The site was put forward for inclusion in the emerging Local Plan in 2018 by a developer. It is not known if the developer is still connected to the site as the application is made by the landowners.

- 2.3 The site was assessed through the SHELAA, which was updated in October 2020 ahead of the publication of the Pre-Submission (Regulation 19) Version of the Babergh Mid Suffolk Joint Local Plan (Site SS0028). The SHELAA identifies the site as suitable for development in principle subject to further work to be undertaken to investigate the following issues:
- Safety of access through a flood zone
 - Part of the site lies within a Mineral Safeguarding Area
 - Potential for Floodrisk impacts on nearby Site of Special Scientific Interest
- 2.4 The application submitted in November 2020 (DC/2020/05046) was refused on 18th February 2021 for the following reasons:
- Principle of development – site is within open countryside and outside of the settlement boundary
 - Single point of access and poor pedestrian and cycle connections to the rest of the town and to community facilities
 - Landscape impact
 - Access is at risk of flooding
 - Insufficient information in respect of air quality
 - Insufficient information in respect of ecology
 - Insufficient information in respect of light and noise pollution
 - Insufficient information around minerals.

Section 3: Current Planning Policy context

- 3.1 The site lies outside of the Settlement Boundary for Needham Market and for Barking as identified in the Adopted and Emerging Local Plans and the emerging Needham Market Neighbourhood Plan. This has not changed since the previous application was submitted.
- 3.2 The site lies outside of the Conservation Area for Needham Market and there are no formal wildlife designations on site. This position remains unchanged since the previous application.
- 3.3 The site is not allocated for residential development in the Adopted Local Plan, or the emerging Local Plan or the emerging Neighbourhood Plan. This position remains unchanged however both the emerging BMSJLP and the Needham Market Neighbourhood Plan have progressed since the previous application was determined.
- 3.4 The Pre-Submission Version of the BMSJLP was submitted for Examination to the Secretary of State on 31st March 2021. Examination hearings began in June 2021 and were paused in July 2021. They were resumed in September 2021 and further paused in December 2021. It may be that the timing of the resubmission of the application is to take advantage of the current pause in the Local Plan progress.

- 3.5 As part of the BMSJLP examination programme, in September 2021, the District Council published their updated housing and spatial distribution information. This included information since the base date of the Plan – 1st April 2018 up to 1st April 2021. This information reveals that there had been 301 dwellings completed in the parish between 2001 and 2020, In terms of outstanding permission in the parish i.e. those dwellings with permission that have not been constructed this had changed from 363 at 01/04/18 to 459 at 01/04/21.
- 3.6 Since the previous application was determined, the Needham Market Neighbourhood Plan has been successfully examined and the Independent Examiner’s report was published in May 2021. The Neighbourhood Plan Referendum is due to take place on 24th February 2022. Given that the Neighbourhood Plan has been examined, it is a technically correct planning document and therefore can be given some weight in the consideration of this application by the District Council. Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft Neighbourhood development plan, so far as material to the application.
- 3.7 Should the Needham Market Neighbourhood Plan be successful at Referendum on 24th February, and that this falls before the application is determined, it can be given full weight in the decision-making process and indeed will be the most up to date part of the development plan. The Neighbourhood Plan does not make any additional allocations for dwellings within the Neighbourhood Plan area. The reason for this is because of the high level of existing commitments and the level of change that will occur within the town as those commitments and allocations come forward during the plan period (2037). The Neighbourhood Plan policies instead provide guidance for applications that may come forward as windfall sites within the existing built-up area boundary as well as any detailed applications that may be submitted in respect of the allocations mentioned above.

Section 4: Other Consultation responses

- 4.1 A number of responses from statutory consultees have already been received in respect to the application as follows:
- SCC (Floodrisk) – holding objection until further information is received to address previous concerns.
 - SCC – recommending refusal due to previous concerns not being addressed
 - Place Services (Landscape) – recommend refusal on the basis of adverse impact on the landscape
 - Strategic Housing – the revised schedule of house sizes meets previous concerns

- Suffolk Preservation Society – objection on landscape grounds – previous concerns have not been addressed; lack of weight given to Neighbourhood Plan
- No objections from Natural England, Anglian Water

There are currently a handful of objections from local residents, the majority of which are objecting on the following grounds:

- Flood risk
- Traffic and Highway issues relating to Barking Road, Chainhouse Road, Quinton Road, and the town centre; rat running.
- Pressure on schools and GP surgery

Section 5 : Key Issues

5.1 The key issues in respect of this application are the same as those cited in the previous refusals; a number of which appear not to have been addressed by the revised application. These are as follows:

- Floodrisk – principally at the access to the site which is a single point of access
- Highways – traffic generation and impacts on Barking Road and junction of Barking Road and High Street; single point of access; emergency access from Quinton Road
- Accessibility of site and connections to the rest of the town for pedestrians and cyclists
- Consistency with adopted and emerging development plan policy – Local Plan and Neighbourhood Plan
- Housing Land Supply – Mid Suffolk can demonstrate an appropriate housing land supply
- Impact on landscape; erosion of landscape buffer between Needham Market and Barking

Section 6 – Assessment against the Adopted Development Plan and Emerging Development Plan policies

6.1 The adopted Development Plan for the area is the Mid Suffolk Core Strategy (2008) and the Mid Suffolk Core Strategy Focussed Review (2012) and the saved policies of the Mid Suffolk Local Plan (1998).

6.2 As noted earlier, the replacement for the Core Strategy – the Babergh Mid Suffolk Joint Local Plan – is currently at Examination Stage. The Needham Market Neighbourhood Plan was successfully examined in May 2021 and will be the subject of a local referendum on 24th February 2022. It may therefore become part of the statutory ‘Development Plan’ for the area before the application is determined.

- 6.3 The application site lies within an area designated as countryside in the adopted Mid Suffolk Core Strategy and lies outside the defined settlement boundary of Needham Market. The Adopted Development Plan policies seek to restrict residential development in the countryside as set out in Core Strategy policies CS1 and CS2 which state that only development for rural exception housing will be permitted. The proposal includes both open market and affordable housing and does not represent a rural exception site for the purposes of the Core Strategy, Therefore, the erection of up to 279 dwellings on the site would be directly contrary to the adopted development plan.
- 6.4 As noted earlier, at the time of the previous outline application for 152 dwellings which was refused in 2017, the District Council could not demonstrate a 5-year housing land supply and therefore the “tilted balance” approach outlined in the National Planning Policy Framework (NPPF) paragraph 11 (d) i. was engaged. Paragraph 11 d) requires that where there are no relevant development plan policies or the policies that are most important for determining the application are out-of-date, that planning permission should be granted unless policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF when taken as a whole. The District Council felt that due to a shortfall in the housing supply that they could not refuse the application on the grounds that the development fell outside the settlement boundary and in the countryside. The site was recommended for approval by officers on this basis; but refused by the Planning Committee.
- 6.5 When the 2020 application was determined in February 2021, Mid Suffolk District Council’s Annual Monitoring Report published in November 2020, indicated that Mid Suffolk had a 7.67-year supply of adequate housing land against the five-year requirement with a surplus of housing across the district of over 1,500 homes. Given that Mid Suffolk were able at that time to demonstrate a five-year supply of housing in accordance with the NPPF, adequate housing could be achieved without having to develop this site. Therefore, Mid Suffolk’s adopted policies with regards to development in the countryside outlined above were engaged. Indeed an objection to the principle of the application was justified on these grounds and was one of the reasons for the application’s refusal.
- 6.6 In November 2021, Mid Suffolk published its most recent Housing Land Supply Position Statement . The statement has been produced by independent consultants. Lichfields. The statement indicates that the District had a 9.57-year land supply with a surplus of 2,446 housing units. The applicant’s planning statement fails to address this issue in any detail. Given that the housing land supply exceeds 5 years, as the emerging Plan is not yet adopted, the existing adopted Local Plan can be attributed some weight and is still a relevant policy consideration, which includes Policies CS1,

CS2 and H7 all of which seek to restrict housing development outside of settlement boundaries and in the open countryside and therefore the application site. Even if more weight was attributed to the emerging Local Plan, the application is still in conflict with its policies – specifically SP03 and SP04 which seek to direct new development within existing settlements boundaries and through specific allocations.

- 6.7 The housing target for Needham Market to 2037 as identified in the emerging Local Plan has already been met. There will also no doubt be other individual permissions granted for individual dwellings since the base date of the plan or other windfall sites that will come forward within the built up area of the town over the plan period which will be added to this commitment. Whilst it is accepted that the housing requirement is a minimum figure and does not automatically preclude further development from taking place, an additional 279 units as proposed by the application results in significant additional development in Needham Market which has not been strategically allocated and puts considerable strain on the existing infrastructure of the town (specifically schools and GP provision).
- 6.8 The Needham Market Neighbourhood Plan makes it clear at paragraph 6.1.7 of the Referendum version that *“The Needham Market Neighbourhood Plan does not anticipate making further allocations for new development given the high levels of outstanding commitment and the level of change that will occur as those commitments and allocations come forward during the plan period. The Neighbourhood Plan policies will instead provide guidance for applications that come forward on the sites identified in the emerging BMSJLP plus any windfall sites that may come forward within the existing built-up area boundary (settlement boundary).”*
- 6.9 The proposal therefore clearly conflicts with the both the adopted and emerging local and neighbourhood planning policy covering the area. The principle of development on this site is in clear conflict with the relevant policies for the reasons given above.
- 6.10 Whilst the matter of the principle of development in this location, which was the primary reason for the previous refusal, is still not satisfied by the revised application there were a number of other reasons for refusal that the revised application should seek to address. As described in Sections 7-12 below, there are also several other key issues which the application as proposed presents.

Section 7: Highway Safety and Access

- 7.1 Concerns over highway safety and access resulted in a reason for refusal of the two previous applications. The issue was raised by a number of local residents who have objected to the 2020 and 2016 applications. The 2020 application for 279 dwellings was refused on the basis of a single point of access which was considered to be inadequate to serve the number of dwellings and additionally that point of access was at risk of pluvial and fluvial flooding. The current application represents a slightly revised layout but with still with a single point of access and with that access still at risk of flooding. A second emergency or tertiary access is proposed to Quinton Road which joins up with a public bridleway at The Causeway. The bridle way status of the route would allow the public to use it on foot, horseback or by cycle but does not confer any vehicular access or use. Therefore it is unclear whether the proposed tertiary/emergency route is actually achievable.
- 7.2 No detailed information has been provided and it is considered that this could result in a significant danger to highway safety, as the egress onto Quinton Road does not provide for the required visibility due to the existing bends in the road in both directions. There are properties on Quinton Road who use on street parking, narrowing it for passing traffic and its proximity to the school also results in congestion in this area. It is believed that the track to the football training ground is in third party ownership and therefore it is unclear how realistic a prospect this access really is. Whilst the potential for access onto Quinton Road is described as an emergency access only, there are no firm details in the application about how this would be achieved and regulated. It is therefore highly likely that an unregulated access in this location would be used by residents and visitors to any dwellings located on the northern part of the site as their main entrance and exit point rather than Barking Road, causing highway safety issues and congestion. Therefore, the proposal potentially remains reliant on a single point of access that is within flood zone 3 and therefore has a high probability of flooding. The SCC Highways objection noted that their previous concerns have not been addressed and are recommending refusal.
- 7.2 The previous application was also considered to be inadequate in terms of the pedestrian and cycle connection between the site and the rest of the town – specifically the town centre and also facilities such as the school. Although the housing layout has been slightly amended it still does not provide for new connections between the site and the town and pedestrians and cyclists will still need to use the Barking Road access or possibly the Quinton Road access depending upon any agreed access arrangements. The revised application fails to adequately address this reason for refusal.
- 7.3 Therefore, it can only be concluded that the proposal is not a sustainable location for new housing and residents of this development would still be reliant on a private car for day to day needs which is not a sustainable form of development which

promotes walking, cycling and public transport. The proposal is therefore in conflict with local and national policy and the presumption in favour of sustainable development.

Section 8: Landscape

- 8.1 The previous application was refused on the basis of unacceptable impact upon the landscape and the landscape would be irreparably and detrimentally altered through its development. This area provides an important landscape buffer and gap between Needham Market and Barking, through the transition of an urban area to a rural area. The site slopes and is in a visually prominent and elevated position on the approach into Needham Market. The District Council's landscape advisors Place Services has indicated that the revised application still has not addressed their concerns and that their original objection on landscape grounds still stands. This would bring the proposal into conflict with Core Strategy policy CS5, Local Plan policies CL2 and GP1 and paragraph 174 (b) of the NPPF, undermining the character and appreciation of the intrinsic value of the landscape in isolation and within its wider context.

Section 9: Floodrisk

- 9.1 Flood risk was another key consideration in the determination of the previous application. Part of the site – the access - is located in flood zone 3, which indicates an extremely high risk of flooding. Consultation responses received as part of the preparation of the Neighbourhood Plan, indicated that houses along Foxglove Avenue have experienced flooding in the past due to the slope of the land. The flooding was caused by surface water runoff down the slope. Suffolk County Council as Lead Local Flood Authority still have concerns with the application and have a holding objection whilst awaiting further information. The Environment Agency is yet to respond to the application however, they did object to the previous application. Technical objections to the previous application indicated that the level of development would need to be reduced for an acceptable drainage solution to be found. The level of development proposed is still the same and therefore this concern does not appear to have been addressed. The application as proposed would not constitute sustainable development.

Section 10: Ecology

- 10.1 The previous application was refused on the basis of insufficient ecological information. The revised application is supported by an ecological assessment. The site is not a designated site for conservation. Natural England has indicated it has no objections.

Section 11: Pollution – Air, Light and Noise

11.1 The previous application was refused on the basis of insufficient information about air pollution and also light and noise pollution from the nearby Needham Market Football Ground. The application still does not address these points. In fact the planning statement completely dismisses concerns in respect of light and noise pollution.

Section 12: Minerals

12.1 The previous application was refused on the basis of insufficient mineral information which was required as the site lies within a Minerals Protection Area. The revised application is supported by some site investigation reports. Suffolk County Council as Minerals Authority will determine whether this is satisfactory.

Section 13: Conclusion

13.1 It is concluded that that there are still fundamental planning policy and technical issues with the application and that it is contrary to adopted and emerging development plan policies.

13.2 The revised proposal has failed to address a number of the previous reasons for refusal and therefore the revised proposed development still does not constitute sustainable development as required by the NPPF.

13.3 In addition, the supporting information that accompanies the application has erroneously overlooked the progress of the Needham Market Neighbourhood Plan which has been examined since the last application was determined and is awaiting referendum. The Neighbourhood Plan is a material consideration in the determination of the application by virtue of having been examined. Depending upon the timing of the determination of this application the Needham Market Neighbourhood Plan may be the most up to date part of the development plan and therefore the most important for determining the application.

Needham Market Town Council are advised to consider the following when formulating their formal response to the application.

1. Principle of development: The site lies outside of any defined settlement boundary and within open countryside where there is a policy presumption against residential development in both the Needham Market Neighbourhood Plan and the Adopted Mid Suffolk Core Strategy

2. As of November 2021, Mid Suffolk District Council is able to demonstrate a 9.57-year housing land supply which is in excess of the required 5-years. The development is therefore not required to meet any housing shortfalls.
3. The revised application has failed to address previous highway concerns and will have a significant adverse impact on the existing highway network.
4. The site is not the most sustainable location for new housing, has poor accessibility and pedestrian and vehicular connections to the town and is remote from local services and facilities. Future residents would inevitably have reliance on private vehicles and the application does not propose alternative sustainable transport modes.
5. The previous refusal on the grounds of Floodrisk in relation to the access on Barking Road has not been overcome and there is a clear objection to the principle of development in this location on the grounds of maintaining an adequate access.
6. There remains uncertainty around the proposed 'tertiary/emergency access' on to Quinton Road and the impacts of such an access in terms of highway safety and traffic congestion have not been addressed. It is also unclear whether vehicular access would be permitted given the bridleway status of The Causeway.
7. The application would result in landscape harm and erode the existing landscape buffer between Needham Market and Barking.
8. The revised application has not addressed issue of air pollution
9. The revised application has not addressed the issue of noise and light pollution from Needham Market Football Ground.
10. The site is not allocated for development in any emerging or adopted development plan document. Mid Suffolk has in excess of a 5-year land supply and therefore there is no overriding need for the development as housing requirements for the area have been met.
11. The application does not constitute a form of sustainable development and there is no overriding need for an exception to be made for it to be granted.

Consultee Comments for Planning Application DC/21/06882

Application Summary

Application Number: DC/21/06882

Address: Agricultural Land North Of Barking Road Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Case Officer: Jasmine Whyard

Consultee Details

Name: Mr Kevin Hunter

Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB

Email: Not Available

On Behalf Of: Needham Market Town Council

Comments

The Town Council objects to the Planning Application.

A document has been uploaded and submitted, that forms the main part of the Town Council's submission to this application.

Further to that document the Town Council submits the following addition to Section 7 of the uploaded document:

Concerns over highway safety and access resulted in a reason for refusal of the two previous applications.

The 2020 application for 279 dwellings was refused on the basis of a single point of access which was considered to be inadequate to serve the number of dwellings and additionally that point of access was at risk of pluvial and fluvial flooding. The current application represents a slightly revised layout but with still with a single point of access and with that access still at risk of flooding. A second emergency or tertiary access is proposed to Quinton Road which joins up with a public bridleway at The Causeway. The bridle way status of the route would allow the public to use it on foot, horseback or by cycle but does not confer any vehicular access or use. Therefore it is unclear whether the proposed tertiary/emergency route is actually achievable.

Furthermore SCC Highways have indicated in their representations that a second permanent access is required to serve a development of this scale and because the primary access remains at risk of flooding. The proposal includes a secondary access but identifies it as an

emergency/tertiary access . No detailed information has been provided that would prove that this second access would be 1) permanently available 2) or that it would adequately meet highway safety standards. Therefore it is still unclear if it would be suitable to be used as the second access as requested by SCC Highways. Until it can be proven that the access is safe and available for permanent use then the issue of the primary access, subject to flooding is still unresolved and therefore the application should be refused again on that basis.

Therefore, the proposal potentially remains reliant on a single point of access that is within flood zone 3 and therefore has a high probability of flooding. The revised application fails to adequately address this reason for refusal.

The Town has held public consultation on this application which has attracted significant public objection. 74 local residents attended a public consultation meeting held on 7th February at Needham Market Community Centre. This demonstrates the high scale of public concern and objection.

Barking Parish Council wishes to object to Application No DC/21/06882 for Outline Planning Permission (access points to be considered, appearance, landscape, layout and scale to be reserved) Town and Country Planning Act 1990, erection of up to 279 No dwellings (including 100 affordable homes) re submission of DC/20/05046 - Land to the north west side of Barking Road Needham Market for the following reasons:

Access to the site

The access to the site is not suitable or safe. The site's junction with the B1078 is close to two fatal road crashes (2004 & 2016) and an extra 500+ vehicles plus commercial vehicles each day will increase risk. The temporary emergency access is onto Bridleway 15 which is a recreational route for dog walkers, cyclists and horse riders out of Needham Market. The bridleway leads onto Quinton Road which the buses had to stop using as they were unable to negotiate the parked cars. (Thus, the residents lost their bus route.) This could make access for any emergency vehicle extremely uncertain.

Evidence – Consultee SCC Highways comment “Two access points are required - Bridleway 15 should not be considered for emergency access, the bridleway is for cycling and pedestrians. The existing bus service is not suitable for commuting purposes. SCC declared Climate Emergency and it is a 5.5 mile drive to the nearest secondary school.

Flood risk

Building on and close to flood risk areas will cause problems. The slope of the site and hard surfaces will naturally guide water down towards the flood plain that Needham Market sits in and down towards the B1078. In fact, Mid Suffolk had to fund and carry out remedial work when the existing Chainhouse estate was built due to the poorly accommodated flood risk and surface water problems created by the development. Will one small lake accommodate the water? The only mention of flood risk is to allow open access land to be free of building to flood if necessary

Evidence – Consultee Environment Agency HOLDING OBJECTION comment - flood zones 1,2 and 3 lie to the south of the site, medium and high probability zone making site a vulnerable development. The FRA undertaken does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The FRA does not include details of the Flood Response Plan and therefore there would be an unacceptable risk to the health and safety of the occupants in a flood event.”

Traffic

Barking Parish Council's Speed Indicator device shows a consistent 35,000 vehicles travelling along the B1078 each week and the 279 houses will probably add a further 40,000 weekly vehicles at this point of the road. This will cause congestion and add to poor air quality. These extra vehicles will be joining the many accessing the A14 and A140 each day under the narrow bridge that floods, is closed at least each month due to incidents thus causing people to travel to Stowmarket or Claydon to join the A14. This railway bridge is the most frequently hit bridge in Britain and has to be closed each time until inspected and traffic allowed to use it again. It was hit 19 times in 12 months in 2021. The farthest point of the development is just over 1km from the nearest Co-op and involves walking along a narrow busy roadside that will be even busier if this development goes ahead. Most probably people will drive here – however there is only limited parking provision in Needham Market.

Trains do not go directly to London and connections to Ipswich are about one per hour. The buses are one per hour at commuting times and then half hourly. There are no buses on Sundays. Would this be sufficient provision for 279 households – probably they will rely on private cars.

Will the 1.8m wide footpaths be wide enough to accommodate cyclists through the estate to the town to encourage green transport.

Evidence – Consultee Environment Agency Air Quality Management – HOLDING OBJECTION

comment “With 500 + vehicle movements per day screening and assessment is needed. The Institute of Air Management says the development has not demonstrated the impact is reasonable, and/or manageable. Also the applicant is expected to demonstrate that the increased vehicle movements will not significantly impact on air quality within Needham Market High Street and also demonstrate that the additional vehicle movements do not add to queues at width restricted bridge (which is the most hit bridge in England 19 times in 12 months in 2021) under the Norwich/London mainline resulting in long delays for queuing traffic and resultant impacts on air quality. **Holding objection** until such a time as applicant can demonstrate the impact of the development is acceptable and/or manageable.

Waste Management comment – There could be concern that a 32 tonne RCV could manoeuvre safely around the site.

Listed Buildings

Kennels Farmhouse is close to the site and there are another eight listed buildings that would have their ancient settings affected by the development. These are set within the rolling arable fields of Barking and as you leave Needham Market and approach these houses and church the countryside sets them off. Travelling through a housing estate to approach these would entirely destroy their historical setting as in section 16 of the Local Planning Policy Framework. The cumulative impact of this development on the landscape, environment and heritage characteristics of Barking will not be appropriate to the scale and location of the proposal. Policy CS15 states there should be locally identified need. There is no evidence of this in the application and scant assistance for affordable housing.

Visual Impact

Barking’s boundary will be compromised – it will erode the buffer between Barking and Needham Market. The visual impact of this proposed development cannot be understated. Upon passing the current doctor’s surgery – the Needham Market Country Practice, there is beautiful open countryside, with a handful of houses on either side of the road which are largely set back off the road and are therefore unseen/shielded from view. This proposed development will be a huge negative visual impact, and the associated considerable night light pollution, totally out of character with the rural setting. The site rises significantly several metres above the level of the road and surrounding fields, and the light pollution at night will have a huge negative impact on the local area and on local wildlife.

The site falls within a Special Landscape Area designated by Mid Suffolk DC as identified in the Local Planning Policy Framework with its landscape sensitivity and scenic quality. The slope of the site will increase the visibility of the development and make it more imposing.

Any building of a relief road would exacerbate the above and cause congestion not only onto the B1078 but also cause a build up of traffic turning onto Needham Market High Street from the B1078 with the resultant negative impact on air quality.

Biodiversity

The site is home to numerous species of wildlife on which the negative impact of this proposed development will be felt. The Landscape and Visual Impact Assessment – S.10, states that there is likely to be rabbit and deer activity on or around the site. Hares are known to frequent this field. The loss of farmland species was highlighted recently by BBC 'Countryfile'. Once again, such large housing developments on greenbelt and in particular prime agricultural land is totally unacceptable. Wildlife is increasingly dependent upon a decreasing habitat. Emphasis should be placed on protecting existing habitats, not concreting over them so they are lost forever. Spiteshall Copse is an ancient woodland is on the boundary of the development and needs protection from the intrusion.

Evidence -- Ecology Place Service HOLDING OBJECTION comment – there is insufficient information on European Protected Species: Hazel Dormouse, bats, protected species reptiles, protected farmland species as Skylark. Last survey was conducted in 2016

Agricultural Land

The site sits on grade 2 agricultural land which is of very good quality for food production – maybe a better use of land. (Source Natural England)

The following text is taken from the refusal document from 2016:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans listed in section A for the following reasons:

1. The proposed development fails to ensure that safe and suitable access to the site can be achieved for all people having resort to a single vehicular and pedestrian access point which would be at risk of flood events and fail to ensure reasonable access or evacuation at times of flood. The development is moreover at a considerable distance from school and community facilities. On that basis the development would not represent good design and would not make the place better for residents of the locality. On that basis the development would be unacceptable having regard to paragraph 101 to 103 of the NPPF, paragraph 32 of NPPF and would fail to represent sustainable or precautionary development which would not conserve or enhance the local character of the area nor improve the economic, social or environmental conditions of the area contrary to policies FC1 and FC1.1 of the CSFR and policy CS4 of the Core Strategy.

There have been no material changes since this application or the original application and this third application for 279 houses will exacerbate any such problems. Overall, the problem is the sheer scale of the development which in turn leads to a very large impact on an already enlarged town with stretched facilities. It will negatively impact on the character of the surrounding area.

As the Needham Market Society have demonstrated it is quite clear that no more houses are required by the Local Plan.

The emerging Needham Market Neighbourhood Plan does not allocate this site, neither does the Mid Suffolk emerging joint local plan which demonstrates that the authority has a 9.4 year land supply.

Consultee Comments for Planning Application DC/21/06882

Application Summary

Application Number: DC/21/06882

Address: Agricultural Land North Of Barking Road Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Case Officer: Jasmine Whyard

Consultee Details

Name: Miss Parish Clerk

Address: 69 Gardeners Road, Debenham, Stowmarket, Suffolk IP14 6RX

Email: Not Available

On Behalf Of: Offton And Willisham Parish Clerk

Comments

Following the meeting of Offton & Willisham PC on Thursday 20th January the comment son this application are as follows:-

Offton and Willisham Object to the application.

It was agreed the objection should be supported by the below points:

1. We supported the comments of the preservation society. Regarding detrimental impact on the surrounding area.
2. The local council have reached their land supply so why would they consider further green field development.
3. No suitable access to highway and major trunk roads. i.e. A14 Infrastructure not sufficient. Health centre at capacity and middle school is closed

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: 183873/1/0137821

Local Planning Authority: Mid Suffolk District

Site: Agricultural Land North Of Barking Road
Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of D)

Planning application: DC/21/06882

Prepared by: Pre-Development Team

Date: 7 January 2022

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Needham Market Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment & Site Strategy dated November 2020. Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. The site strategy indicates that a pumped solution is required to drain the foul water flows from the development however, further information including the proposed peak pumped rate have not been detailed. We therefore request a condition requiring an on-site drainage strategy. (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 - 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. (3) 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. (4) 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 in 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.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. This condition is enforced to prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Our Ref: 21_05848_P
Your Ref: DC/21/06882

04/01/2022

Dear Sir/Madam

RE: Application for outline planning permission (access points to be considered, appearance, landscape, layout and scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046) at Agricultural Land North Of Barking Road Needham Market Suffolk

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).

As outlined in our initial correspondence for application DC/20/05046, I note that the applicant still 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

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

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



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

Our ref: AE/2021/126752/01-L01
Your ref: DC/21/06882
Date: 14 February 2022

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION (ACCESS POINTS TO BE CONSIDERED, APPEARANCE, LANDSCAPE, LAYOUT AND SCALE TO BE RESERVED) TOWN AND COUNTRY PLANNING ACT 1990 - ERECTION OF UP TO 279NO DWELLINGS (INCLUDING 100 AFFORDABLE) (RE-SUBMISSION OF DC/20/05046).

AGRICULTURAL LAND NORTH OF BARKING ROAD, NEEDHAM MARKET, SUFFOLK

Thank you for your consultation. We have reviewed the application as submitted and are raising a holding objection on flood risk grounds. If you would like to seek further advice on the emergency planning implications of this proposal please pass the application to the Suffolk Resilience Forum Partnership Manager, who will ensure that it is discussed at the next Suffolk Resilience Forum (SRF) meeting. Please see the "Guidance for Local Planning Authority" section of the [SRF website](#) for more detail on the agreed process between the Environment Agency and SRF. This process covers planning applications that are subject to the Exception test.

Flood Risk

Whilst the majority of the site sits within Flood Zone 1, our maps show the South of the site is located in fluvial Flood Zones 2 & 3, medium & high probability zone. The proposal is for Outline Planning Permission for the erection of up to 279No dwellings (re-submission of DC/20/05046), which is classified as a 'more vulnerable' development, as defined in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance (PPG). Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA).

We have not undertaken any detailed modelling for the nearby ordinary watercourse, so this source of flood risk has not been assessed for the purpose of the flood map.

The submitted flood risk assessment (FRA), undertaken by JMS, referenced EX 1807704 and dated November 2021, does not comply with the requirements set out in the Planning Practice Guidance, Flood Risk and Coastal Change, Reference ID: 7-030-

20140306. This FRA does not, therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development and we are raising a holding objection. In particular, the submitted FRA fails to:

- Identify the impacts of fluvial flood risk from the Ordinary watercourse which joins the main river Lion Barn Drain and determine floodplain extents up to the 0.1% (1 in 1000) annual probability flood event including allowance for climate change.
- Assess the impact of climate change using appropriate climate change allowances. Please note that the new Peak River Flow Climate Change Allowances were published on the gov.uk website on 20th July. The guidance on accessing and using the data can be viewed here:-
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

It may be appropriate to consider the peak rainfall allowance if the catchment is <5km.sq

- The site/access route would be flooded by unknown depths in the 1% (1 in 100) annual probability event with climate change flood event so the flood hazard on the access route is currently unknown. The FRA does not include details of a Flood Response Plan to adequately mitigate this. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event.

Overcoming our Objection

The applicant can overcome our holding objection by submitting an FRA that covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

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

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

Further advice can be found in the technical appendix at the end of this letter.

Foul Drainage

The application form does not state the method of foulwater disposal. However the location of the site puts it at the edge of the sewerage catchment of Needham Market WRC. Our records (2020) indicate this WRC is at 60.8% capacity, and has treatment capacity for the flows from this development.

The developer needs to be made aware of the importance of early consultation with Anglian Water with regards to foul drainage from the site. They need to confirm the foulwater disposal method and check that there is still sufficient treatment capacity at the Needham Market WRC. This is to prevent any detrimental impacts on the receiving water environment.

We trust this advice is useful.

Cont/d..

Yours faithfully

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

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

Flood Risk Technical Appendix

Access/Egress

The application needs to demonstrate that a safe route of access and egress can be achieved in accordance with FD2320, up to the 1% (1 in 100) annual probability with climate change flood event. Or if the applicant demonstrates that a safe route of access/egress is not possible this element could be mitigated by an acceptable emergency flood plan submitted to you that deals with matters of evacuation and refuge to demonstrate that people will not be exposed to flood hazards.

Section 5.3 of the FRA states that:-

“Safe egress from the site is required as the primary means of access is through the flood zone, as per the appended layout. As per Table 3.2 of the above document; hazard to people can be determine as a function of velocity and depth, and a low degree of flood hazard needs to be maintained in order for caution to be advised during flood events, and no higher characterisation. Therefore a flood warning and evacuation plan is required”

However, no further detail has been provided of how safe access will be achieved, for example the flood hazard (depth/velocity) or the height of the road above flood depths nor mitigation for any potential loss of flood storage or flow routing under the road to prevent displaced flows.

We also note that the lack of safe and suitable access was a reason for refusal of a previous application of this site Planning Ref: 3506/16

Reason for Refusal

We note that previous plans here have been refused for the following reason:

The proposed development fails to ensure that safe and suitable access to the site can be achieved for all people having resort to a single vehicular and pedestrian access point which would be at risk of flood events and fail to ensure reasonable access or evacuation at times of flood.

Achievable safe access for this site needs to be determined at Outline stage. Consideration should be given to whether it is appropriate to direct the access and egress route towards the area at highest risk of flooding. The flood depths through which the access road crosses are unknown, as the watercourse is not modelled, therefore modelling should be undertaken. The modelling should ensure that a blockage of the culvert at the southeast of the site is considered.

Informative – Needham Market flood risk management project

You should also be aware that the Needham Market flood risk management project is investigating ways of reducing the risk from fluvial and surface water flooding in the town. This project will not benefit the development site in question, but highlights the importance of ensuring that this development proposal does not increase flood risk to the town and ideally reduces the risk of flooding.

Modelling Guidance

The extent on the drawing in the FRA and Site Layout - masterplan P3-14/09/21 is not based upon any depths nor compared to topography. Any revised FRA will need to consider this source of flooding and demonstrate appropriate mitigation against fluvial flood risk. There is an opportunity to sequentially site the development by moving it back away from the watercourse.

JFLOW

The Flood Zone maps in this area are formed of national generalised modelling, which was used in 2004 to create fluvial floodplain maps on a national scale. This modelling was improved more recently, using a more detailed terrain model for the area. This modelling is not a detailed local assessment, it is used to give an indication of areas at risk from flooding.

JFLOW outputs are not suitable for detailed decision making. Normally, in these circumstances, an FRA will need to undertake a modelling exercise in order to derive flood levels and extents, both with and without allowances for climate change, for the watercourse, in order to inform the design for the site. Without this information, the risk to the development from fluvial flooding associated with the ordinary watercourse is unknown.

In order to have fully considered all forms of flooding and their influence on the site, it will be necessary to identify the fluvial flood risk. Fluvial flood levels will be required for the main river to the South of the site. It may be appropriate to undertake some flow analysis such as FEH and 1D modelling to establish the level. Any revised FRA will need to consider this source of flooding and demonstrate appropriate mitigation against fluvial flood risk. If the upstream catchment is less than 5km in length the applicant should consider the peak rainfall rather than peak fluvial river flows.

Modelling

We advise that modelling should be undertaken to accurately establish the risk to the proposed development in terms of potential depths and locations of flooding. The watercourse should be modelled in a range of return period events, including the 1 in 20, 1 in 100 and 1 in 1000 year events, both with and without the addition of climate change. The flood levels on the development site should be determined and compared to a topographic site survey to determine the flood depths and extents across the site.

Some areas of land within the site are likely to be subject to a higher risk of flooding than other areas within the site and an understanding of the susceptibility/vulnerability of land to flooding should be delivered through flood modelling and risk assessment in order to influence the layout of housing areas to avoid siting housing on areas of land that are susceptible to higher chances of flooding. This will allow a sequential "risk-based" approach to be applied to development within the site as directed by the National Planning Policy Framework.

Please refer to the attached documents:

- OI 379_05 Computational modelling to assess flood and coastal risk
- Flood Estimation Guidelines
- 'Using Computer River Modelling as Part of a Flood Risk Assessment - Best Practice Guidance' for further advice regarding modelling submissions.

We acknowledge that some of the documents above refer to outdated planning policy. However, the technical guidance and our requirements regarding computer modelling remain relevant.

We would recommend that FRAs at all levels should be undertaken under the supervision of an experienced flood risk management specialist (who would normally be expected to have achieved chartered status with a relevant professional body such as the Institution of Civil Engineers (ICE) or the Chartered Institution of Water and Environmental Management (CIWEM)).

Paragraph 163 of the NPPF states:-

“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

1. within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different locations;
2. the development is appropriately flood resistant and resilient;
3. it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
4. any residual risk can be safely managed; and
5. safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Guidance for Local Council on Safety of Inhabitants – Emergency Flood Plan

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

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

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

If you would like to seek further advice on the emergency planning implications of this proposal please pass the application to the Suffolk Resilience Forum Partnership Manager, who will ensure that it is discussed at the next Suffolk Resilience Forum (SRF) meeting. Please see the “Guidance for Local Planning Authority” section of the

[SRF website](#) for more detail on the agreed process between the Environment Agency and SRF. This process covers planning applications that are subject to the Exception test.

Other Sources of Flooding

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

Surface Water Attenuation Pond

We have noted that the surface water attenuation pond is located very close to the Lion Barn Drain and could be at risk of fluvial flooding especially if the new climate change allowances are considered. This could impact its ability to function in a fluvial flood event. This pond appears to be bunded which could reduce flood plain storage if it is at risk of fluvial flooding. This may need to be investigated further and compensatory storage may need to be considered to ensure there is no net loss in floodplain storage.

Informative - Ordinary Watercourse Consent

It is noted that the main access route to and from the development for all of the properties crosses the watercourse and the area at highest risk of flooding. It should be considered if this is appropriate. An access bridge is proposed. As the Lion Barn Drain is an ordinary watercourse it falls under the jurisdiction of the Lead Local Flood Authority, Suffolk County Council. We recommend you contact Suffolk County Council to discuss this element of the works as you may require consent from them to install this structure.

Flood Risk Climate Change Guidance: Detailed Allowance

Peak river flow allowances

Peak river flow allowances show the anticipated changes to peak flow by management catchment. Management catchments are sub-catchments of river basin districts.

The range of allowances is based on percentiles. A percentile describes the proportion of possible scenarios that fall below an allowance level. The 50th percentile is the point at which half of the possible scenarios for peak flow fall below it, and half fall above it.

The:

- central allowance is based on the 50th percentile
- higher central allowance is based on the 70th percentile
- upper end allowance is based on the 95th percentile

An allowance based on the 50th percentile is exceeded by 50% of the projections in the range. At the 70th percentile it is exceeded by 30%. At the 95th percentile it is exceeded by 5%.

Select the peak river flow allowances to use for your assessment

For flood risk assessments and strategic flood risk assessments, the Environment Agency, as a statutory consultee, uses the management catchment climate change allowances from the [peak river flow map](#) as benchmarks.

To work out which management catchment allowances to use, you need to:

- access the climate change allowances for [peak river flow map](#)
- search for your location by postcode, national grid reference or town in the 'find address or place' search box
- select the management catchment for your location – the allowances appear in a pop-up box

In some locations the dominant source of flooding will be from a neighbouring management catchment. If so, use the allowances from the neighbouring management catchment to assess the risk for your development or site allocation. [Contact the Environment Agency](#) if you are unsure which allowance to use.

The Environment Agency also provide these allowances in the [peak river flow climate change allowances by management catchment](#) table – you have to know your management catchment to get the information you need.

You also need to know the flood zone your development is located in.

In flood zones 2 or 3a for:

- essential infrastructure – use the higher central allowance
- highly vulnerable – use central allowance (development should not be permitted in flood zone 3a)
- more vulnerable – use the central allowance
- less vulnerable – use the central allowance
- water compatible – use the central allowance

In flood zone 3b for:

- essential infrastructure – use the higher central allowance
- highly vulnerable – development should not be permitted
- more vulnerable – development should not be permitted
- less vulnerable – development should not be permitted
- water compatible – use the central allowance
- Use the **central allowance** for most assessments and to use the **higher central** for essential infrastructure and the **upper end** for credible maximum scenarios (this is a change to how we currently apply the peak river flow allowances for FRAs/spatial planning proposals)

enhancing... improving... cleaning... restoring...
changing... tackling... protecting... reducing...
create a better place... influencing... inspiring...
advising... managing... adapting...

Using computer river modelling as part of a flood risk assessment

Best Practice Guidance - Version 1 April 2006

We are The Environment Agency. It's our job to look after your environment and make it **a better place** - for you, and for future generations.

Your environment is the air you breathe, the water you drink and the ground you walk on. Working with business, Government and society as a whole, we are making your environment cleaner and healthier.

The Environment Agency. Out there, making your environment a better place.

Published by:

Environment Agency
Rio House
Waterside Drive, Aztec West
Almondsbury, Bristol BS32 4UD
Tel: 0870 8506506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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Notes:

This document concentrates on computer river modelling. However, many of the principles apply equally to coastal modelling.

The principles also apply to Flood Consequence Assessments carried out in Wales.

Whilst allowances should be made for Climate Change, these have not been quantified in this Guidance. These should be assessed at the time of modelling using the latest Environment Agency standards.

For all contact with the Environment Agency you should ensure that you are speaking to the office that covers the area of land in question. For further details of Environment Agency office locations please refer to our website www.environment-agency.gov.uk

You should read our Standard Notice which details our terms and conditions. If this has not been supplied to you, you can get by calling us on 08708 506 506 or from our [website](#) (search for 'types of licence').

If you have any queries about the content of this document or suggestions for improvement please e mail enquiries@environment-agency.gov.uk

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1. INTRODUCTION

1.1 Purpose of this Document

This document is guidance for carrying out a flood risk assessment where computer river modelling is necessary. Flood risk assessments are carried out by individuals, developers, consultants or Local Planning Authorities for a variety of reasons (e.g. for development purposes).

The Environment Agency's Policy is to take a risk-based approach to managing flood risk using an approach consistent with that commonly applied to other hazards. This means that flood risk management decisions are informed by flood risk assessment. It is recommended that others take the same approach.

The purpose of this document is to give general best practice guidance on the standards that should be used when carrying out computer modelling of watercourses in order to complete a flood risk assessment. Further details about undertaking Flood Risk / Consequence Assessments for the construction industry are given elsewhere, in particular in CIRIA Report C624¹.

Further information may be required for land use development purposes as detailed in PPG25 (also having regard to draft PPS25) or TAN15.

It is only intended to give an overview of best practice to be considered when carrying out modelling in order to increase awareness and understanding. Further more detailed guidance for modelling for specific purposes is contained elsewhere. When starting / procuring modelling works you should always ensure you have used the appropriate detailed specification.

1.2 Modelling and Flood Risk Assessment

It should be recognised that it is not always necessary to produce a hydraulic model for all flood risk assessments. A decision on whether to construct a model should be made based on the scale and nature of the potential flood risk, as well as the scale of the project and the existing information available on flood risk. In many less complex assessments simple hydrological and hydraulic analysis may be all that is required. CIRIA Report C624 recommends a staged approach to Flood Risk Assessment. Following such a staged approach allows the need for a model, and the extent of such a model, to be determined. If there is any doubt whether a model is required, this should be discussed with local Environment Agency Staff (Development Control Teams for Land Use Planning, Flood Risk Mapping & Data Management Teams for other) at the earliest opportunity. Suitable information to assist with the modelling may also be available so early dialogue is recommended.

However, even if a model is not constructed, an assessment of the impact of any proposed development on runoff should be carried out using Flood Estimation Handbook² (FEH) techniques in almost all cases. DEFRA/Environment Agency R&D Technical Report W5-074/A "Preliminary Rainfall Run-off Management for Developments"³ provides further information on runoff assessment for developments.

1.3 Appropriate Modelling Staff Involved

Suitably qualified and experienced personnel should be used to carry out the work described in this document.

¹ Lancaster, J., Preene, M. and Marshall, C. 2004, CIRIA Report C624, Development and Flood Risk – Guidance for the Construction Industry, CIRIA, London.

² Centre for Ecology and Hydrology, 1999. Flood Estimation Handbook. Wallingford, CEH. Further details are available at <http://www.nwl.ac.uk/feh/> or from CEH on 01491 838800

³ HR Wallingford (2004) Preliminary rainfall runoff management for developments: Users Guide. Defra / EA R&D Technical Report W5-074/A, HR Wallingford, Wallingford.

1.4 Requirements at Specific Locations

Requirements at specific locations should always be discussed with local Environment Agency staff to ensure that any site-specific factors are identified, which may require special treatment when carrying out the modelling.

2.0 OBJECTIVES OF THE MODEL STUDY

The objectives and the required outputs of the modelling exercise should be defined at the outset. These should be reviewed at regular intervals and at completion.

At an early stage, the design condition should be clarified. This may, for example, include a freeboard and an allowance for climate change. Further information on freeboard is in R&D W187⁴.

3.0 MODEL BUILDING

A one-off request for information held by the Environment Agency at the very beginning of the project is recommended since this affects selection of method etc, and could prevent further information coming to light at a later stage and complicating matters.

3.1 Choice of Model

The modelling software chosen should be capable of producing the required output. It will generally be appropriate to choose commercial hydraulic/river modelling software that is in widespread use. In certain circumstances, for example where the applicability of a model to a specific situation has not been previously demonstrated, it may be necessary for those conducting the flood risk assessment (FRA) to have independent benchmarking tests carried out to demonstrate model performance using standard data. Examples of how this may be achieved under a range of scenarios are provided in the Defra/Environment Agency R&D Report 'Benchmarking of hydraulic river modelling software packages' (W5-105) which is available via the Joint Defra/Environment Agency Flood and Coastal Erosion Risk Management R&D Programme [website](#).⁵

In reporting on any hydraulic modelling carried out as part of the FRA, a technical description of the model should be provided, including the name and version of the software used, referring to published papers/reports where appropriate to provide technical detail and to demonstrate the applicability of the model(s) to the situation in question. These references may need to be provided to the Environment Agency if required. If no publications are available then a more detailed technical description should be provided within the FRA, along with examples of relevant previous applications and/or the results produced by applying the model to standard tests (as outlined above, or similar).

Also, at this stage, the choice should be made between a fully hydrodynamic 1D or 2D model or a steady-state backwater model, flood routing model or combination of methods.

A full hydrodynamic model must be used if the study area contains either structures whose operation varies with time (e.g. pumps, sluices, and tidal outfalls) or a tidal estuary where tidal water levels increase going up the estuary⁶. This should also be employed in complex tidal/fluvial situations and where the watercourse is subject to rapid increases and decreases in flow. If there is significant floodplain storage and complex flow routes on the floodplain then 2D modelling of the floodplain may be more representative. In other cases, either a steady-state or hydrodynamic model may be chosen. It should be noted that a steady-state model is unlikely to give a reasonable estimation of water levels where storage is present.

⁴ Environment Agency: Fluvial Freeboard Guidance Note. Technical Report W.187.2000.

⁵ Flood & Coastal Defence R&D Programme, Benchmarking Hydraulic River Modelling Software Packages, R&D Study: W5-105/TR1, Defra / EA, March 2004.

⁶ This is typically the case in estuaries of significant rivers and can be seen by inspection of the tide tables.

3.2 Survey Data

The model should be based on a topographic survey of the watercourse. The upstream and downstream limits should be defined by the objectives of the flood risk assessment, rather than to the limits of the project / study area (see Section 3.7). The lateral extent of the survey should be sufficient to include the full extent of flooding. Guidance on this extent may come from flooding records and from the Flood Map. The extent of the survey work should be defined jointly by those undertaking the river modelling and those undertaking the survey in conjunction with advice from Environment Agency Flood Risk Mapping & Data Management staff.

The survey (and the model on which the survey is based) should continue far enough downstream so that uncertainty in the boundary condition does not significantly influence the estimated flood levels.

The cross sections surveyed should be representative of the channel and floodplain and the spacing between cross sections and orientation should be determined from the appropriate software documentation and textbooks⁷. Consideration shall be given to the additional survey information that may be required between cross-sections in areas where detailed flood depths or extents are needed. This can be achieved by either adding further cross sections or surveying additional spot levels.

During the survey, information on structures, flood routes, potential blockages / obstructions to the channel and channel roughness should also be gathered.

Survey data should be obtained using dual frequency GPS equipment, however, some minor and low risk developments do not justify the cost and time required to produce this type of survey. In these cases it **may** be acceptable to base the survey on OSBMs and this is at the discretion of the Agency's Development Control Officer based on the appropriateness 'test' in PPG25.

All levels must be based on Ordnance Survey Datum (further guidance on survey standards should be obtained by reference to the Environment Agency [National Survey Specification](#)). All cross sections and other survey information shall be located in plan relative to the National Grid. It is considered best practice that an insured and Chartered Land Surveyor complete the Survey.

3.3 Hydrometric Data

The Environment Agency may hold existing hydrographic and floodplain survey data which may be of use in a flood risk assessment. Environment Agency staff may be able to provide further information on the appropriateness of survey.

River flow, river level and rainfall data relevant to the model should be collected where these exist. The prime source of this data will be the Environment Agency. An understanding of the uncertainty and confidence within this data should be developed.

Another source of hydrological data is data contained within the [Flood Estimation Handbook](#). The [UK HiFLOWS Project](#) also provides up to date information.

3.4 Historic Information

Information on historic flooding (e.g. newspaper articles, photos, flood marks) should be collected and utilised to guide the survey extent and to aid the modelling process. Such data is particularly valuable as it can provide information on historic flooding prior to the periods covered by hydrometric data. A search of the Internet can often provide useful information⁸. However, the effect of any alterations and additions to the watercourse and associated structures since the date

⁷ For example, the online manuals supplied with modelling software

⁸ The Chronology of British Hydrological Events, <http://www.dundee.ac.uk/geography/cbhe>, may contain some useful information

of the recorded event needs to be considered. Historic information is likely to be held by the Environment Agency Area office.

3.5 Previous Modelling

The Environment Agency may hold existing river models that may be of use in a flood risk assessment. Such models may, for example, have been produced during previous flood risk mapping studies, the design of flood alleviation schemes and/or previous flood risk assessments in the area.

Where existing models are available, consideration should be given as to whether these could be used as part of the flood risk assessment. You should be aware that there may be cost, licensing and intellectual property rights (IPR) issues associated with the use of models which will need to be resolved before any previous modelling is used.

If models or survey data are provided by the Environment Agency or third parties it is recommended that check surveys are undertaken at key locations to ensure that the data provided is compatible with current conditions.

The Environment Agency may not own the Intellectual Property Rights to hydraulic models that it holds. We therefore may not be able to release information with a licence for its use.

Ownership of the IPR or an approved IPR licence will be required by the Environment Agency if it is planned to use the modified model to update the Environment Agency's flood risk mapping products and risk assessment products to represent the as built situation.

3.6 Hydrological Assessment

A hydrological assessment of the flood flows should be made using the methodology described in the Flood Estimation Handbook and the Environment Agency's Guidelines on use of the Flood Estimation Handbook⁹.

The hydrological assessment should use, wherever available, local data to improve the estimation of flood flows.

If a hydrodynamic model is used for the modelling, the hydrological assessment should include consideration of peak flows, flood volumes and shape of the flood hydrograph. If the problem includes storage (e.g. reservoir storage or a tide-locked watercourse) it is essential that the critical duration storm for storage (which often differs from the critical duration for peak flow) is identified. If a steady-state model is used, this may be limited to just consideration of peak flows.

Hydrological inputs should be estimated for a range of return periods up to and including the design flow (typically the flow with an annual probability of exceedence of 1%), and should include an appropriate allowance for climate change.

3.7 Model Building

It may be appropriate to speak to Area Environment Agency staff prior to commencing any model building.

(a) General

The model should be built to represent the key flood flow routes, flood storage and structures in the study area. The defined study area should be sufficient to demonstrate the effects of any development on locations away from the site of the proposed development.

⁹ Environment Agency, 2000. *Flood Estimation Handbook Guidelines (Parts 1 and 2)* Bristol, Environment Agency

(b) Upstream Boundaries (Inflows)

The upstream boundary or boundaries should be developed under the hydrological assessment described in Section 3.6. For some models, one single upstream inflow per flood event may be sufficient, whilst for others, many upstream boundaries may be needed if a number of tributaries or other inflows are present. The choice of location of the upstream boundaries should be based on hydraulic considerations, not on the upstream limit of the development. The upstream boundary should be far enough upstream to allow the full impact of the development on upstream water levels to be identified.

(c) Downstream Boundary (Levels)

The downstream boundary should be at a location where the relationship between level and flow is well defined, e.g. a weir. Where this is not possible, it should be sufficiently downstream of the area of interest so that any errors in the boundary will not significantly affect predicted water levels at the proposed development site. For a typical fluvial river, a rule of thumb is that a backwater effect extends a length $L=0.7D/s$, where D = bankfull depth and s = river slope. Hence if the downstream boundary is greater than L from the site it is likely that any errors in the rating curve at the boundary will not affect flood levels at the site. If the downstream boundary is tidal, it should be a location where a tidal curve can be accurately defined. Any tidal boundary should take into account both the astronomical tide (i.e. the tide caused by the gravitational effects of the Moon and the Sun and reported in published tide tables) and storm surges (i.e. the elevation of tidal levels caused by weather conditions). Careful consideration of combined probabilities¹⁰ may be required in such cases. The Environment Agency holds extensive extreme tide information from Flood Risk Mapping Studies.

(d) Hydraulic Coefficients

The coefficients used in the model (e.g. channel roughness, weir coefficients) should be determined with guidance from standard textbooks. These texts should be referenced in the modelling report. Work is ongoing to produce guidance relevant to the UK, but in the meantime standard works such as Chow¹¹ and Hicks & Mason¹² can provide some guidance. Further information on roughness can also be obtained from the Defra / Environment Agency Conveyance Estimation System (CES) – <http://www.river-conveyance.net/>.

4. MODEL CALIBRATION, VERIFICATION AND SENSITIVITY TESTING

4.1 Calibration

Wherever practicable, the hydrological assessment and the hydraulic model should be calibrated against recorded flows and/or water levels from observed flood events. If calibration data is available, the model should be calibrated using at least three separate events. If no calibration data is available, a 'reality check' on the predicted levels and flows can often be carried out from photographs, historic information and anecdotal accounts of flooding.

The coefficients used in the calibration process should only be varied within the possible ranges suggested in the standard textbooks. The calibration of steady-state models should consider flow and flood levels. Calibration of hydrodynamic models should also consider the timing of the flood peak, flood volume and shape of the flood hydrograph.

4.2 Verification

If calibration is carried out, at least one separate observed event should be run through the model after the calibration to verify the adjustment of parameters.

¹⁰ Defra / EA R&D Programme. Joint probabilities - dependence mapping & best practice, FD 2308/TR1. HR Wallingford. 2003.

¹¹ Ven Te Chow, *Open Channel Hydraulics*, McGraw-Hill 1959.

¹² D.M.Hicks & P.D.Mason. *Roughness Characteristics of New Zealand Rivers*. 1999.

4.3 Sensitivity Testing

The model should be tested by adjusting the key parameters within it. These parameters should include at least model inflows, downstream boundary condition, channel roughness and key structure coefficients. The range of parameters used in sensitivity tests should reflect uncertainties, possible changes due to climate change and variations in hydraulic coefficients (e.g. from seasonal changes or periodic maintenance).

Sensitivity to blockage of critical structures should also be tested. R&D W5A-061¹³ includes current understanding & some interim guidance.

5. REPORTING

5.1 General

A report should be written describing the modelling. The objective of this report is to enable an evaluation of the model and results to be carried out if necessary. It also should be a self-contained report that will provide sufficient information to allow future use of the model by the Environment Agency including if necessary replicating the work undertaken. The detail of the report should be appropriate to the complexity of the modelling.

5.2 Items to be Included

The key items to be included in the report are:

Statement of Objectives

The report should provide an explanation of the reasons the modelling exercise has been undertaken and the planned objectives of the exercise. It should indicate any deviations from the original objectives or planned project outputs, and outline the reasons why these occurred.

Method statement and Justification

The report should include a clear method statement, which makes it clear how the modelling has been carried out to fulfil the objectives.

A justification of the methodology should also explain why the model has been used for this application, giving detailed reasons why the modelling tool is applicable/appropriate to the situation (e.g. fully dynamic or steady-state backwater model). It should indicate any perceived advantages or disadvantages of applying the chosen tool.

Technical description

Only a brief technical description is required if the tool is well known to the Environment Agency / widely applied (seek advice from Environment Agency staff). If the model is less widely known or applied, then a more detailed development history is required, giving examples of previous applications. The version number of the model used should be reported, and how the model outputs compare with those of other packages when applied to standard tests (see 3.1 above).

The schematic showing how individual parts of the model are connected should be provided.

Data sources

All data used in the model must be listed in reports and made available for inspection.

Methods of data capture and/or sources of data must be made clear in the report, as should the processes by which the raw data were converted.

Any reference to earlier work should be clearly referenced, and applications or development of existing models should be subject to the same rigorous inspection methods.

¹³ Scoping study into the hydraulic performance of bridges and other structures, including effects of blockage, at high flow. *EA/Defra R&D Programme*. July 2004.

The ownership of the data collected and the format of the data should be stated.

Uncertainty in data sources should be referenced especially where data have been discounted due to low confidence.

Parameters

The derivation of the parameters (e.g. channel roughness) used within both the hydrological assessment and the hydraulic model should be stated.

Calibration/Verification

Where calibration has been undertaken, the method used must be clearly illustrated and the number of independent data sets used for verification must be displayed. The model results must be presented against observed values for key locations for each verification data set, and descriptive statistics applied to describe the error band in the model.

Sensitivity Analysis

The results of the sensitivity testing should be described and the potential effect these could have on the model output should be discussed.

Audit Trail

The audit trail developed should be described in unambiguous detail.

Limitations

Any limitations of the model or modelling technique should be highlighted. The impact of such limitations on the present or future use should be clearly stated.

Conclusions

The report shall include concluding remarks, which highlight key issues from other sections and draw attention to the critical locations and/or structures within the model.

Where in the above section (5.2), the model is referred to this should be taken to include the hydrological assessment. The hydrological assessment must be reported to the same level of detail as the hydraulic modelling. The same key items will apply to both modelling and hydrology.

5.3 Format of Reporting

The report should be in a format that is easy to copy and transmit electronically, and must include all plans and schematics. Adobe pdf files are therefore preferred.

5.4 Other Deliverables

Copies of the model data files should be supplied together with sufficient instructions to allow these models to be run and viewed, for example, a text file containing timestep, runtime etc. A data file containing initial conditions should also be provided.

5.5 Future Use

A statement should accompany the report and model data on the allowable future uses of the model and its associated documentation.

Ownership of the Intellectual Property Rights (IPR) or an approved IPR licence will be required by the Environment Agency if it is planned to use the modified model to update the flood risk mapping products and risk assessment products to represent the as built situation.

6. QUALITY ASSURANCE AND AUDIT TRAIL

Throughout the study, a well-defined audit trail should be defined and reported. This should include all relevant documentation and should link with the appropriate quality assurance procedures of the organisation carrying out the study. Provision should be made to make the relevant documentation available to others who may use the model in future.

Glossary of terms

Backwater Curve - The longitudinal profile of the water surface (in a non-uniform flow in an open channel) when the water surface is not parallel to the river bed. This is caused by a restriction such as a dam or weir, increasing the depth of the water above the normal water level that would result if the restriction were removed.

Backwater Effect - The effect where a dam or other restriction raises the surface of the water upstream from it above the normal water level.

Backwater Flooding - Flooding caused by downstream conditions such as a channel restriction and/or high flow in a stream at a confluence downstream of the flooding.

Backwater Model – A model built to represent the backwater effect.

Calibration – The process of adjusting parameter values in a model to try and match recorded data, so that the model can be taken as a good representation of reality.

Combined Probability – The chance of two or more independent events occurring concurrently.

Critical Duration Storm – The duration of storm necessary to produce the maximum instantaneous peak flow or volume at a specific location in a drainage system, for any given flood event probability.

Floodplain – Land adjacent to a watercourse over which water may flow in time of flood. This generally includes the defended floodplain, an area over which water would flow if flood defences were not present, or if flood defences fail.

Flood Routing Model – Process of determining progressively the timing, shape, and amplitude of the flow in a flood wave as it moves downstream at successive points along the river.

Hydrological Model – A mathematical model used to estimate the flow in a river that will result from rainfall. It will usually be based on such things as catchment size, geology and soil type, steepness, land use and storage within the catchment. The model will be calibrated and verified using recorded rainfall and flows, before using design rainfall to estimate the flows which might be expected in floods of different probabilities.

Hydraulic Model – A mathematical model used to predict possible future levels (and flows in a hydrodynamic model) taking into account the topography, shape and roughness of the river bed and floodplain, obstructions (e.g. weirs and bridges), and the inflows provided by the hydrological model etc. Models are calibrated using recorded historic flood data, where it is available.

Hydrograph – A graph showing the water level (stage), discharge, or other property of the flows in a river, with respect to time.

Hydrological Assessment – Carried out to understand the cycle of precipitation, consequent runoff, infiltration, and storage; eventual evaporation etc.

Intellectual Property Rights – The legal ownership of the content of the work in question.

Storage – Location where water is retained due to the lie of the land, man made influence or effect of tides / other river flows.

Steady-State Model – A hydraulic model in which the flow at any point in the model is constant with time (there can be many different flows but all are constant over time). This type of model cannot estimate the effects of storage on flood levels or downstream flows. Hydrodynamic models estimate flows and levels throughout a flood event, and can therefore take into account the effects of storage on flows and flood levels.

Topographic Survey – Survey to measure and record the physical features of an area in horizontal and vertical dimensions.

Tributary – A river or stream that flows into a larger river.

Upstream / Downstream Boundary – The limits of the model or assessment upstream and downstream of the site of interest.

Verification – The process of checking the accuracy of the outputs of the calibrated model in comparison with recorded data. If sufficient data is available it is good practice to calibrate the model using some recorded data, and verify the model using data from other flood events.

List of abbreviations

PPG25 – Policy Planning Guidance Note 25

TAN15 – Technical Advice Note 15

CIRIA – The Construction Industry Research and Information Association

DEFRA – Department for Environment, Farming and Rural Affairs

R&D – Research and Development

1D – One Dimensional

2D – Two Dimensional

FRA – Flood Risk Assessment

References

Lancaster, J., Preene, M. and Marshall, C. 2004, CIRIA Report C624, Development and Flood Risk – Guidance for the Construction Industry, CIRIA, London.

Centre for Ecology and Hydrology, 1999. Flood Estimation Handbook. Wallingford, CEH. Further details are available at <http://www.nwl.ac.uk/feh/> or from CEH on 01491 838800.

HR Wallingford (2004) Preliminary rainfall runoff management for developments: Users Guide. Defra / EA R&D Technical Report W5-074/A, HR Wallingford, Wallingford.

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D.M.Hicks & P.D.Mason. Roughness Characteristics of New Zealand Rivers. 1999.

EA/Defra R&D Programme. July 2004. Scoping study into the hydraulic performance of bridges and other structures, including effects of blockage, at high flow.

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Ms Jasmine Whyard
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582764

Our ref: **W:** P01450398

22 December 2021

Dear Ms Whyard

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

**AGRICULTURAL LAND NORTH OF BARKING ROAD, NEEDHAM MARKET,
SUFFOLK
Application No. DC/21/06882**

Thank you for your letter of 21 December 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

Tom Goodman
Business Officer
E-mail: thomas.goodman@historicengland.org.uk



Date: 13 January 2022
Our ref: 379187
Your ref: DC/21/06882



planningblue@babberghmidsuffolk.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Whyard

Planning consultation: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279 No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Location: Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Thank you for your consultation on the above dated 21 December 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would:

- damage or destroy the interest features for which Barking Woods Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- high quality on-site Green Infrastructure with associated provisions, including a dedicated 'dogs-off-lead' area

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

NATURAL ENGLAND'S DETAILED ADVICE

1) Further advice on mitigation

Suitable Alternative Natural Green Space (SANGS)

As highlighted in our previous letter for application DC/20/05046 (02 December 2020) and in the submitted Ecological Impact Assessment (Parker Planning Services, December 2018), there is concern for the impacts of increased recreational pressure on Barking Woods SSSI, in particular the impacts of trampling, nutrient deposition and the disturbance of birds utilising the site. These birds are sensitive to disturbance from recreational walkers, cyclists etc. and in particular dogs off leads.

Natural England recommends that large developments include the provision of well-designed open space/green infrastructure that is proportionate to its scale to minimise any predicted increase in recreational pressure to designated sites, by containing the majority of recreation within and around the development site boundary.

The applicant may wish to consider the benchmark standards for accessible natural greenspace, the TCPA have published [Guides and Principles for Garden Communities](#), and Guide 7, Principal 9, references 40% GI as a target quantum. The [Guidelines for Creation of Suitable Alternative Natural Greenspace \(SANG\) - August 2021](#) can be helpful in designing this; it should be noted that this document is specific to the SANGS creation for the Thames Basin Heaths, although the broad principles are more widely applicable. GI design should seek to achieve the Natural England Accessible Natural Greenspace Standards, detailed in [Nature Nearby](#), including the minimum standard of 2ha informal open space within 300m of everyone's home. As a minimum, we advise that such provisions should include:

- High-quality, informal, semi natural areas with a range of native species
- Circular dog walking routes of 2.7 km¹ within the site and/or with links to surrounding public rights of way (PRoW)
- Dedicated 'dogs-off-lead' areas
- Signage/information leaflets to householders to promote these areas for recreation
- Dog waste bins
- A commitment to the long term maintenance and management of these provisions

Dog owners require space to walk their dogs off lead close to home and away from traffic, once or twice per day. If the onsite green space does not give adequate dog walking provision, most owners will travel elsewhere. Well-designed GI should positively accommodate off-lead exercising of dogs, in areas where this causes the least conflict with other resident's interests such as cycling, children's play equipment, sports activities and people seeking to minimise contact with dogs. We recommend that the developer consults relevant guidance and best practice documents such as [Planning for Dog Ownership in New Developments: Reducing Conflict – Adding Value](#) and incorporates these principles within proposed application designs.

Natural England notes the current provision of public open space as shown in the Indicative Masterplan (uploaded 21 December 2021). We are currently satisfied that this will mitigate recreational disturbance from the development with respect to Barking Woods SSSI. However, should this plan change significantly at future stages of application, our position may change.

Management funding for nearby sites

Natural England notes that the submitted Ecological Impact Assessment (Parker Planning Services, December 2018) suggests that provision of management funding for nearby local sites could further reduce impacts on nearby local sites, including Barking Woods SSSI. We would advise that you may wish to consult the Woodland Trust and the Suffolk Wildlife Trust, who manage parts of the

¹ Taken from *Jenkinson, S., (2013), Planning for dog ownership in new developments: reducing conflict – adding value. Access and greenspace design guidance for planners and developers*

woodland, on the feasibility of this.

Another way to further reduce impacts could be through hedgerow planting to encourage wildlife corridors for species such as dormice

2) Other advice

In addition, Natural England would advise on the following issues.

Net Gain

Biodiversity net gain is a key tool to help nature's recovery and is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. We draw your attention to Para 174, point d and Para 180, point d of the National Planning Policy Framework which states that:

Para 174. *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

Para 180. *"When determining planning applications, local planning authorities should apply the following principles:*

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate".

Natural England considers that all development, even small scale proposals, can make a contribution to biodiversity. Your authority may wish to refer to [Technical Note 2](#) of the CIEEM guide which provides useful advice on how to incorporate biodiversity net gain into developments.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Priority habitats

Natural England notes that part of the site is currently classified as Deciduous Woodland, a priority habitat as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework (paragraph 118) states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.' Natural England notes and welcomes the inclusion of the proposal to retain this habitat.

Sustainable Drainage Systems (SuDS)

We support the inclusion of sustainable drainage systems (SuDS) to manage surface water disposal, these systems can be used to create wetland habitats for wildlife in an attractive aquatic setting. We advise that this is considered and incorporated into the design, the [CIRIA guidance \(susdrain.org\)](#) provides useful information about integrating SuDS and biodiversity. The

maintenance of SuDS should be provided for the lifetime of the project.

Construction Impacts

Barking Woods SSSI is sensitive to changes in air quality. As such, the construction phase of this development has potential to harm the designated features of the site through pathways such as dust and nitrogen deposition and noise disturbance of birds. These should be considered as the application moves forward and a Construction Environmental Management Plan (CEMP) secured if deemed appropriate.

Lighting Strategy

We advise that operational lighting should be designed through a lighting strategy to limit light spill to sensitive ecological receptors.

Protected Species

Natural England has produced [standing advice](#)² to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Water Abstraction

Barking Woods SSSI is a water dependent site, meaning that it could be significantly impacted should water abstraction take place. There currently appears to be no mention in the application documents as to where the water supply for this development will come from. As these details are decided, any potential impacts on the designated site should be considered.

Sites of Special Scientific Interest

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07471515535.

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

Should the proposal change, please consult us again.

Yours faithfully

Joanna Parfitt
Norfolk and Suffolk Team

² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>



Public Health Suffolk Application Response

Application Name	Needham Market, Agricultural Land North Of, Barking Road IP6 8JF
Application Reference	DC/21/06882/OUT
Application type (delete as appropriate)	Outline Application
Date Response Sent	05 January 2022
Completed By Contact	Dr Mash Maidrag, Public Health Consultant Mashbileg.Maidrag@suffolk.gov.uk

Public Health Response

From the limited information provided in this Needham Market, Agricultural Land North Of, Barking Road Outline Application, it is important to recognise measures within the proposal which help to mitigate the impacts on health outcomes. We welcome the allocation of 100 dwellings as affordable homes, parking allocations for households and visitors.

Appropriate planning and design of the environments in which we live, and work can promote good physical and mental health. Promoting active travel through good connectivity within new developments and existing infrastructure and local and nearby amenities, primary schools, GP Surgery and Needham Market Railway Station can potentially increase activity levels by encouraging walking and cycling and reduce traffic volume and air pollution in the environment.

We acknowledge references to promote active travel within this Outline Plan highlighting existing streets design for pedestrians' footway and cycleways and its connectivity to the new Site.

New signage highlighting destinations and estimated travel time is a good way to both encourage and promote sustainable travel in the area.

We acknowledge the reference around natural and sustainable environment, such as protection and enhancement of valued landscapes (following NPPF 2021 guidance), and support of local wildlife through inclusion of hedgerow trees, urban drainage provision and designated green space and habitat for farmland birds.

Needham Market Demographics, lifestyle and health profile

More information about the local area is available on public websites including:

- [Ward profile \(Suffolk Observatory\)](https://www.suffolkobservatory.info/overview/?report=3e84a86214f4453581dc6e3204e130c1&feature=E05012604#/view-report/355e134d218e43fda37e52fb98024d6f/E05012604)
<https://www.suffolkobservatory.info/overview/?report=3e84a86214f4453581dc6e3204e130c1&feature=E05012604#/view-report/355e134d218e43fda37e52fb98024d6f/E05012604>



- Place-based needs assessment (includes Stowmarket and surrounding area):
https://www.healthysuffolk.org.uk/uploads/Stowmarket_INT_PBNA_V2.pdf
- Wider determinants of health and wellbeing, as well as health profiles at a higher level (CCG, County, District) in the Joint Strategic Needs Assessment <https://www.healthysuffolk.org.uk/jsna>

This development is in the Needham Market Ward which has a population of approximately 6,133 people, with the predominant age ranges of 10-14 years, 25-59 years, and 60-79 years.

Suffolk Observatory data suggests that rates of those experiencing fuel poverty are lower in this ward (8%) than in the surrounding area of Suffolk (10.7%) and England (10.3%). Additionally, 3.3% of houses in this ward do not have central heating. This suggests there is a need for a good quality, energy efficient houses.

There is a high number of people currently living in private rented accommodation: 443 properties are socially rented compared to 697 houses with a mortgage / loan. This suggests that there is a need for affordable housing for families and workers to give people the opportunity to purchase their own homes.

While the population is a mixed age range within this ward, the proportion of over 65s is higher in West Suffolk than in England, and the number of older people is likely to increase as the population ages. This means that houses will need to be adaptable to meet their health needs. Public Health Fingertips data from the GP Quality Outcomes Framework for The Needham Market Country Practice indicates that the prevalence of hypertension (16.6%) and atrial fibrillation (3.0%) among patients show little change since 2019 but is likely to increase as the population ages. The prevalence of dementia in Needham Market Ward (3.94%) similar to England (3.97%) but is also likely to increase with ageing.

Below are some recommendations linked with the Public Health in Planning Guidance 6 themes listed above:

<p><u>Neighbourhood Design</u></p>	<p>The design of neighbourhoods impacts on the health and wellbeing of people living there. Addressing aspects of neighbourhood design such as walkability and mixed land use can maximise opportunities for social engagement and active travel. Equally investing in infrastructure to support walking & cycling is associated with increased physical activity. Meanwhile, provision of green spaces and well-lit walkways can increase mental wellbeing and security.</p> <p>Without any information on the Development design to review we make the following general recommendations:</p> <ul style="list-style-type: none"> • Considerations for shelter, landscaping, street lighting, benches, and seating areas to make spaces attractive and inviting. • Provision of good and safe access connecting the Development Site to existing amenities and public rights of way. • Mitigation of any impact on existing resources in schools and health services using Community Infrastructure Levy to consider as part of the Development to support occupants. • Inclusion of “Happy to Chat Benches” which can support people with their wellbeing by reducing loneliness and social isolation.
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	<ul style="list-style-type: none"> • Inclusion of a sensory garden space (which include a variety of plants and scents). These can support and improve wellbeing in people with learning difficulties and adults with dementia. (See Natural and Sustainable Environment section below for relevant evidence).
<u>Housing</u>	<p>A considerable amount of time is spent daily in the home. It is estimated that 20% of the UK’s housing stock does not meet decent home standard and that the cost to the NHS of poor-quality housing is £2.5 billion per annum (BRE, 2010). Living in good quality and affordable housing is associated with numerous positive health outcomes for the general population and those vulnerable groups. Much of the Housing design has been put in the Reserved Matters.</p> <p>We recognise that housing specification is under Reserved Matters and no other document is presented to review. However, we make the following recommendations:</p> <ul style="list-style-type: none"> • Consider the Housing Standard Design M4(2) to make houses more adaptable at a minimal cost which can support an older population. • Ensure there mixed-tenure affordable housing for groups such as older persons, young families, people with care needs and disabilities. • Ensure the development is suitably flood resistant and houses can be refurbished with minimal impact. (NPPF Point 167(b)).
<u>Healthier food environment</u>	<p>The food environment plays an important role in promoting a healthy diet, but this is a complex system influenced and determined by a series of factors, including a person’s proximity to food retail outlets and the type of food available. Vulnerable groups, and those on a low income, children, young people, those who are overweight or obese, and those of certain ethnicities, are less likely to achieve a healthy and balanced diet. However, existing evidence indicates that making healthier foods more accessible and increasing provision of low-cost healthier food could be effective interventions.</p> <p>There is no information in relation to a healthy food environment.</p> <p>We make the following recommendations:</p> <ul style="list-style-type: none"> • Include an outside space for food growing for each dwelling. This could include allotments / balconies / terraces etc. • Consider linking with local farmers to encourage own food growing initiatives. This could help to promote more active lifestyles, better diets, and social benefits.
<u>Natural & sustainable environment (including Air Quality)</u>	<p>There is evidence linking contact and exposure to the natural environment with improved health and wellbeing. The natural and sustainable environment is comprised of neighbourhood ecosystems and the resulting co-benefits between the environment and health. Air quality is also a risk to human health due to emissions such as nitrogen oxides and particulate matter.</p> <p>We would like to highlight the following considerations: Landscape design:</p>



	<ul style="list-style-type: none"> • Ensure dwellings are close to areas of green space, parks, woodland, and other open space. Provide open and green spaces physical activity for people of all ages. • Provide attractive parks increase visits and social engagement. • Mitigate any flooding risks away from the River Gipping according to the NPPF 2021 point 161(c) and incorporates sustainable drainage systems. <p>Air Quality:</p> <ul style="list-style-type: none"> • The impacts on air quality of construction and post-construction phases should be carefully considered to mitigate impacts on existing and new residents. The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer, and diabetes.
<p><u>Active Travel</u></p>	<p>Suitable access to the full range of community services that include transportation plays an important role in supporting daily activities. Active travel (cycling, walking and use of public transport) can increase physical activity levels and improve physical and mental wellbeing.</p> <p>To further support this, we make the following recommendations:</p> <ul style="list-style-type: none"> • Incorporate inclusive design principles and relevant pictorial information to be more accessible for those with learning difficulties or disabilities. • Ensure footpaths are wide enough meet Suffolk County Council's recommendation of an inclusive design with footpaths of 2 metres width mitigating any danger to footpath users and those with disabilities or buggies.

Links to evidence

<p>1. Neighbourhood design</p> <ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf • Associations between neighbourhood walkability and daily steps in adults, BMC August 2015 - https://bmcpublichealth.biomedcentral.com/articles/10.1186/s12889-015-2082-x • Behaviour Change Techniques Used to Promote Walking and Cycling, PubMed, 2013 - https://www.ncbi.nlm.nih.gov/pubmed/23477577 • Street lighting for preventing road traffic injuries
<p>2. Housing</p> <ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf
<p>3. Healthier food environment</p>



<ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf
<p>4. Natural and sustainable environment (including Air Quality)</p> <ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf# • The Impact of a Sensory Garden for People with Dementia. Therapeutic Recreation Journal Vol. LIV, No. 1 pp. 48–63 • 2020 https://doi.org/10.18666/TRJ-2020-V54-I1-10077 • The Influence of Sensory Gardens on the Behaviour of Children with Special Educational Needs Hussein, H., / Asian Journal of Environment-Behaviour Studies, ajE-Bs, 2(4) Jul /Sep 2017 (p.95-108)
<p>5. Active Travel</p> <ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf • https://www.mencap.org.uk/advice-and-support/transport/local-transport-initiatives • Sustrans: Cycling for everyone: A guide for inclusive cycling in cities and towns 2019 • Manual for Streets 2007. Department of Transport. YouGov: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf
<p>6. Wider determinants</p> <ul style="list-style-type: none"> • Spatial planning for health, PHE June 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf
<p>7. National Policy Planning Framework 2021. www.gov.uk/government/publications/national-planning-policy-framework--2</p>

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

Our Ref: 2021_06882
Date: 6th January 2022

For the Attention of Jasmine Whyard

Dear Mr Isbell

**Planning Application DC/21/06882 – Land north of Barking Road, Needham Market:
Archaeology**

This large proposal affects an area of high potential recorded in the County Historic Environment Record. Within the site itself, finds scatters dating from the Bronze Age to the post-medieval period have been recorded. Low-level evaluation in the southern part of the field has identified post medieval features relating to the remains of Sprites Hall, shown on historic maps to have once stood within this site, and also a number of prehistoric features (NDM 042). Surrounding the proposed development area, significant scatters of multi-period finds have also been recorded (BRK 043, 044, 045, 046, 088 and 105), as well as a pit containing Roman building material (BRK 106). As a result, there is very high potential to encounter further archaeological remains at this location and the proposed development will involve groundworks which will damage or destroy surviving archaeology.

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 (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 archaeological work required at this site. In this case, a second phase of archaeological evaluation (consisting of geophysical survey and trial trenching of the northern part of the application area, as well as further trenching in the southern part of the application area) is 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,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Your ref: DC/21/06882
Our ref: Needham Market – agricultural land
north of Barking Road 60216
Date: 23 December 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Jasmine,

Needham Market: agricultural land north of Barking Road – developer contributions

I refer to the proposal: application for outline planning permission (access points to be considered, appearance, landscape, layout, and scale to be reserved) Town and Country Planning Act 1990 – erection of up to 279no. dwellings (including 100 affordable) (re-submission of DC/20/05046).

The county council submits a **holding objection** in respect of the lack of information provided by the applicant regarding a land reservation for a new early years setting within the proposed development, which is essential infrastructure and underpins the delivery of sustainable development as set out in the NPPF.

There has been a lack of pre-application engagement by the applicant. The county council previously responded to DC/20/05046 by way of letter dated 27 November 2020, which clearly set out the requirement for a new early years setting within the proposed development. There was no pre-application engagement with the county council in respect of this application, which was disappointing and was contrary to the principles of pre-application engagement and front loading as set out in the NPPF. With the new application there has, again, been no pre-application engagement which is particularly disappointing when the applicant is already aware of the early years situation from the consultation response to the previous application. Paragraph 39 of the NPPF says,

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

And in paragraph 40 it says,

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

And paragraph 41 says,

The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.

Land supply position. In respect of the 5-year housing land supply position, the Mid Suffolk area has a 9.54-year supply. The consultation on the position statement ended on 17 December 2021. This is a very healthy supply position (if confirmed) and supports the Government’s objective of significantly boosting the supply of homes [NPPF paragraph 60]. On this basis it would seem that the LPA should only support development in the most sustainable locations across the district and also ensure full policy compliance in respect of infrastructure mitigation and affordable homes.

Summary of infrastructure requirements split between CIL/s106:

CIL	Education	
	- Primary school expansion @ £17,268 per place	£1,156,956
	- Secondary school expansion @ £23,775 per place	£1,141,200
	- Sixth form expansion @ £23,775 per place	£237,750
CIL	Libraries improvements @ £216 per dwelling	£60,264
CIL	Household waste @ £124 per dwelling	£34,596
S106	Secondary school transport	£289,200
S106	Early years	
	- New build contribution @ £20,508 per place	£512,700
	- Freehold land – fully serviced	£1
S106	Monitoring fee per obligation trigger point	£412
S106	Highways	tbc

The National Planning Policy Framework (NPPF) [July 2021] paragraph 57 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 council 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 BMSDC 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 21 January 2016 and charges CIL on planning permissions granted from 11 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').

The details of the impact on local infrastructure serving the proposed development are set out below:

- 1. Education.** The revised NPPF says in paragraph 95, *'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.'*

The NPPF in paragraph 106 says, *'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.'

In paragraph 15 of the DfE guidance 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 most recent scorecard is 2019 and the national average school expansion build cost per pupil for primary schools is £17,268 (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 (£17,268/1.00) produces a total of £17,268 per pupil for permanent expansion of primary schools.

The most recent scorecard is 2019 and the national average new build 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 x 1.00) produces a total of £20,508 per pupil for new build primary schools.

The most recent scorecard is 2019 and the national average new build cost per pupil for secondary schools is £24,929 (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 (£24,929/1.00) produces a total of £24,929 per pupil for new build of secondary 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 (£23,775/1.00) 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"*.

SCC anticipates the following pupil yields from a development of 279 dwellings, namely:

- a) Primary school age range, 5-11: 67 pupils. Cost per place is £17,268 (2021/22 costs).
- b) Secondary school age range, 11-16: 48 pupils. Cost per place is £23,775 (2021/22 costs).
- c) Secondary school age range, 16+: 10 pupils. Costs per place is £23,775 (2021/22 costs).

The local schools are Bosmere County Primary School, Stowmarket High School, and Stowupland High School

At the primary school level, the strategy is to expand the existing primary school up to 420-places. On this basis, at the primary school level a future CIL funding bid of at least £1,156,956 (2021/22 costs) will be made.

At the secondary school level, the strategy is to expand existing provision to meet the demands arising from basic need and housing growth. On this basis, at the secondary school level a future CIL funding bid of at least £1,378,950 (2021/22 costs) will be made.

If the Council considers that planning permission should be granted for the proposed development, this must be on the basis that s106 developer funding is secured by way of a planning obligation for the site-specific costs of secondary school transport. The nearest secondary school is over 3-miles from the proposed development and accordingly pupils will be eligible for free school travel. Contribution required as follows:

- a) **Secondary school transport contribution** – 48 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Annual school transport cost per pupil is £1,205. Therefore, contribution is £1,205 x 48 pupils x 5 years = £289,200, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. This contribution will be used for secondary school transport costs.

2. Pre-school provision. Education 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.

The recently published guidance from the Department for Education on Delivering schools to support housing growth states in paragraph 16: *"Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we*

recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school”.

The National Planning Policy Framework (NPPF) [July 2021] contains policies relevant to the location of community services and facilities within schemes, which are important considerations for the LPA to take into account in assessing the best location for a new early years setting – ‘Promoting healthy and safe communities’ in Chapter 8; ‘Making effective use of land’ in Chapter 11; and ‘Achieving well-designed places’ in Chapter 12.

For example, paragraph 93 of the NPPF says,

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

And in paragraph 95 of the NPPF it says,

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 school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

And in paragraph 126 of the NPPF it says,

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And in paragraph 130 of the NPPF it says,

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There is helpful planning appeal precedent. For example, land off Station Road, Long Melford, Suffolk in the LPA area of Babergh District Council (DC/18/00606) for up to 150 dwellings under PINS reference APP/D3505/W/18/3214377. This was a recovered appeal in which both the Secretary of State and the Inspector attributed significant weight to the securing of land for a new early years setting. In the Decision letter dated 01 April 2020 the Secretary of State agrees that the inclusion of land for a new early years setting should attract significant weight [paragraph 44].

From these development proposals SCC would anticipate up to 25 FTE pre-school children arising, at a cost per place of £20,508.

This proposed development is in the Needham Market ward, where there is an existing deficit of places. Existing provision is unable to be expanded to provide the number of places arising from the proposed development, as well as undetermined applications in the locality.

Where a development proposal is anticipated to create a demand for over 20 FTE places, then a new provision will be sought by the Early Years and Childcare Services. This will include a free site and the construction of suitable premises for a new provision.

The strategy for early years provision would be to provide a new on-site setting.

- It is forecast that up to 44 children ages 2 – 4 will arise, which is the equivalent to 25 FTE places based on one place being 30 hours per week.
- Due to the number of developments emerging in the ward the existing settings are unable to expand to cater for these places arising and the existing deficit.
- A site area large enough to deliver a 60-places setting will be required to futureproof the setting so a minimum site area of 0.1 hectares. There will be the need for a land reservation to be secured within a planning obligation for a flat, fully serviced and free of contamination site to be transferred to SCC for £1. The location will need to be identified and agreed as an integral element of the Masterplan submitted as part of this application. The cost of the county council undertaking a feasibility study to determine the most appropriate location for a new setting will need to be borne by the applicant.
- Land to be used for early years purposes and transferred to SCC prior to first dwelling occupation.
- Planning obligation – financial contribution of £512,700 for SCC to use towards the delivery of a new early years setting for Needham Market, plus freehold transfer of a fully-serviced site of minimum size 0.1 ha to SCC for £1.

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 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 the planning application. This will include travel plan, pedestrian & 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 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Ben Chester will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

Suffolk County Council, in its role as 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.'*

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., £60,264, which will be spent on enhancing provision at the nearest library. 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 (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

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.

A future CIL funding bid of at least £34,596 (£124 per dwelling) will be made to improve the HWRC provision at Stowmarket and/or Ipswich serving the proposed development.

- 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 60 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. Suffolk County Council is the lead local flood authority (LLFA). Paragraphs 159 – 169 refer to planning and flood risk and paragraph 167 states: *'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'

And paragraph 169 says, '*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.'*

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. Ecology, landscape & heritage. These are matters for the Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals. Refer to the MHCLG guidance on the Natural environment [updated 21 July 2019].

10. 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 communications.*' 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 from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

13. Monitoring fee. The new CIL Regs allow for the 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 Deed.

14. The above information is time-limited for 6 months only from the date of this letter.

Yours sincerely,

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

cc Sarah Hammond, SCC (education)
Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)

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/F216294
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 22/12/2021

Dear Sir

AGRICULTURAL LAND NORTH OF BARKING ROAD, NEEDHAM MARKET, IP6 8JJ
Planning Application No: DC/21/06882
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

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: jason@parkerplanningservices.co.uk

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: 22 December 2021

Planning Ref: DC/21/06882

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 Blue <planningblue@baberghmidsuffolk.gov.uk>

Sent: 04 Jan 2022 04:26:05

To:

Cc:

Subject: FW: 2021-12-29 JS reply Agricultural Land North Of, Barking Road, Needham Market Ref DC/21/06882

Attachments:

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

Sent: 29 December 2021 13:58

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

Cc: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

Subject: 2021-12-29 JS reply Agricultural Land North Of, Barking Road, Needham Market Ref DC/21/06882

Dear Jasmine Whyard,

Subject: Agricultural Land North Of, Barking Road, Needham Market, Suffolk Ref DC/21/06882

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06882.

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

- Site Masterplan Ref 043-18-0200_P5
- Flood Risk Assessment Ref EX1807704 Rev B

A holding objection is necessary because the applicant will need to satisfy that national and local policy/guidance on flooding can be met with the proposed development of the site. There is also additional information required for the disposal of surface water drainage.

1. *National Planning Policy Framework (2021) Paragraph 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*
2. *Mid Suffolk District Council's Core Strategy Policy CS 4 Sept 2008 Flood Risk: The council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.*
3. *The Suffolk Flood Risk Management Strategy 2016 Paragraph 2.5 - Planning authorities should only approve development where it can be demonstrated that the proposal satisfies all the following criteria:*
 - a. *it does not increase the overall risk of all forms of flooding in the area through the layout and form of the development and use of appropriate SuDs*
 - b. *it will be adequately protected from flooding;*
 - c. *it is and will remain safe for people for the lifetime of the development*

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 to overcome our current objection:-

1. Applicant needs to demonstrate that only the area's of the site at the lowest flood risk will be development.
2. Due to significant flooding downstream of the site in Needham Market, the applicant is to demonstrate that the proposed development will offer betterment than the existing site usage. A detailed flood risk study has been undertaken by the Environment Agency/LLFA and this shall be acknowledged within the FRA and any recommendations taken on board within the FRA.
 - a. [Surface Water Management Plans – Green Suffolk](#)
3. Applicant needs to provide a plan depicting each drainage catchment which is reference with the FRA.

4. Applicant needs to ensure that there is sufficient space (approx. 12-20% of site) can be maintained for above ground opens SuDS, unless there is clear evidence that this is not appropriate.
5. Applicant needs to demonstrate how the site will be accessed.
 - a. This will need to be either a single span bridge (Suffolk County Council, LLFA preferred option) or a culverted. If a culvert is preferred then a separate Land Drainage Act consent will be required.

Note: Further information maybe required.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
Note I am remote working for the time being

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

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

Sent: 21 December 2021 20:24

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

Subject: MSDC Planning Consultation Request - DC/21/06882

Please find attached planning consultation request letter relating to planning application - DC/21/06882 - Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Kind Regards

Planning Support Team

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

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

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

Your Ref: DC/21/06882
Our Ref: SCC/CON/5734/21
Date: 6 January 2022
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: Jasmine Whyard - MSDC

Dear Jasmine

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06882

PROPOSAL: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (resubmission of DC/20/05046).

LOCATION: Agricultural Land North Of, Barking Road, Needham Market, Suffolk

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

We raised a number of concerns when previously consulted on application DC/20/05046. These concerns have not been adequately addressed in this application and subsequently, our **recommendation for refusal** remains as detailed below and in the SCC Travel Plan and Passenger Transport team comments:

1. Access onto Barking Road: This is within an area with a known flooding issue and whilst the submitted Transport Assessment (TA) states: *'shall consider a raised priority junction with sufficient highway drainage strategy to reduce the likelihood of flooding and restrict access to the Site'*. This does not adequately address the concern. As requested, a secondary permanent access point is required. This matter should be addressed at outline stage, rather than left as a reserved matter, as suggested.
2. Highway Capacity: Paragraph 4.31 of the TA states: *'The junction analysis contained within this TA includes potential development contained within the BMSDC's emerging Joint Local Plan (where trip generation is available).'* For the avoidance of doubt, please clarify whether any relevant sites from the JLP have been excluded due to trip generation not being readily available. We do not typically consider this a valid reason to exclude sites from cumulative assessments.
3. Pedestrian and cycle links: The proposal to provide an uncontrolled crossing point leading to a substandard width footway at the proposed Barking Road access is not acceptable. This is not suitable for vulnerable road users and it is not a suitable access or termination of a cycle facility. A footway connection on the western side of Barking Road and suitable cycle route terminal are required.

SCC Travel Plan team comments:

No Travel Plan has been submitted for this application, which goes against the requirements in Table 3.3 in the Suffolk Travel Plan Guidance (<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>) and Policy LP32 of the new Babergh and Mid-Suffolk Local Plan. This table is based on Appendix B in the DfT Guidance on Transport Assessment, which is still regarded as best practice amongst Transport Practitioners. These thresholds would measure what would be a significant highway impact in accordance with paragraph 113 of the NPPF.

Any Travel Plan submitted must include the following:

- To appoint a Travel Plan Coordinator prior to the occupation of the development
- A commitment to provide each dwelling a resident travel information pack with a multi-modal voucher to the value of two one month bus tickets. This voucher can be used towards the purchase of bus tickets, rail tickets or a cycle voucher
- Further measures such as keeping the residents engaged with the Travel Plan through newsletters, social media and on-site event days
- A commitment to monitor the Travel Plan from occupation of the 100th dwelling for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration) in accordance with Suffolk County Council's monitoring requirements
- A budget to demonstrate that sufficient funds will be allocated to fully deliver the Travel Plan
- A commitment to pay a £1,000 per annum Travel Plan Evaluation and Support Section 106 Contribution to Suffolk County Council from occupation of the 100th dwelling for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration)

As an alternative, Suffolk County Council are also able to take on the function of taking on the implementation and monitoring of the Travel Plan for a Section 106 contribution of £110,755. This will need to be formally agreed by the Applicant prior to the determination of this planning application.

On review of the Transport Assessment some further work will need to be put into the public transport measures, as the document identifies that there are no bus services that serve the stops nearest to the development. To help address this issue the Applicant should approach some of the local bus operators to see there are any opportunities to divert, or provide new bus services for this development. Evidence and the outcomes of these discussions should be submitted as part of the planning consultation process to comply with the requirement of paragraph 110 of the NPPF.

A Travel Plan or Technical Note that addresses these comments above will need to be submitted prior to the determination of this application.

SCC Passenger Transport team comments:

Specifically here, we have no service along Barking Road at present, and the 88 Ipswich – Stowmarket route sticks to the B1113 which makes the nearest stops around 750m from the site entrance and significantly more to the houses at the far end. **This obviously exceeds the 400m guideline so the site should probably be refused as unviable on that basis unless they are going to fund a new service.** First previously ran the 88 around Foxglove Ave/Chainhouse Road and those stops still exist in the database (although I am not sure if they are currently marked on site). It is unlikely that First would want to go back to this route as it doesn't fit their "fast end-to-end with few diversions" philosophy for commercial routes, so even with suitable financial inducements there is no way we will get them to serve the new development.

It might, however, be possible to get them to restore the Foxglove loop which would bring services closer to the new homes. If pedestrian routes were created between the new site and Foxglove (via the car parking at the south end, and Football club access/Quinton Road at the north) that would cut the walking distance significantly and bring a further 300 or so homes back into sensible distance of a bus stop as well as the new ones. Such a diversion would need two additional buses for the 88 corridor at around £200,000 per year. Because the diversion only serves existing roads, it could be started immediately which would ensure buses were running when the first new home is sold. It would also give the current residents their service back sooner, meaning commercial viability could also be reached sooner and bringing the annual cost down. Assuming a 4-year build-out for the site it should be possible to get the route viable for under the £800,000 that a £200k/year figure would imply. I'd need to get First involved to do the maths from their end before committing to a final figure though.

Alternatively, I know there is some demand for a Bildeston area – Stowmarket service which could also cover this site, the Foxglove loop and possibly also the Hurstlea Road loop that First dropped at the same time as Foxglove. This could connect with Ipswich-bound 88s on the High Street. This could potentially serve the new estate – especially if the northern access as marked on the plan is made permanent and the access to the football club improved to allow a link through to Quinton Road. That would then need 3 -6 new stop pairs within the development depending on whether buses ran in, around and out or through on one side or the other. If they don't go on site, the ped links mentioned would still be required, we could also then create a pair of stops on the B1078 Barking Road which would serve the site and also the health centre. Given the nature of the roads, this would also need two buses to guarantee an hourly service so a similar figure per year. I'm not so certain that this route could end up being fully commercial, but a 4-5 year commitment would give us time to assess it properly and seek additional funding to keep it going once the developer contribution ran out.

The third option would be to bring buses this far as part of a new and improved Stowmarket/Stowupland town service which will also cover Cedars park and the new developments to the north/west of Stow. If funds from those and this site were pooled we could probably get 7-8 years of guaranteed service before it needed to be viable.

For any of those options I would also be looking for stop improvements on Foxglove/Chainhouse and possibly Hurstlea Road. Average £10k per stop with between 6 and 12 stops being improved depending on which routes happen. That would enable all the kerbs to be raised and a couple of shelters/screens at the key points. So max infrastructure contribution of £120k +/- what they build on site.

A final option for getting something onto the site would be a demand responsive service that could link up with 88 on the high street and also the station. That could probably be delivered for around £100,000 per year and could again cover the bits stopped by First as well as the new homes. Neither of the current services on this model have been running long enough to judge whether they can become viable longer term, but worth a try as a back-up plan.

No comments received as yet from SCC PROW Team.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

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

Sent: 08 Mar 2022 02:29:28

To:

Cc:

Subject: FW: Minerals consultation

Attachments:

From: Ross Walker <Ross.Walker@suffolk.gov.uk>

Sent: 08 March 2022 09:52

To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Cc: Andrew Sierakowski <Andrew.Sierakowski@suffolk.gov.uk>

Subject: RE: Minerals consultation

Hello Jasmine,

Thank you for consulting the Suffolk Minerals and Waste department on application DC/21/06882.

This proposal is located within the Minerals Safeguarding Area, outlined in Policy MP10: Minerals consultation and safeguarding areas and associated maps.

This Proposal is 15 Ha which is above the 5Ha threshold for safeguarded areas as outlined in Policy MP10: Minerals Consultation and safeguarding areas.

We request further information on the Mineral deposit at this safeguarded location:

We request that a 'Borehole and grading analysis' be carried out detailing the economic viability of the deposit which will be submitted to and assessed by the Local minerals Authority. If material is found on site and it is deemed to be economical viable for extraction an application should be submitted to the Local Minerals Authority for extraction. If material is found and it is not economically viable for extraction but can be used within the project we would ask for conditions to be put in place to require the material be used on site in the proposed development where possible.

Please do get in touch if you have any questions.

Kind Regards

Ross Walker
Planning Officer
Strategic Development
Suffolk County Council
T: 01473265071
E-mail: Ross.Walker@suffolk.gov.uk

Ross.

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

Sent: 14 Feb 2022 11:18:46

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

Attachments:

From: David Falk <david.falk@suffolk.gov.uk>

Sent: 14 February 2022 09:53

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

Cc: Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Andrew Woodin <Andrew.woodin@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>; GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

PUBLIC RIGHTS OF WAY AND ACCESS – FURTHER RESPONSE

REF: DC/21/06882

Further to the response below, the rights of way and access team would like to make additional comments:

- **We have concerns over the proposal for a second main entrance at the north east of the development.**
- **Access from this point would be over Needham Market Bridleway 15 (The Drift).**
- **A second main entrance has been previously described as an emergency access only. If this is now proposed as a main entrance then it will have an adverse impact on the use of Needham Market Bridleway 15.**
- **Should the development be permitted then Needham Market Bridleway 15 will need to be fully segregated from the access. This will require a 3m width with appropriate surfacing and safe crossing points of all carriageways to ensure safe continued use of Needham Market Bridleway 15.**

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: 07 January 2022 17:02

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Andrew Woodin <Andrew.woodin@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/06882

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW) but will create access onto an extensive network of public rights of way in the area. The Definitive Map for Needham Market can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Needham-Market.pdf> and for Barking can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Barking.pdf> but more detailed plots of public rights of way must be requested by the Applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We largely accept this proposal. It is anticipated that a large development such as this will lead to a significant increase in footfall on the local PROW network, therefore some works are necessary to improve and safeguard the quality of the network. To this end, we would request the following (please see attached plan for reference points and suggested routes):

1. The developer includes in the site layout an pedestrian / cycle route of ideally 3 metres width set within a green corridor through the site linking The Drift (Bridleway 15 Needham Market) in the north-eastern corner of the development, to Barking Road on the south-eastern side of the development. We would like to see the southern end of this link onto Barking Road at a separate point from the vehicular entrance to the development to give a safe, continuous, fully accessible non-vehicular route all the way through the site from north to south.
2. £500 under s106 to enable us to install a new set of steps and a handrail on Footpath 47 Barking.
3. (3a and 3b) £23,600 under s106 to lay a new sealed surface on parts of Bridleway 15 Needham Market.
4. £4,800 under s106 to install a new bridleway bridge on Bridleway 26 Barking.
5. £19,400 under s106 to lay a new unsealed surface and carry out clearance works on a section of Footpath 1 Needham Market.
6. Creation of a new 2 metre wide unsealed surfaced public footpath as shown at point 6 of the attached plan, along the western side of the hedge. Having carried out a map search with HM Land Registry (see attached), it appears that this parcel of land is in the same ownership as the development site, therefore it should be within the landowner's gift to agree to the creation. £31,700 under s106 would be required for the legal works, clearance, construction and surfacing, and the installation of a footbridge.

Total s106 contribution request = £80,000

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 MUST remain open, unobstructed, and safe for the public to use at all times**, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed as per point 4 below.
2. 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.

3. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
4. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To 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.
5. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
6. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
7. Any hedges adjacent to PROW must be planted a minimum of 1.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not 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 metre 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

Page 260

PROWplanning@suffolk.gov.uk

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

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

Sent: 21 December 2021 20:24

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

Subject: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

Please find attached planning consultation request letter relating to planning application - DC/21/06882 - Agricultural Land North Of, Barking Road, Needham Market, Suffolk

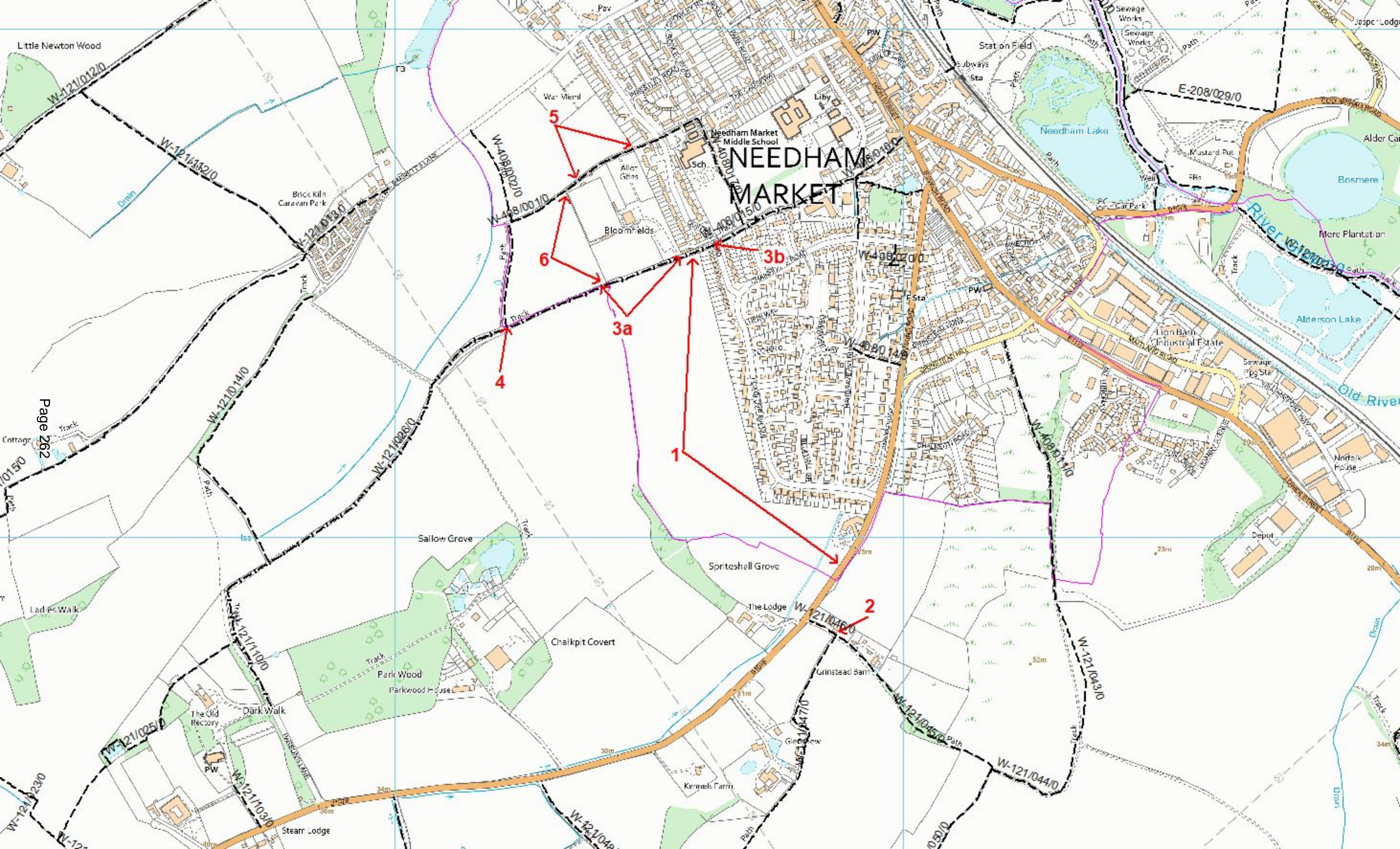
Kind Regards

Planning Support Team

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



NEEDHAM MARKET

5

6

3b

3a

4

1

2

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

Sent: 10 Jan 2022 12:03:02

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

Attachments: 2020-11-20 PROW request plan.JPG, ufm88_Standard_Consultation.pdf

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

Sent: 07 January 2022 17:02

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Andrew Woodin <Andrew.woodin@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/06882

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW) but will create access onto an extensive network of public rights of way in the area. The Definitive Map for Needham Market can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Needham-Market.pdf> and for Barking can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Barking.pdf> but more detailed plots of public rights of way must be requested by the Applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

Our response to this application mirrors our response dated 20 November 2020 to consultation DC/20/05046/OUT.

We largely accept this proposal. It is anticipated that a large development such as this will lead to a significant increase in footfall on the local PROW network, therefore some works are necessary to improve and safeguard the quality of the network. To this end, we would request the following (please see attached plan for reference points and suggested routes):

- 1. The developer includes in the site layout an pedestrian / cycle route of ideally 3 metres width set within a green corridor through the site linking The Drift (Bridleway 15 Needham Market) in the north-eastern corner of the development, to Barking Road on the south-eastern side of the development. We would like to see the southern end of this link onto Barking Road at a separate point from the vehicular entrance to the development to give a safe, continuous, fully accessible non-vehicular route all the way through the site from north to south.**
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Total s106 contribution request = £80,000

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services. Funding to be sought through development and transport funding, external grants, other councils and partnership working.”

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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:

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 - 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.

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

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

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

Sent: 21 December 2021 20:24

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

Subject: MSDC Planning Consultation Request - DC/21/06882 *Agricultural Land North Of, Barking Road, Needham Market

Please find attached planning consultation request letter relating to planning application - DC/21/06882 - Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Kind Regards

Planning Support Team

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From: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Sent: 12 Jan 2022 03:43:40
To:
Cc:
Subject: FW: DC/21/06882 - Barking Road, Needham Market
Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 12 January 2022 12:17
To: Jason Parker <jason@parkerplanningservices.co.uk>
Cc: Magnus Magnusson <magnus@parkerplanningservices.co.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Subject: RE: DC/21/06882 - Barking Road, Needham Market

Dear Jason,

Thank you for getting in contact with me. There are more detailed comments on the Travel Plan element included in the Suffolk County Council Highway Response dated 6th January 2022 about what will need to be agreed at this stage to ensure a suitable Travel Plan is secured at a later stage. It cannot be solely dealt with at the reserved matters stage, as I will require further evidence on some additional sustainable transport measures that need to be investigated prior to the determination of this application (e.g. bus service improvements & walking and cycling links). Some of these measures will require Section 106 contributions that I will not be able to request at the reserved matters stage, and some may require additional planning conditions that will need to be secured as part of the outline planning application.


If you could please submit a response to the Travel Plan section in the Highway response that all the requested actions have been agreed by yourselves and completed, I should then be able to recommend a way forward in securing the Travel Plan.

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
Telephone: 01473 264970
Mobile: 07860 832202
email : chris.ward@suffolk.gov.uk
web : www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/ & www.thewaytogosuffolk.org.uk



From: Jason Parker <jason@parkerplanningservices.co.uk>
Sent: 06 January 2022 16:41
To: Chris Ward <Chris.Ward@suffolk.gov.uk>
Cc: Magnus Magnusson <magnus@parkerplanningservices.co.uk>
Subject: DC/21/06882 - Barking Road, Needham Market

 **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 Chris,

I have read your response in relation to the above. We would be pleased for a planning condition to be imposed in relation to requiring a travel plan to be prepared prior to the submission of the reserved matters application. You will note that this application is for 'outline' permission for 'up to 279 dwellings' and the number of dwellings may be reduced of course and the site layout and other aspects of the scheme are not being requested at this stage, as it is an outline application with all matters reserved apart from access.

I wonder therefore if we can agree for a planning condition to be imposed to require it to be submitted as part of the reserved matters application?

Kindest regards
Jason



JASON PARKER
Director & Head of Planning
01603 516319 / 07538 463044
jason@parkerplanningservices.co.uk
www.parkerplanningservices.co.uk

Offices in: Norfolk Suffolk Cambs Lincs
Essex



From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 23 December 2021 09:50
To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/06882

Dear Jasmine,

Thank you for consulting me about the proposed residential development at Land North of Barking Road in Needham Market. Having had the chance to review the planning documents submitted, I would like to object to this planning application, as no Travel Plan has been submitted.

According to Table 3.3 in the Suffolk Travel Plan Guidance (<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>) a residential development of up to 279 dwellings will require a Travel Plan. This requirement is further supported by Policy LP32 in the new Local Plan.

Either a Travel Plan, a Technical Note to produce a Travel Plan at a later date in accordance with the requirements in the Suffolk Travel Plan Guidance, or a commitment to pay Suffolk County Council a Section 106 contribution to deliver the Travel Plan on behalf of the developer will need to be submitted for review by Suffolk County Council (as Highway Authority) prior to the determination of this application.

More detailed comments will follow in the formal Suffolk County Council Highways response that Ben Chester is leading on.

Kind regards

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

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

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

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

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>
Sent: 21 December 2021 20:23
To: Chris Ward
Subject: MSDC Planning Consultation Request - DC/21/06882

Please find attached planning consultation request letter relating to planning application - DC/21/06882 - Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Kind Regards

Planning Support Team

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

Sent: 12 Jan 2022 03:12:32

To:

Cc:

Subject: FW: (301926) DC/21/06882. Air Quality.

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 12 January 2022 12:56

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

Cc: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

Subject: (301926) DC/21/06882. Air Quality.

EP Reference : 301926

DC/21/06882. Air Quality.

Land On The North West Side Of, Barking Road, Needham Market, IPSWICH, Suffolk.

Outline PP (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) T&C Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Many thanks for your request for comments in relation to the above application. I can confirm that I have no cause to amend my comments made at the 2020 planning 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



25th January 2022

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

By email only

Thank you for requesting advice on this outline 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/21/06882
Location: Agricultural Land North Of Barking Road Needham Market Suffolk
Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Dear Jasmine,

Thank you for consulting Place Services on the above outline application.

Holding objection due to insufficient ecological information on European Protected Species (Hazel Dormice & bats), Protected species (reptiles) and Priority species farmland birds (Skylark)

Summary

We have reviewed the Ecological Impact Assessment (Parker Planning Services Ltd, December 2018), and Planning Supporting Statement (Parker Planning Services Ltd, November 2021) provided by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of proportionate mitigation measures.

We are not satisfied that sufficient ecological information is currently available for determination of this application.

This is because the Ecological Impact Assessment submitted in support of this application is out of date, following CIEEM¹ and Government Guidance² (Protected species and development: advice for local planning authorities).

¹ [Advice note on the Lifespan of Ecological Reports and Surveys \(CIEEM, April 2019\)](#)

² <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species>



Despite the statement in paragraph 5.34 that a walkover survey undertaken in September 2020 (over 12 months prior to the Planning Supporting Statement) that conditions on site have not changed, there is no detailed justification in the ecology report submitted or evidence that a walkover survey was undertaken or consideration of mobile species.

This is required prior to determination because the Local Planning Authority must consider the guidance under paragraph 99 of the ODPM Circular 06/2005. This advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. Therefore, if there is a reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted.

Based on Appeal decisions, Place Services ecologists always advise that the LPA requires certainty of likely impacts on protected species *prior to determination* so we refute the statement in paragraph 5.36 of the Planning Supporting Statement that an indication was given that new data or surveys could be secured by a condition of any consent.

We therefore stand by our comments that additional surveys for protected species likely to be present and affected by the development are necessary and recommend that updated surveys by a professional ecologist and provision of a revised Ecological Impact Assessment report are provided.

We still do not consider that the Dormouse or reptile surveys are up to date *or fit for purpose*. This is because the surveys conducted in 2016 by Southern Ecological Solutions Ltd for the refused application (3506/16) were only carried out on the southern part of the site. Therefore, it is recommended that these surveys are updated to support this application. In particular, it is highlighted that Hazel Dormice are a notoriously difficult species to survey and a lack of evidence within 2016 does not necessarily mean that the species is likely absent from the site boundaries if the habitat is suitable and connectivity across the wider landscape is present.

Furthermore, it is considered likely that development could impact upon foraging and commuting bats. Therefore, unless impacts can be designed out with embedded mitigation, we also recommend that a Bat Activity Survey should be carried out to assess the likely impacts upon these European Protected Species. This is necessary to determine whether masterplans will impact upon key bat flightpaths and will help inform appropriate Wildlife Sensitive Lighting Strategies for the scheme. Any additional recommendations should follow guidance provided by BCT & ILP (2018)³.

All necessary further surveys must be undertaken by suitably qualified ecologists at the appropriate time of year using standard methodologies.

We also note that the Ecological Impact Assessment has identified that development will result in the loss of between 1.4 and 4.2 estimated nesting territories of Skylark within the site based on average nesting densities on arable farmland. Therefore, it is recommended that a Farmland Bird Mitigation

³ [Bat Conservation Trust and Institution of Lighting Professionals \(2018\) Guidance Note 08/18: Bats and artificial lighting in the UK Bats and the Building Environment Series. BCT, London.](#)



Strategy will be required to secure offsite compensation for the maximum number of nesting territories that could be present on the site. Therefore, the proposed offer to provide nesting opportunities for other BoCC Red listed species is not considered appropriate as it involves no measures for Skylark, a Priority farmland bird.

The Farmland Bird Mitigation Strategy would require the delivery of two Skylark plots for every Skylark territory lost or displaced, following the methodology for the Agri-Environment Scheme option: '[AB4 Skylark Plots](#)'. The Skylark plots should be secured in nearby agricultural land for a period of 10 years. This could include correspondence with [Whirledge & Nott](#) who may be able to secure delivery of the bespoke mitigation strategy under a stand alone agreement or alternatively, if appropriate nearby agricultural land within the applicant's control can be provided, details for the Skylarks plots can be included in the Farmland Bird Mitigation Strategy.

We recommend that all development includes reasonable biodiversity enhancements to meet paragraphs 170d and 180d of the NPPF 2021 and expect a Biodiversity Net Gain (BNG) feasibility report to be provided to demonstrate losses and gains for the development. Should this report show that net gain can be delivered, a final design stage BNG report can be secured by a condition of any consent to be discharged at Reserved Matters stage. We therefore also request further information on net gains as paragraph 5.3 is currently insufficient.

Therefore, further information is required to provide the LPA with certainty of impacts on protected and Priority species and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to provide the additional information in to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal 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/21/06882

Application Summary

Application Number: DC/21/06882

Address: Agricultural Land North Of Barking Road Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 -
Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Case Officer: Jasmine Whyard

Consultee Details

Name: Miss Katherine Pannifer

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

Email: Not Available

On Behalf Of: Heritage Team

Comments

I have no comments to provide on behalf of Heritage team for this proposal. The comments provided on previous application DC/20/05046 remain relevant.

Kind regards,

Katherine Pannifer

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

Sent: 11 Jan 2022 02:05:09

To:

Cc:

Subject: FW: (301928) DC/21/06882. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 11 January 2022 10:01

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

Cc: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

Subject: (301928) DC/21/06882. Land Contamination

EP Reference : 301928

DC/21/06882. Land Contamination

Land On The North West Side Of, Barking Road, Needham Market, IPSWICH, Suffolk.

Outline PP (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) T&C Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination as all such issues were dealt with and addressed at the outline permission stage.

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



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

11/01/2022

For the attention of: Jasmine Whyard

Ref: DC/21/06882; Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Thank you for consulting us on the application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279 No dwellings (including 100 affordable) (re-submission of DC/20/05046). This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

This is a re-submission of a previously refused application, therefore a significant proportion of our application assessment and recommendations are unchanged.

The existing site (estimated 16.2ha) is a large-scale sloping open arable fields with field boundaries marked by hedgerows in varying condition. The eastern boundary abuts existing residential development, the western boundary by agriculture fields and priority habitat deciduous woodland, the north by the football ground adjacent to PRoW (bridleway W-408/015/0) known as 'the Drift' and the south by the B1078, Barking Road.

This site is identified as potentially suitable land for residential development in the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA 2020) (Site SS0028). However, the Landscape Sensitivity Assessment (LUC, 2020) states that *"development of the site is likely to be perceived as an advancement into the undeveloped countryside"* and that the *"landscape makes a positive contribution to the rural setting and character of Needham Market and provides a rural backdrop to existing settlement... The development of the site is likely to be perceived as encroachment into the countryside. Other sensitive features including the sloping landform, undeveloped backdrop provided to existing settlement, open views and deciduous woodland habitat"*. The assessment concluded that the site would have an overall moderate landscape sensitivity to residential development.

The site is adjacent to a Special Landscape Area (SLA). Policy CL2 Special Landscape Areas of the Mid Suffolk Local Plan (1998) Saved Policies states that development proposals in Special Landscape Areas *"will only be permitted where they maintain or enhance the special landscape qualities of the area and ensure that the proposal is designed and sited so as to harmonise with the landscape setting."* Although the site is not located within the SLA and the designation has not been carried forward into the emerging Joint Local Plan the intrinsic value of the landscape remains and should be protected.

Policy CS 5 Mid Suffolk's Environment (Mid Suffolk Core Strategy 2008) states that; *“All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. To protect, manage and enhance Mid Suffolk's biodiversity and geodiversity based on a network of:*

- *Designated Sites (international, national, regional and local)*
- *Biodiversity Action Plan Species and Habitats, geodiversity interests within the wider environment*
- *Wildlife Corridors and Ecological Networks*

and where appropriate increase opportunities for access and appreciation of biodiversity and geodiversity conservation for all sections of the community....”

In regard to Landscape: *“ The Council will 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 encourage development that is consistent with conserving its overall character.”*

The Suffolk Landscape Character Assessment defines the landscape character types (LCT) for the site and the surrounding landscape. The Rolling Valley Farmlands LCT defines the eastern part of the site, whilst the western edge of the site is defined by Ancient Plateau Claylands LCT. Key features of both LCT include: distinct areas of regular field patterns, flat or gently rolling arable landscape, small patches of straight-edged fields associated with the late enclosure of woods and greens and hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees. The assessment states that due to rolling landform, settlement expansion will have a significant visual impact and adversely affect the character of the landscape. While the outline proposal looks to mitigate its impact on the landscape setting and character by enhancing the existing field boundaries and the provision of additional green infrastructure/structural planting too, there is still a concern that the development is disconnected from the existing settlement, encroaching into the countryside, and impacts on the landscape setting and character will be adverse.

Review of submitted information

A revised layout has been submitted (Site Masterplan 043-18-0200_P5) which includes some minor layout changes, though the location and density of the built form and proposed green infrastructure remains largely unchanged from the previous application DC/20/05046.

The submitted Landscape and Visual impact Appraisal (LVA) (Document ref: LFM/PPL/NEE/LA01) has been resubmitted without change or addition, therefore our previous comments still apply.

We would once again draw attention to fact the site is identified as having an agricultural land classification of Grade 2, which means it is 'very good quality agricultural land' quality with minor limitations which affect crop yield, cultivations or harvesting. Defra estimates that combined Grade 1 and 2 only account for 21% of all agricultural land in England. While the site is under the 20 hectares Best and Most Versatile (BMV) threshold, we believe the permanent and unreversible loss of this high grade agricultural land would be of significance.

Furthermore, this grade of land is given a higher status when considering development as NPPF Para 174 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by [...] recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”

Policy CS 5 (Mid Suffolk Core Strategy 2008) also refers to geodiversity, and how it should be protected, managed and enhanced.; *“All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area. To protect, manage and enhance Mid Suffolk’s biodiversity and geodiversity”*. Therefore, consideration for its geodiversity quality, as well as its landscape and visual quality should be a key factor in determining the suitability for development on this site.

In summary, we are of the judgement that the proposed development will bring forth adverse harm to this landscape, its geodiversity, rural setting and character , all of which are contrary to Policy CS5. Therefore, on this basis we cannot be supportive of this outline planning application.

If you have any queries regarding the matters 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.

From: Susan Lennard <Susan.Lennard@babberghmidsuffolk.gov.uk>
Sent: 10 January 2022 14:43
To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Cc: Susan Lennard <Susan.Lennard@babberghmidsuffolk.gov.uk>; Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Subject: PLANNING APPLICATION DC/21/06882 NEEDHAM MARKET

PLANNING APPLICATION: DC/21/06882

OUR REFERENCE: 301981

PROPOSAL: Outline PP (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) T&C Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

LOCATION: Land to the north west of Barking Road, Needham Market, Ipswich.

CONSULTEE COMMENTS: Noise, light, odour, smoke.

Dear Sirs

I write with regard to the above planning consultation. Having reviewed the planning documentation I would offer the following observations as follows;

- This application is a re submission of a previously refused application for outline permission DC/20/05046
- The application site is bordered on its eastern elevation by residential dwellings and along the northern elevation by the Needham Market Football Club. The intensity and precise nature of use of this facility is not known.
- The Environmental Protection team requested that a noise and light assessment be undertaken by a suitably qualified consultant in consultation with the Environmental Protection Team and submitted to the LPA prior to determination to enable consideration of the likely impact of the facility on the occupants of the proposed dwellings.
- In the Planning statement submitted by Parker Planning services in connection with this most recent application, Section 5.44 states;

Noise and Light

Refusal reason 7 pertaining to the previous application (appendix A) related to insufficient information having been submitted to demonstrate that existing noise and light pollution from Needham Market Football ground and training pitch would not detrimentally affect future occupants of the site on the basis of their location and proximity to the club. It is not considered that noise and light pollution would cause significant 'harm' to future occupiers of the dwellings given how infrequently the matches and training take place at the football club. Furthermore, matches and training rarely go beyond 10pm in the evening. Furthermore, there are many examples of residential developments being built in close proximity of sporting venues.

- No additional information has therefore been provided in relation to our previous request for a noise and light assessment.

Whilst we understand that many such sporting facilities operate in areas of mixed residential, it is important to consider both the current and future impact such a facility may have on the future occupants of the proposed dwellings having regard to the nature, frequency and intensity of use. There is currently insufficient information provided in order for us to assess these aspects in relation to the proposal. We would therefore reiterate the requirement for a noise and light assessment to be undertaken and submitted to the LPA. The assessment should detail;

- The current hours of use/opening of the football club.
- Current licensing or planning restrictions to include activities permitted and hours of opening/use.
- Nature of activities undertaken on the pitches ie uses other than football.
- Proximity of proposed dwellings along northern boundary of site having regard to siting, orientation and planting belt.
- Current lighting emitted from site along northern boundary.
- Any mitigation measures proposed having regard to noise and or light to include proximity of dwellings to the northern boundary of the site, height and orientation of dwellings, provision of area of recreational land and any associated screening along this northern boundary to create space between the boundary and the proposed dwellings.

Once we have received this information we will be able to provide further comments.

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

Susan.lennard@baberghmidsuffolk.gov.uk

01449 724943

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

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

From: BMSDC Public Realm Consultation Mailbox

<consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 05 January 2022 15:31

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

Subject: RE: MSDC Planning Consultation Request - DC/21/06882

Public Realm Officers have no additional comments to make at this stage. Comments made on the previous (refused) application DC/20/05046 are still relevant and appropriate for this revised application

Regards

Dave Hughes

Public Realm Officer

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

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

Sent: 21 December 2021 20:21

To: BMSDC Public Realm Consultation Mailbox

<consultpublicrealm@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/21/06882

Please find attached planning consultation request letter relating to planning application - DC/21/06882 - Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Kind Regards

Planning Support Team

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

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>

Sent: 10 January 2022 14:03

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Subject: DC/21/06882

Dear Jasmine,

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/06882

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (resubmission of DC/20/05046).

Location: Agricultural Land North Of, Barking Road, Needham Market, Suffolk

Many thanks for your request to comment on the Sustainability and Climate Change related aspects of this application.

I hve viewed the applicant's documents, namely the Planning, Design and ACCESS statements.

It is disappointing that the Applicants have not addressed my initial comments included in my response to the previous application, namely whilst the application is for outline permission however some consideration of this topic area is expected at this stage.

There is scant mention of Sustainability and no mention of Climate Change mitigation in any of the documents.

Considering we are in the midst of a Climate and Ecological Emergency this is disappointing, when the national target is to achieve net zero, i.e. 100% Carbon emission reduction by 2050, only 28 years away. With developments constructed with levels of insulation, fabric measures and low carbon building services 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. The other issue is that the properties will be more expensive to heat in the winter and may overheat in the summer.

Therefore I recommend refusal of this application. if the planning department decided to permit and set conditions on the application taking into account my above comments, I would recommend the following.

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

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

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

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

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

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

Guidance can be found at the following locations:

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

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.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Mob.: 07849 353674
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Jasmine Whyard – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 11 January 2022
Subject: Outline Planning Application
Proposal: DC/21/06882

Application for outline planning permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Location: Agricultural Land North Of Barking Road Needham Market Suffolk

1. Key Points

<p>Support: The applicant is proposing 100 affordable homes, which equates to more than 35% of the development. Hence policy compliance is being achieved. However, planning officers / committee will need to assess how to consider over-provision at the point of determination.</p>
--

<p>Comment: Whilst the mix of affordable unit sizes is broadly acceptable, a different mix would be preferable and further discussion and agreement is required in respect of the size and tenure of units.</p>
--

<p>Comment: The indicative open market mix, whilst not part of this application, is not supported. A condition should be applied to any outline permission to ensure that the open market mix can be given proper consideration at the reserved matters stage.</p>

<p>Comment: 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 use by the time this development comes forward.</p>

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 61

applicants registered for affordable housing with a local connection to Needham Market, as of January 2022, with just over 600 applicants currently on the Housing Register with a connection to Mid Suffolk.

3. Preferred Mix for Affordable Housing

3.1 The applicant has proposed 100 affordable units, which is slightly in excess of the 35% required under planning policy. The policy would be satisfied through the provision of 97 affordable homes, and legal advice should be sought in respect of including more than 35% at determination. The following mix of unit sizes is proposed:

Unit Type	Number
1-bed flat	9
2-bed flat	9
2-bed bungalow	10
2-bed house	6
3-bed house	30
4-bed house	31
Total:	5

3.2 The mix of unit sizes is broadly acceptable, although slight adjustments are proposed in the table below.

3.3 The following matters will need to be clarified in order to agree the affordable housing mix as part of the grant of any planning permission.

- (i) The number of occupants each unit is intended to accommodate. The following is recommended; 1-bed 2-person (1b2p), 2b4p, 3b5p and 4b7p.
- (ii) The tenure of each unit. The Council currently seeks 75% of affordable homes as Affordable Rents and 25% as Shared Ownership, however we need to be mindful of the emerging Joint Local Plan (which may be in force by the time of determination) and paragraph 65 of the NPPF (regarding 10% affordable home ownership).
- (iii) The floorspace (gross internal area) of each unit. The Council seeks the Nationally Described Space Standard.

3.4 Based on current practice and the applicant's proposal of 100 units, the following mix of affordable homes is proposed.

Tenure	Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)	Type
Affordable Rent	8	1b2p	50	Flat / Maisonette ¹
(72 units total)	6	2b4p	70	Flat / Maisonette ¹
	8	2b4p	70	Bungalow

¹ Each unit with own front door and no communal areas.

	12	2b4p	79	House
	36	3b6p	102	House
	2	4b7p	115	House
Shared Ownership	4	2b4p	70	Flat / Maisonette ¹
(28 units total) ²	2	2b4p	70	Bungalow
	7	2b4p	79	House
	14	3b5p	93	House
	1	4b7p	115	House

3.5 The eventual layout of the development will need to strike a balance between clustering for management purposes and integrating the affordable and market homes. This is a key issue which we will look for at Reserved Matters stage.

3.6 Clusters of more than 15 affordable dwellings are not acceptable and affordable housing must not be clustered in less desirable areas of the site. To aid management by the eventual RP, the flatted units should not be in blocks of more than six and should be distributed through the site.

3.7 The applicant will also need to ensure that the affordable homes are built to the same quality and designs as the market homes, ensuring a tenure-blind design.

3.8 A phasing plan will need to be agreed and secured, to ensure that affordable homes are delivered alongside market homes.

3.9 It will need to be confirmed that the eventual Registered Provider will not be subject to unreasonable ongoing costs for highway maintenance. On this basis, the preference of the Housing Authority would be for the entire road network to be delivered to an adoptable standard and the use of private drives to be minimised. Where private drives are needed, they should be delivered to a high (preferably adoptable) standard.

Ongoing highway maintenance costs are an issue in respect of affordability, with costs either being passed on to tenants / leaseholders or borne by the eventual RP. Development proposals which leave RPs or residents with high ongoing maintenance costs may struggle to find a provider willing to take the units on.

3.10 Other relevant information on the affordable housing is as follows:

- The affordable units must be promptly transferred to a Registered Provider, acceptable to the Housing Authority. Properties must be built to current Homes England and Nationally Described Space Standards 2015.

² With regard to paragraph 65 of the NPPF, which requires that 10% of the development be for affordable home ownership, as clarified in the July 2021 update.

- All ground floor flats 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, bin 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 Whilst the open market mix is not part of this application, an indicative mix has been provided. **It is recommended that a condition be applied to any outline permission to ensure that the open market housing mix is given proper consideration as part of any Reserved Matters application.**

4.2 The key (extant) policies for considering this issue are Policy CS9 of the Mid Suffolk Core Strategy and H14 of the Mid Suffolk Local Plan (1998). The emerging Needham Market Neighbourhood Plan (policy NM1) and Joint Local Plan may also be relevant.

4.3 The SHMA (2019, part 2)ⁱ 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 can provide an appropriate mix (in the context of CS9) and contribute to meeting overall needs.

4.4 The table below sets out what a development of 300 dwellings would look like if it mirrored the District need exactly. This can be considered as a starting point for determining the market mix, which needs to reflect the circumstances of the site.

Size of home	Indicative Mix	District Need Split <i>(based on 179 market dwellings)</i>	Difference
One bedroom	3	13	-10
Two bedrooms	30	62	-32
Three bedrooms	88	52	+36
Four or more bedrooms	58	52	+6

4.5 The mix proposed by the applicant deviates significantly from District needs in respect of the 1-, 2- and 3-bed units. As such this indicative mix is not supported; it is hoped that this will be rectified by the time of any reserved matters.

4.6 With regard to CS9, provision of additional smaller dwellings would also aid affordability. The proposal to include a number of bungalows is welcomed.

4.7 The applicant should be aware of the policy requirements in respect of housing standards in respect of the emerging Joint Local Plan.



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/21/06882	
2	Date of Response	23/12/2021	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site in order to carry out waste collections. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>Attached is the latest waste guidance for 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 a 32tonne 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 points plotted, these should be at edge of the curtilage or at the end of private drive. These are required for approval.</p>	
6	Amendments,		

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

	<p>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>	
7	<p>Recommended conditions</p>	<p>Meet the conditions in the discussion.</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.

Comments for Planning Application DC/21/06882

Application Summary

Application Number: DC/21/06882

Address: Agricultural Land North Of Barking Road Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279 No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Case Officer: Jasmine Whyard

Customer Details

Name: Dr Caroline Cavill

Address: The British Horse Society, Abbey Park, Stareton,, Kenilworth CV8 2XZ

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased Traffic/Highways Issues
- Other - give details

Comment: APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/06882

Erection of up to 279 No dwellings (including 100 affordable) (resubmission of DC/20/05046).

I am writing on behalf of the British Horse Society, the UK's largest equestrian Charity representing the country's 3 million horse riders. We object to this planning application.

Nationally, horse riders are limited to just 22% of the rights of way network, much of which is fragmented as a result of development such as this, resulting in increased traffic on once rural roads.

I bring your attention the reference within the Design and Access statement for "an emergency or 'secondary' access will be provided to the north of the site and leading onto Quinton Road."

The Indicative Masterplan document clearly words this as "Emergency access point with bollards or potential permanent access point".

This access point is onto a public bridleway. The bridleway is shown on the definitive map, and OS map, both named as 'The Drift'.

To have any access point from this development onto the bridleway will be dangerous to the equestrian users of the public right of way.

I bring to your attention that a previous application at this site (DC/20/05046) was refused, with the following cited:

"There is a single main access into the site along the southern boundary, which is inadequate to serve 279 dwellings and runs through an area at a high risk from pluvial and fluvial flooding. In the event of flooding there would be no means of suitable access in or out of the site. The development would be significantly affected by flooding and is thus contrary to Core Strategy policy CS4. The proposed emergency access onto The Drift (bridleway) north is wholly inappropriate for both irregular and regular or widespread use and would pose a danger to and discourage users of the bridleway. Notwithstanding its unsuitability, insufficient information has been submitted relating to the emergency access and the site location plan does not show how this access point connects onto the highway. Moreover, the bridleway would need to be upgraded to a byway in order to be used by vehicles, for which separate consent is required prior to determination and this has not been resolved."

This has not been addressed within the current planning application DC/21/06882

If the council is minded to approve this planning application, we ask that it seeks money from the developer via a Section 106 agreement for the improvement and enhancement of bridleways within a 2 mile radius of the site in consultation with Suffolk County Council Public Rights of Way and in a manner which is suitable for equestrian use, and within a specified timescale. In the event that this was made a condition of planning approval, we would be willing to lift our objection.

British Horse Society Access Officer East Region

Consultee Comments for Planning Application DC/21/06882

Application Summary

Application Number: DC/21/06882

Address: Agricultural Land North Of Barking Road Needham Market Suffolk

Proposal: Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).

Case Officer: Jasmine Whyard

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 this outline planning application.

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

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.

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 roads for ease of access.

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



THE NEEDHAM MARKET SOCIETY

From the **Chairman**: Graham Oxenham, BSc(Eng), FCG
68 Stowmarket Road, Needham Market, Suffolk IP6 8DX

To : Jasmine Whyard, MSDC & Babergh Planning

23 January 2022

cc Kevin Hunter, Town Clerk, NM Town Council

Dear Jasmine,

OBJECTION to DC/21/06882 - land off Barking Road, Needham Market

We are extremely concerned at proposals to build 279 homes on open farmland, accessed solely from Barking Road near the doctor's surgery. The site plan appears to create an independent "new village" without facilities, abutting but not accessible directly to/from the town except predominantly by vehicle.

Arguments "against" are already well-rehearsed in the previously-refused Outline application DC/20/05046, and we note the current Outline application makes little change to previous objections. We wholly endorse the response of Suffolk Preservation Society in their letter of 10 January 2022, and the points raised in a local resident objection (your ref 7916267) of the same date.

We are not against development *per se*, as we understand the nation's need for proper housing for our growing population. But we *are* against wanton expansion without *pre*-planning & building of necessary infrastructure to create a thriving community for the future.

Conservation area

Needham Market was primarily a medieval "linear" village with its core along the High Street. To the north & east, it was bounded by the river (and subsequent railway), and the south & west was open farmland. Both allow residents to walk quickly and easily into the open air & countryside.

Historical context of local population and housing

The table below indicates a phenomenal growth of the town over the last 150 years. There was little growth until after WW2. In the 30 years from 1951 there were 855 new house builds, mostly expanding the south-west farm lands (Grinstead, Crowley & Chainhouse roads). The next 30 years from 1981 expanded the north-west farm lands (Hurstlea Road & offshoots, and Highlands) with 804 new builds.

Year	Houses	New	Pop'n	Density
1871	319	Builds	1,393	4.37
1951	464	145	1,493	3.22
1981	1,319	855	3,424	2.60
2011	2,123	804	4,528	2.13
2022	2,753	630	<i>under construction</i>	
<i>Planning</i>		279	off Barking Road	
<i>Planning</i>		600	off Barretts Lane	
<i>Projected</i>	3,632		10,000?	

The last 10 years is already seeing approx 630 new builds (some completed, including Jubilee Crescent) before the current application for 279 off Barking Road, and proposals for another 600 engulfing lands either side of Barretts Lane (as reported in the town's Newsletter, August 2021).



THE NEEDHAM MARKET SOCIETY

From the **Chairman**: Graham Oxenham, BSc(Eng), FCG
68 Stowmarket Road, Needham Market, Suffolk IP6 8DX

Neighbourhood Plans

It seems current "planning" for the town is based on the 1971 Policy Statement prepared by East Suffolk County Council, precursor to MSDC. This categorised the river Gipping corridor with Needham Market as a dormitory "B" settlement, and therefore not worthy of infrastructure improvement, and neighbouring "A" settlements (Ipswich & Stowmarket) which had pre-planned infrastructure (for example: strategic roads, area secondary schools, "out-of-town" shopping centres).

Following the Localism Act 2011, the town has made several attempts to draft its Neighbourhood Plan to align with MSDC's current strategic plans. We are to have a local Referendum under that Act on 24 February 2022 to adopt the Referendum Draft (town plan 2020-2037). As local ratepayers, we would be concerned that our Neighbourhood Plan would have to be re-drafted *again*, and still not have precedence.

We note that the current Outline application for land off Barking Road (& Barretts Lane) is *not* within either plan as sustainable for development, and that the 279 (& 600) homes do *not* figure within MSDC's current 9%+ land bank (with 5% minimum required). Therefore, MSDC has already identified their immediate home-build requirement, without this current Outline application.

Creating a "new town"

Needham Market, already the 2nd largest town in mid-Suffolk, is currently a "building site". This includes the Chalk Pit site, the former Middle School, two sites at the former MSDC offices, Victoria Gardens behind the former Institute, various sites off Hill House Lane, and extending Stowmarket Road to Badley Bridge. Much development has necessarily involved site-access by radiating to/from the centre of the Conservation Area, for construction traffic and the resulting new residential & commercial/delivery traffic.

The town has expanded westwards since WW2 to the topographical limits of the Gipping valley ridge, beyond which is open country much-loved by local residents. This application for 279 houses, together with other proposals, will alter the "centre of gravity" of the modern "new town" and encroach on Barking itself, and such expansion will be very visible from the Barking side of the valley ridge. With no *pre*-planning of what an ultimate "new town" will encompass (with 10,000 population, or growth to 20,000?), we feel it will be too late to plan necessary infrastructure to ensure the town continues to have a healthy quality of life, for current & future residents.

Conclusion

Associated with town growth is delivery of appropriate health & education provision - our surgery and primary school are already at saturation, before any new developments. Equally important are centralised open spaces to benefit the mental & physical health of local residents (as with any town or city).

It seems an appropriate moment to "pause" further major development sites, until our Neighbourhood Plan's strategic Vision of a sustainable "new town" is implemented, with required infrastructure and parks *pre*-planned prior to further major housing/population expansion.

Yours sincerely,

Graham Ox

Chairman

10 January 2022

Jasmine Whyard
Planning Officer
Mid Suffolk District Council
Endeavour House, 8 Russell Rd,
Ipswich, IP1 2BX

Dear Ms Whyard,

DC/21/06882 Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046). Agricultural Land North of Barking Road Needham Market Suffolk

I am writing on behalf of the Suffolk Preservation Society (SPS) to object to the development of 279 dwellings on a greenfield site on the western edge of Needham Market.

A number of applications for the development of this site have previously been brought forward and refused, including DC/20/05046 to which SPS objected due to the harmful landscape impacts that would result. SPS supported the lpa's subsequent refusal of this application and the reasons for refusal which included landscape impacts as well highway concerns and insufficient information on ecology, flooding, noise and lighting. With regard to the harmful impact to the landscape, the decision notice stated that:

The landscape would be irreparably and detrimentally altered through its development. This area provides an important landscape buffer and gap between Needham Market and Barking, through the transition of an urban area to a rural area. The site slopes and is in a visually prominent and elevated position on the approach into Needham Market. The landscape quality of the area is notably sensitive providing a rural backdrop to Needham Market.

There are no amendments to the current application to reduce or mitigate this harm and therefore SPS continues to have concerns regarding the introduction of a large number of new dwellings, lighting and vehicular movements into the countryside edge of town, extending the urban edge into a sensitive rural gap between Needham Market and Barking. The Suffolk Landscape Character Assessment defines the landscape character types as Rolling Valley Farmlands and Ancient Plateau Claylands and states that due to rolling landform of both areas, *settlement expansion will have a significant visual impact and adversely affect the character of the landscape.* The topography of the land rises away from Barking Road which will result in the development being particularly prominent when approaching Needham Market from the west and the proposed enhancement of the hedgerows will have limited effect on the visual impact particularly in the winter months.

Emerging Local Policy

The latest published figures for Mid Suffolk DC show that the authority can demonstrate 9.4 years housing land supply and accordingly the site is not being brought forward in the emerging joint local plan.

The emerging Needham Market Neighbourhood Plan also does not allocate this site, following a decision that further allocations for new development were not required given the high levels of outstanding commitment. The Neighbourhood Plan policies instead provide guidance for applications that come forward on the sites identified in the emerging local plan plus any windfall sites within the settlement boundary.

The applicant's LVIA highlights the 2018 Neighbourhood Plan AECOM feasibility study to determine the necessary quantum and potential location of housing required to fund a relief road to ease traffic congestion within the town. However, this indicated that approximately 1400 houses would be required to fund a new road, far in excess of the current proposals. Therefore, whilst the Neighbourhood Plan acknowledges that future strategic growth to the west of the Town may occur, this will be to support a future aspiration. The Plan does not currently include policies to take this forward and a strategic masterplanning approach rather than piece-meal development would be vital to secure benefits for Needham Market. We note that the applicant's Planning Statement suggests that little weight should be given to the Neighbourhood Plan. However, it is now at an advanced stage, having been through Examination in May 2021. Section 70 of the 1990 Act requires an authority to have regard to post-examination draft Neighbourhood Plans and the Plan should therefore be accorded significant weight in the planning balance.

SPS therefore considers that allowing this significant development on this countryside site will cause harmful landscape impacts, and undermine both the immediate objectives of the Neighbourhood Plan and potential longer-term aspirations of the town. The application should therefore be refused.

We trust that you will find these comments helpful in the consideration of this application.

Yours sincerely,

Bethany Philbidge
BSc (Hons) MSc (Town Planning) MRTPI
Planning Officer

Cc: Needham Market Town Council
Ward Councillors
Needham Market Society

From: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Sent: 19 Jan 2022 03:24:25

To:

Cc:

Subject: FW: DC/21/06882 - Consultation Responses

Attachments:

From: Magnus Magnusson <magnus@parkerplanningservices.co.uk>

Sent: 11 January 2022 17:40

To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; Jason Parker <jason@parkerplanningservices.co.uk>

Subject: DC/21/06882 - Consultation Responses

Dear Jasmine,

Please find below our response to comments received from your statutory and non-statutory consultees and in respect of our planning application pertaining to land north of Barking Road, Needham Market (MSDC Ref. DC/21/06882):

Matters to be addressed prior to determination:

- **Chris Ward, Active Travel Officer, SCC**, dated 23/12/21 - We have contacted Chris under a separate cover explaining that we would be happy for a planning condition to be imposed in relation to the requirement for submission of a travel plan. This Travel Plan can be submitted for approval ahead of submission of the reserved matters (RM) application.
- **Neil McManus, Development Contributions Manager, SCC**, dated 23/12/21 – We will be meeting Neil 'virtually' tomorrow to discuss his requirements and with a view to SCC removing their 'holding objection'. We will of course let you know the outcomes of any meeting(s) we have with Neil and/or his team. Given the current application is in outline form, provision can be made for any on-site infrastructure requirements in respect of the layout plan(s) and at the RM stage. Our client is amenable to the imposition of (agreed) developer contributions and to be imposed via CIL and/or S106 mechanisms at the appropriate stage(s).
- **Jason Skilton, Flood & Water Engineer, SCC**, dated 29/12/21 – You will note that the LLFA has issued a 'holding objection'. We are working with our own drainage consultants in respect of the 'actions' identified and will then engage with the LLFA with a view to the removal of their objection and prior to the determination of the application.
- **Ben Chester, Senior Transport Planning Engineer, Growth, Highways and Infrastructure**, dated 06/01/22 – Raised concerns in respect of application DC/20/05046 and considers that these have not been adequately addressed in the resubmission. SCC Highways recommendation therefore remains one of refusal. We are considering the comments raised by Suffolk CC Highways together with our transport consultants and will be responding to the matters raised in due course and ahead of determination.
- **Susan Lennard, Senior Environmental Protection Officer, Public Protection, BMSDC**, dated 10/01/22 – Reiterate requirement for a noise & light assessment as per their response to application DC/20/05046. We are considering the request for a noise & light assessment and will notify the LPA of our intentions in respect of this matter and in due course.

Other:

- **Tom Goodman, Business Officer, Historic England**, dated 22/12/21 – No comments and refers the case to the Council's own specialist conservation and archaeological advisers.
- **Hannah Bridges, Waste Management Officer, MSDC** dated 23/12/21 – No objection subject to imposition of some standard conditions.
- **Water Officer, Suffolk Fire & Rescue**, dated 22/12/21 – No objection – A fire hydrant condition is recommended and there is further advice for the benefit of our client.
- **Mrs Linda Hoggarth, Mid Suffolk Disability Forum**, dated 30/12/21 – No objection – A series of recommendations are made by the forum for potential consideration at the RM stage.
- **Ellen Moore, Sustainable Development Officer, East Suffolk Drainage Board**, dated 04/01/22 – No objections – Comments contain some standard recommendations re. site drainage/discharge.
- **Dr Mash Maidrag, Public Health Consultant, Public Health & Communities, SCC**, dated 05/01/21 – No objection – Provides a series of recommendations for consideration at the RM stage. Comments are generally supportive in respect of the public health/community benefits associated with the proposal.

- **Dave Hughes, Public Realm Officer, BMSDC**, dated 05/01/22 – Refers to comments they made in respect of previous application DC/20/05046, i.e., no objections and there is considered to be generous areas of public open space within the development and opportunities to enhance these for recreational use and biodiversity.
- **Katherine Pannifer, Heritage Team, BMSDC**, dated 05.01/22 – Refers to comments provided in respect of previous application DC/20/05046, i.e., no objection.
- **Rachael Abraham, Senior Archaeological Officer, Conservation Team, SCC**, dated 06/01/22 – No objections subject to imposition of 2 x standard conditions.
- **Dr Caroline Cavill, The British Horse Society**, dated 07/01/22 – No objection subject to an appropriately worded condition securing a contribution towards improvement and enhancement of ‘local’ bridleways. As identified above, our client would be amenable to appropriate (agreed) contributions to be secured via section 106 and/or CIL.
- **Anglian Water, Pre-development Team**, dated 07/01/22 – No specific objections at this stage subject to imposition of conditions for discharge at the appropriate stage(s).
- **Peter Chisnall, Environmental Management Officer, BMSDC**, dated 10/01/22 – No objection subject to suggested conditions.
- **Public Rights of Way Team, Growth, Highways and Infrastructure, SCC**, dated 07/01/22 – ‘Largely accept’ proposal subject to S106 contributions to fund PRoW infrastructure. Again, our client is agreeable in principle to appropriate and agreed developer contributions.
- **Nathan Pittam, Senior Environmental Management Officer, BMSDC**, dated 11/01/22 – No comments in respect of land contamination.
- **Bethany Philbidge, Suffolk Preservation Society**, dated 10/01/22 – Maintain objection to proposal.

I trust that the above is useful. We will be in touch shortly with further information and we trust that you will keep us up-to-date re. your intentions/time-scales for determination of this application,

Kind regards,

Magnus



Magnus Magnusson (MRTPI)
 Planning Policy Specialist

☎ 01284 336119
 ✉ magnus@parkerplanningservices.co.uk
 🌐 www.parkerplanningservices.co.uk

Offices: [Norfolk](#) [Suffolk](#) [Cambs](#) [Lincs](#)
[Essex](#)

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 Consultancy

25th January 2022

**Re: DC/21/06882 Application for Outline Planning Permission - Erection of up to 279No dwellings (including 100 affordable) (re-submission of DC/20/05046).
Agricultural Land North Of Barking Road Needham Market Suffolk**

Dear Ms Whyard,

I am writing as ward member for Ringshall and Battisford to convey my own concerns and representations made by members of the public in my ward. Whilst I am not responding as a consultee on this planning application, the development would directly affect residents in Barking and in the locality.

Objection:

Residents in my ward are concerned of the impact on the character of what is a sensitive landscape between Needham Market and Barking, a mixture of deciduous woodland, agricultural land and hedgerow. There is a strong agreement between residents views and consultees advice on this issue. The Landscape Assessment (LUC, 2020) states that *“development of the site is likely to be perceived as an advancement into the undeveloped countryside”* and that the *“landscape makes a positive contribution to the rural setting an character of Needham Market”*. The Suffolk Preservation Society also commented that the *“landscape quality of the area is sensitive...”* and would be *“detrimentally altered through its development”*.

Many residents in Barking and Needham Market use the Causeway for leisure and exercise and to commute between the two settlements. The development of adjacent fields would diminish the natural value and feeling of open space that has benefited many residents in both normal times and during lockdown,.

The site would affect traffic movements through the village. Speed Indicator Device data from Barking demonstrates already high volumes of traffic and regular occurrences of speeding and it is felt that the development would increase traffic pressure. The B1078 between Barking and Needham is considered to be unsafe for pedestrians using a footway that is acknowledged by SCC Highways as being ‘a substandard width path’. With speeding traffic, the B1078 is also felt to be too dangerous for cycling.

Flooding is another large concern. There are often episodes of flooding on the B1078 that can seriously affect accessibility to the village from Needham Market. There are concerns that the development would add to surface runoff and exacerbate floods downstream in Barking. There is a lack of evidence to show that an area proposed for SuDs is sufficiently large. Flood risk both on the site and downstream of the site is not adequately quantified.

Other objections include:

Ecology – Place Services noted that surveys were completed in 2016 and are not up to date. There is insufficient information on protected species including dormice, bats and skylarks. The site is bordered by hedges in varying condition, deciduous woodland, and is within the locality of SSSI site Priestly and Swingens Woods.

Agricultural land - The site is situated on Grade 2 agricultural land, which means it is ‘very good quality agricultural land’.

Access – The proposal does not provide sufficient access onto the B1078 that is acceptable to Suffolk County Council's Highways Division.

Public Rights of Way – There is uncertainty of whether the emergency access at the north of the site would become a permanent access point for vehicles.

Planning – The application was rejected in 2021. Very little extra information is provided. The site is not present on the impending Needham Market Neighbourhood Plan or Joint Local Plan.

From: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Sent: 14 Jan 2022 03:18:50

To:

Cc:

Subject: FW: DC/21/06882 - Revised TA

Attachments:

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

Sent: 12 January 2022 08:25

To: Ben Chester <Ben.Chester@suffolk.gov.uk>; Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Subject: RE: DC/21/06882 - Revised TA

Hi Jasmine,

There are no updates from the Travel Plan perspective, so there will be no change in my comments either.

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

Telephone: 01473 264970

Mobile: 07860 832202

email : chris.ward@suffolk.gov.uk

web : www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/ & www.thewaytosuffolk.org.uk



THE WAY TO GO

Suffolk



From: Ben Chester <Ben.Chester@suffolk.gov.uk>

Sent: 11 January 2022 19:07

To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

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

Subject: RE: DC/21/06882 - Revised TA

Hi Jasmine,

Thanks, the content of the revised TA does not change anything in my response so I'm happy not to be reconsulted.

Kind Regards

Ben Chester

Senior Transport Planning Engineer

From: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Sent: 11 January 2022 16:34

Page 301

To: Ben Chester <Ben.Chester@suffolk.gov.uk>; Chris Ward <Chris.Ward@suffolk.gov.uk>

Subject: FW: DC/21/06882 - Revised TA

Hi both,

I received this earlier today, did either of you want to be formally reconulted on the attached?

Kind regards,

Jasmine Whyard, BA (Hons), MSc

Senior Planning Officer- Development Management

Sustainable Communities

Babergh Mid Suffolk District Councils- Working Together

Email: jasmine.whyard@babberghmidsuffolk.gov.uk

Tel: 01449724846 / 07547980983

From: Magnus Magnusson <magnus@parkerplanningservices.co.uk>

Sent: 11 January 2022 11:53

To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

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

Subject: FW: DC/21/06882 - Revised TA



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 Jasmine,

Please see e-mail below and attachments in respect of our application,

Regards,

Magnus



Magnus Magnusson (MRTPI)

Planning Policy Specialist

01284 336119

magnus@parkerplanningservices.co.uk

www.parkerplanningservices.co.uk

Offices: Norfolk Suffolk Cambs Lincs
Essex



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From: Magnus Magnusson

Sent: 11 January 2022 11:40

To: planningblue@babberghmidsuffolk.gov.uk

Subject: DC/21/06882 - Revised TA

Please forward to Case Officer Jasmine Whyard,

Dear Jasmine,

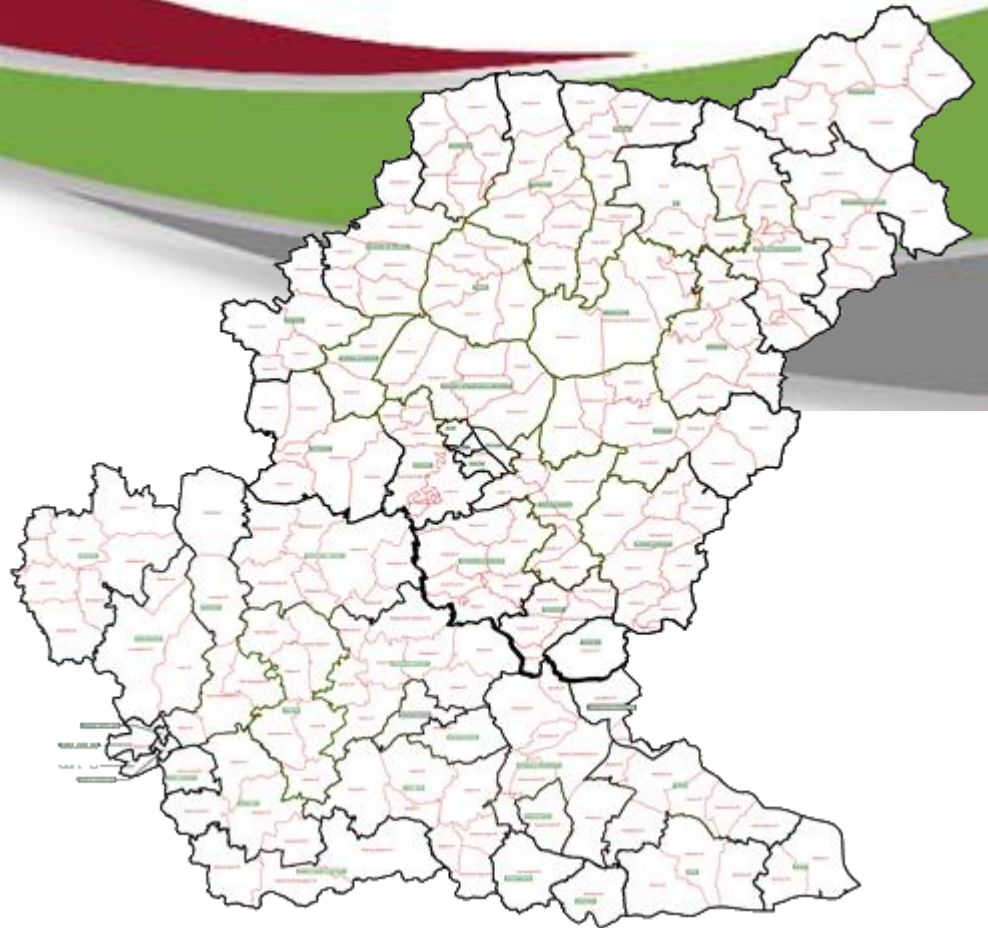
Please find attached a revised Transport Assessment incorporating the up-to-date Accommodation Plan on p. 40 as submitted alongside our application (043-18-0300_P5 - Needham Market -Accommodation Plan (003)). Please also find attached a list of submitted documents to date,

Kind regards,

Magnus

Application No:
DC/21/06882

Address:
Agricultural Land North Of
Barking Road
Needham Market





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Site Location Plan

Slide 4









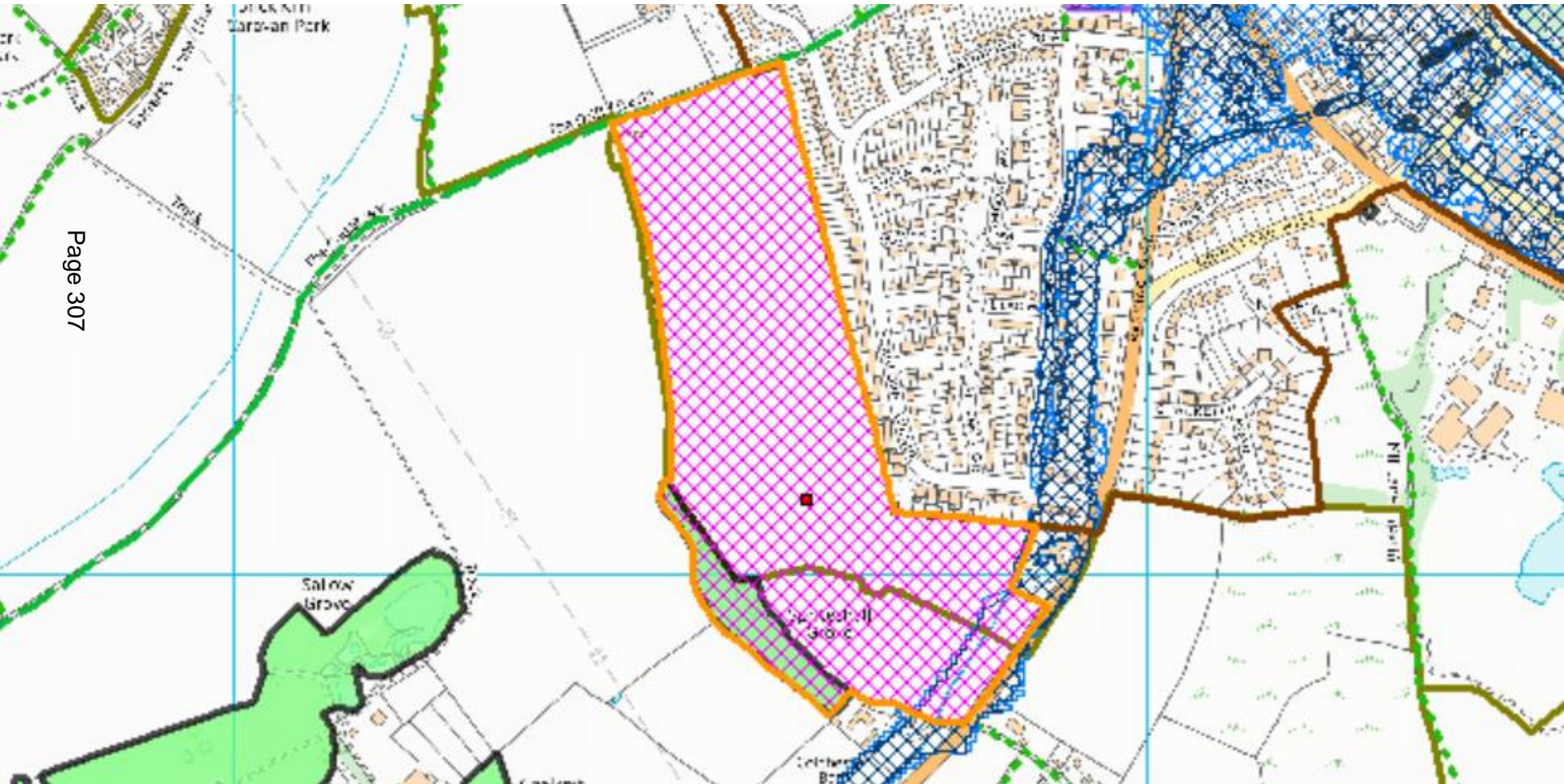
Page 306

		<p>WT Design Ltd Architectural Consultants</p> <p>WTD</p> <p>11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	<p>Site: Newham Market</p> <p>Project No: Site Location Plan</p> <p>Scale: Planter Planning</p> <p>1:150 @ A1 210x297</p>
		<p>06-18 - 010</p> <p>P2</p> <p>Information</p>	

Constraints Map

Slide 5

-  Footpath
-  Built Up Area Boundaries
-  TPO - Individual TPOs/trees/T1
-  Area of Trees
-  Flood Zone 2
-  Flood Zone 3



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Masterplan



Accommodation Plan



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Agenda Item 7c

Committee Report

Item No: 7C

Reference: DC/20/04630

Case Officer: Alex Scott

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Application under S73 of Town and County Planning Act (1990) - to vary Conditions 1, 2, 3, 16 and 18 of planning permission ref: 1352/17 - Omission of twin garage to plots 29 and 30; Provision of garden sheds for plots 11, 12, 15, 16, 17, 19, 20, 27, 28, 29, 30, 37, 38, 43-52, 54, 55, 56 and 57; and amended fence and gate positions (revisions proposed to facilitate increase in affordable provision from 21 to 31).

Location

Land West of Wattisfield Road, Walsham Le Willows, Suffolk

Expiry Date: 08/04/2022

Application Type: FUW - Full App Without Compliance of Condition

Development Type: Major Small Scale - Dwellings

Applicant: Lovell Partnerships

Agent: Saunders Boston Limited

Parish: Walsham Le Willows

Site Area: 2.80ha

Density of Development:

Gross Density (Total Site): 21.4dph

Net Density (Developed Site, excluding open space and SuDs): 29dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: 1352/17 approved by Committee, subject to conditions, on 9th May 2018; and Reserved Matters ref: DC/19/04273 approved by Committee, subject to conditions, on 19th February 2020.

This current Section 73 Application was previously considered and approved by Committee, subject to the application description, recommendation, and conditions, as previously recommended.

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 (No formal pre-application advice given).

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.

The following revisions have been required to be made to the application which require further consideration by members:

- Change in application description (making reference to the host planning permission ref: 1352/17, and conditions thereof rather than reserved matters approval ref: DC/19/04273, and conditions thereof);
- Officers previously recommended to Members that the proposed increased affordable housing provision represented a significant social benefit. However, the advice of the Chief Planning Officer is that the Council’s current Planning Policies do not enable the additional affordable homes proposed by the applicant to be secured by way of condition or section 106 agreement. As such, Members are advised that increased affordable housing can not be a reason for granting Planning Permission.
- Alterations to the officer recommendation previously made to Members, reference to the agreement of a S106 to secure: onsite delivery of 35% Affordable Housing (Rather than the 31 Affordable Housing Units previously recommended); and retention of financial contribution towards secondary school pupils’ transport costs (as contributions have already been paid by the developer, and the local authorities are not seeking to secure further costs), to ensure costs previously received are secured by way of approval of this current application.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix

GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
Altered H4 – A proportion of Affordable Housing in new Housing Developments
H7 - 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
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has Little weight.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Walsham-Le-Willows Parish Council
Support application.

National Consultee (Appendix 4)

(None)

County Council Responses (Appendix 5)

SCC - Highways

In highway terms there is no objection to the revisions proposed and there is no impact on the highway.

SCC - Rights of Way Department

No response received.

Internal Consultee Responses (Appendix 6)

MSDC - Strategic Planning - Planning Policy

Will not be commenting on this application.

MSDC - Strategic Housing

No objection raised - Support principle of additional provision of 10 affordable dwellings and mix and tenure proposed - The Registered provider is required to enter into a nomination's agreement for the affordable homes on this site.

MSDC - Infrastructure Team

Comments received: CIL payments previously made would be abated - Site is within high value zone for CIL charging - Developer should be aware of their duties in relation to the CIL Regulations - A CIL liability notice will not be produced until Reserved Matters are granted.

B: Representations

At the time of writing this report at least 3 letters/emails/online comments have been received. It is the officer opinion that this represents 3 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Concern that removal of garages will result in increased on-street parking;
- Proposed number of car parking spaces is inadequate for the development and the proposal will result in on-street parking;
- Ask where overflow carparking is proposed;
- Additional on-street parking will be dangerous;
- Request contingency for mitigating additional traffic and parking the development will create - on the site and on Wattisfield Road;
- The new footpath has already narrowed Wattisfield Road;
- The new footpath will make vehicle collisions on Wattisfield Road more common;
- Concern that parking on Wattisfield Road will become the norm;
- Concern with regards conflict between cars and pedestrians on Wattisfield Road, particularly parents with Children;
- Concern with regards noise and disturbance and mud on the highway as a result of current construction traffic on the site;
- Consider that substantial traffic calming and speed restriction measures are now essential on Wattisfield Road;
- Have given the developer every opportunity to demonstrate that the development will work but the current buildings expose a lack of responsible spacing and development, which is less than satisfactory.

(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/19/05262	Discharge of Conditions Application for 1352/17 - Condition 5 (Footway)	DECISION: GTD 24.04.2020
REF: DC/19/04273	Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60no. dwellings	DECISION: GTD 19.02.2020
REF: 1352/17	Outline application with all matters reserved except access for the erection of up to 60 dwellings	DECISION: GTD 05.07.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. Prior to commencement of the development previously approved on the site (under outline planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273), the site in question comprised approximately 2.80 hectares of undeveloped grade 3 agricultural land. The site contains a natural enclosure from the wider open countryside due to the existing mature hedges and trees that bound the site to the north/west. There is also a public footpath that runs along the north western edge of the site, which would help to naturally include the site with the existing southern built form. The existing tree and hedgerow belt is proposed to be retained and enhanced, as well as off-site habitat enhancement.
- 1.2. The site is adjacent to the settlement boundary of Walsham-le-Willows, which is a designated primary village in accordance with Policy CS1 of the adopted Mid-Suffolk Core Strategy (2008), Walsham-le-Willows being a primary village, some basic local services can be found to meet local needs.

2. The Proposal

- 2.1. The application is submitted under Section 73 of the Town and Country Planning Act and seeks revisions to the approved plans and documents previously approved by way of Reserved Matters approval ref: DC/19/04273. There are also implications with regards the S106 agreement agreed as part of outline planning permission ref: 1352/17, with regards number and tenure of affordable housing to be provided. As such, a deed of variation amending this agreement will be required to ensure delivery of the revised number and tenure of affordable housing now proposed.

- 2.2. The current application seeks the following revisions to the layout previously approved as part of outline planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273: Omission of twin garage to plots 29 and 30; provision of garden sheds for plots 11, 12, 15, 16, 17, 19, 20, 27, 28, 29, 30, 37, 38, 43 to 52, 54, 55, 56 and 57; and minor amendments to fence and gate positions.
- 2.3. The scheme would continue to provide 0.53 hectares of Public Space to the north-east site boundary, including Toddler Play Equipment and water feature, which would double as a SuDs attenuation basin. The scheme would also continue to enhance the setting of the Public Right of Way, and wildlife corridor, adjacent to the north-east site boundary, with additional landscape planting.
- 2.4. Although the current scheme is proposed in order to facilitate an increase in onsite affordable housing units (an increase of 10 no. affordable units is indicated, over what was approved previously, at plot nos. : 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57), these additional affordable units are unable to be secured under the provisions of the Council's Current Planning Policy, at Altered Policy H4, which only enables the Council to negotiate an element of affordable housing of up to 35% of the total provision of housing on the site.
- 2.5. The total number of dwellings proposed on the site would be the same as what has previously been approved (60 no.).
- 2.7. The total number of affordable dwellings on the site would also be the same as what has previously been approved (21 no - 35% of the total of 60 no.). The proposed affordable dwellings are at plots: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53.
- 2.8. The proposed density of housing development would be approximately 29 dwellings per hectare, with back to back distances of no less than 20.5 metres.
- 2.9. The proposed dwelling heights are broken down as follows:

Market Dwellings

Single Storey Semi-Detached (Bungalows)	= 3 no.
Two Storey Detached Dwellings	= 22 no.
Two Storey Semi-Detached Dwellings	= 14 no.
TOTAL	= 39 no.

Affordable Dwellings

Two Storey Semi-Detached	= 14 no.
Two Storey Terrace Dwellings	= 3 no.
Two Storey Flats Building	= 2 no. (Containing 4 no. Flats)
TOTAL	= 21 no.

- 2.10. The proposed bedroom numbers are broken down as follows:

Market Dwellings

1 Bedroom	= 0 no.
2 Bedroom	= 6 no.
3 Bedroom	= 19 no.
4 Bedroom	= 10 no.
5 Bedroom	= 4 no.

Affordable Dwellings

- 1 Bedroom = 4 no.
- 2 Bedroom = 13 no.
- 3 Bedroom = 4 no.

- 2.11. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material would be a mix of facing red brick (Ibstock, Leicester weathered red brick proposed), cream and salmon coloured render, with horizontal dark grey cladding details. Roofing materials would be a mix of rustic red and dark grey double pantiles (by Weinerberger) and rustic red and light grey plain tiles (by Calderdale). All windows will be white PVCu, with black entrance doors.

3. The Principle of Development

- 3.1. The development is outside the village settlement boundary, but extant outline planning permission (ref: 1352/17) and reserved matters (ref: DC/19/04273) are material considerations and have already established the principle of a similar development on the site, which has commenced.
- 3.2. The proposed alterations to the layout, are not considered to detract negatively from the principle of the development already approved. As such the current proposal is considered acceptable in principle.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. Access details and connections to the site have previously been dealt with under outline permission ref: 1352/17. The outline permission also establishes the principle of up to 60 dwellings and related traffic to and from the site. Public Footway connections between the site and village have also been secured by way of condition of the outline permission, and are observed to have been commenced.
- 4.2. The parking proposals are as follows: - 106 private allocated parking spaces; 33 private allocated garage spaces; 15 on-street / visitor parking spaces. SCC Highways have raised no objection to the proposed parking provision, which is considered to meet the minimum requirements for parking places as per current SCC advisory parking standards (Suffolk Guidance for Parking, May 2019).
- 4.3. In conclusion, the provision of 60 dwellings and access points, the detailed road alignment, and level and location of all parking, have previously been agreed under the extant permission. The current application proposal has no objection from SCC Highways and the proposal is considered to remain acceptable in terms of highway safety.

5. Design and Layout [Impact on Street Scene]

- 5.1. The proposed layout of the estate roads and the, design, location and orientation of dwellings has previously been approved under extant planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273.

- 5.2. The current application proposals alterations to the layout previously approved, with the removal of 1 no. double garage building, the provision of 27 no. garden sheds in rear gardens, and minor alterations to gates and fences.
- 5.3. The current proposal is, therefore, considered to remain acceptable in terms of layout and the scale and appearance of buildings, structures and boundary treatments.

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

- 6.1. As previously approved, the current proposal would continue to propose a good scheme of soft landscape planting, providing strong landscape buffering, of appropriate species, to the north and west countryside boundaries of the site. The proposed landscaping scheme is considered to remain appropriate to the type and scale of development proposed. The proposed scheme would also continue to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.
- 6.2. Your officers consider an appropriate balance between landscaping and highway visibility has been struck along the Wattisfield Road frontage, with tree and hedgerow planting being proposed within the street scene.
- 6.3. Overall the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species.

7. Impact on Residential Amenity

- 7.1. The scale, appearance, location and orientation of the proposed dwellings has previously been considered as part of the extant permission and no alterations to the dwellings, as previously approved, are proposed as part of this current application.
- 7.2. The proposed removal of a garage building is considered to have a beneficial impact on the amenity of adjacent future occupants and the inclusion of garden sheds and amended boundary treatment locations are not considered to significantly impact the standard of residential amenity currently approved.
- 7.3. Overall the proposed alterations are considered to maintain acceptable back to back distances, avoid directly overlooking windows, and maintain private garden sizes, ensuring a good standard of amenity for all future occupants.

8. Surface Water Drainage and Flood Risk

- 8.1. The applicant has previously produced a detailed Flood Risk Assessment / Surface Water Drainage Strategy in relation to the scheme, carried out by a suitably qualified Company, which has previously been considered and approved by the Lead Local Flood Authority, and which is currently in the process of being implemented on site.
- 8.2. Your officers consider the surface water drainage scheme, as previously agreed and in the process of being implemented, would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere.

9. Land Contamination

- 9.1 The applicant has previously submitted a Phase 1 Contaminated Land Assessment, as part of the host planning application. The Council's Environmental Protection Team has reviewed the information and has previously raised no objection.

10. Affordable Housing

- 10.1. The current application has been submitted in order to facilitate the on-site delivery of 10 no. additional affordable housing units (10 no. in addition to the 21 no. already approved, totalling 31 no.). The additional affordable units are indicated at plots: 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57.
- 10.2. The proposed number and percentage of affordable units is in excess of the maximum 35% of the total provision the Council is permitted to seek to negotiate, under the provisions of altered policy H4 of the current development plan. The Council is, therefore, unable to secure the additional number of affordable units indicated by the applicant, by way of S106 agreement or by way of condition of planning permission.
- 10.3. The proposal would still secure 35% (21 no.) affordable housing, as per the provisions of altered policy H4, at a mix and tenure as previously agreed by your Strategic Housing Officers. As such the proposal is considered to meet the requirements of the Plan Policy in this regard.
- 10.3. Your Strategic Housing officers have assessed the current proposal and have not raised objection to the principle of the number and type of affordable dwellings proposed, subject to the securing of a nominations agreement.

PART FOUR – CONCLUSION

11. Planning Balance and Conclusion

- 11.1 The principle of the erection of up to 60 no. dwellings on the site, and the location and design of the proposed access and footpath connections has previously been established by way of extant outline planning permission ref: 1352/17, which has been commenced. The current proposal would not alter the amount of dwellings or highways connections, previously approved and would secure the delivery of onsite provision of 35% affordable housing. The principle of the proposed development, therefore, remains acceptable.
- 11.2. The current proposal would not result in significant alterations to the layout, scale and appearance of buildings, and the landscaping thereof, when compared to what was previously approved on the site by way of outline planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273. The current proposal is considered to continue to achieve an attractive layout and scheme of soft landscape planting, appropriate to its setting.
- 11.3. The proposal is considered to remain acceptable in terms of all other material planning issues, most significantly in terms of highway safety, residential amenity, ecology, flood risk, and land contamination assessment.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to Grant 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:

- Onsite delivery of 35% Affordable Housing;
- Securing of the financial contribution, towards secondary School Pupils' transportation cost, previously secured by way of the S106 attached to host outline planning permission ref: 1352/17.

(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 - Section 73 Time Limit Condition;
- Standard - Approved Plans and Documents Condition;
- Provision of footway, between the site and Mill Close, along Wattisfield Road, prior to occupation, which shall thereafter be retained;
- Highways Access Condition;
- Highways Visibility Splay Condition;
- Highways Estate Roads and Footpaths Condition;
- Highways Footways and Carriageways serving dwellings Condition;
- Highways Turning and Parking Condition;
- Highways Bin storage and collection areas;
- Existing and proposed soft landscaping protection;
- Landscape management plan;
- Fire Hydrants Condition;
- Those previously required by the Lead Local Flood Authority;
- Those previously required by the Council's Ecology consultants;
- Lighting design scheme;
- Play Space provision and retention;
- Construction Management and HGV Traffic Movements - As agreed;
- Construction Hours of Work.

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

- Pro active working statement
- SCC Highways notes

- Contaminated Land Note
- Ecology / Biodiversity Note
- S106 relates Note

(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.

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Application No: DC/20/04630

Location: Land West of Wattisfield Road,
Walsham Le Willows

		Page No
Appendix 1: Call In Request	No	
Appendix 2: Details of Previous Decision	1352/17 DC/19/04273	
Appendix 3: Town/Parish Council/s	Walsham Le Willows Parish Council	
Appendix 4: National Consultee Responses	NA.	
Appendix 5: County Council Responses	SCC - Highways SCC - Rights of Way	
Appendix 6: Internal Consultee Responses	MSDC - Strategic Planning MSDC - Strategic Housing MSDC - Infrastructure Team	
Appendix 7: Any other consultee responses	3 letters/emails/online comments received. 3 objections, 0 support and 0 general comment.	
Appendix 8: Application Site Location Plan	Yes	



Babergh and Mid Suffolk District Councils



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.



Consultee Comments for Planning Application DC/20/04630

Application Summary

Application Number: DC/20/04630

Address: Land West Of Wattisfield Road Walsham Le Willows Suffolk

Proposal: Application under S73 of Town and County Planning Act for approved DC/19/04273 dated 19/02/2020 - to vary Condition 2 (approved plans and documents) to facilitate increase in affordable provision from 21 to 31. Twin garage omitted and provision of sheds in rear gardens with amended fence/gate positions to plots 29 and 30. Updated site plan to show omission of twin garage and the alteration of tenure types from Market to Affordable to plots 27, 28 , 29, 30, 37, 38, 54, 55, 56 and 57. As per drawings and documents submitted 17/10/2020.

Case Officer: Alex Scott

Consultee Details

Name: Mr Kevin Boardley

Address: Willow Cottage, The Street, Walsham Le Willows Bury St Edmunds, Suffolk IP31 3AA

Email: Not Available

On Behalf Of: Walsham-Le-Willows Parish Clerk

Comments

The Parish Council Were in Support of this Application

Your Ref:DC/20/04630
Our Ref: SCC/CON/4215/20
Date: 22 October 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott - MSDC

Dear Alex Scott - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04630

PROPOSAL: Application under S73 of Town and County Planning Act for approved DC/19/04273 dated 19/02/2020 - to vary Condition 2 (approved plans and documents) to facilitate increase in affordable provision from 21 to 31. Twin garage omitted and provision of sheds in rear gardens with amended fence/gate positions to plots 29 and 30. Updated site plan to show omission of twin garage and the alteration of tenure types from Market to Affordable to plots 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57. As per drawings and documents submitted 17/10/2020.

LOCATION: Land West Of, Wattisfield Road Walsham Le Willows Suffolk

ROAD CLASS:

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

I confirm that in highway terms there is no objection to the revisions proposed and there is no impact on the highway.

Yours sincerely,

Martin Egan
Highways Development Management Engineer
Growth, Highways and Infrastructure

From: BMSDC Local Plan <localplan@baberghmidsuffolk.gov.uk>
Sent: 09 November 2020 10:18
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/20/04630 - Land West of Wattisfield Road, Walsham Le Willows

Good Morning

Strategic Planning Policy will not be commenting on this application.

Kind Regards

Strategic Planning Policy

Email: localplan@baberghmidsuffolk.gov.uk

Council Services: 0300 123 4000 option 5 then 4

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Alex Scott – Planning Officer

From: Louise Barker – Acting Strategic Housing Team Manager

Date: 10th November 2020

Subject: Application under S73 of Town and County Planning Act for approved DC/19/04273 dated 19/02/2020 - to vary Condition 2 (approved plans and documents) to facilitate increase in affordable provision from 21 to 31. Twin garage omitted and provision of sheds in rear gardens with amended fence/gate positions to plots 29 and 30. Updated site plan to show omission of twin garage and the alteration of tenure types from Market to Affordable to plots 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57. As per drawings and documents submitted 17/10/2020.

Location: Land West Of, Wattisfield Road, Walsham Le Willows, Suffolk

Planning Consultation Response:

This application is proposing an additional 10 shared ownership dwellings which are shown on the accompanying site plan as two and three bedroomed homes. We support this additional provision of 10 affordable dwellings. The Registered Provider is required to enter into a nominations agreement for the affordable homes on this site.

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

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 26 October 2020 09:34
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/04630

Good Morning,

Re DC/20/04630

This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL at a rate of £115m² (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

As this application is a Section 73 we would abate any CIL payments that have been previously made.

Please be aware that a CIL liability notice will not be produced until the Reserved Matters is granted.

Kind Regards,

Richard Kendrew
Infrastructure Officer
Babergh District & Mid Suffolk District Council – Working Together
01449 724563
www.babergh.gov.uk & www.midsuffolk.gov.uk

Committee Report

Item No:

Reference: 1352/17

Case Officer: Elizabeth Thomas

Ward: Rickinghall & Walsham.

Ward Member/s: Cllr Jessica Fleming. Cllr Derek Osborne.

Description of Development

Outline application with all matters reserved except access for the erection of up to 60 dwellings

Location

Land West of Wattisfield Road, Walsham-Le-Willows IP31 3BD

Parish: Walsham-Le-Willows

Site Area: 2.80ha

Conservation Area: no

Listed Building: no

Received: 05/04/2017

Expiry Date: 31/03/2018 on EOT

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Environmental Impact Assessment:

Applicant: New Hall Properties (Eastern) Ltd

DOCUMENTS SUBMITTED FOR CONSIDERATION

The application, plans and documents submitted by the Agent can be viewed online at www.midsuffolk.gov.uk.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.
-

PART TWO – APPLICATION BACKGROUND

History

There is no specific planning history in relation to this site per se. However, it is important to highlight the Council also has a live application pending consideration (DC/17/02783 – Land opposite Broad Meadow, Walsham le Willows), which is proposed to be located the opposite side of Wattisfield Road (east) and seeks outline planning permission with all matters reserved for up to 22 dwellings. This live pending application is a material consideration in this case.

Furthermore, the existing development at Broad Meadow (south/east of the application site in question) was granted under applications 1137/87, 0336/86/OL and 0269/09, which again are material considerations in this case, although they are more historic decisions due to the developments established pattern and form of development, it forms part of the immediate character in this case for consideration.

All Policies Identified as Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment.

Details of Previous Committee / Resolutions and any member site visit

None

Details of any Pre Application Advice

None

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

Walsham-le-Willows Parish Council

Comments 16th May 2017

Strongly objects to the proposal on the following grounds:

- Increased traffic will impact on the village. The road is a country lane. The traffic survey is flawed and misleading
- Add pressure to school places, which is not able to expand needing to travel further
- Pressure on local doctors
- Outline application and insufficient information to assess

Comments 13th and 15th May 2017

In summary, strongly objects.

The PC undertook a housing needs survey in 2015 to establish the views of the local community a need for affordable housing scheme was identified. Walsham Le Willows is a primary village with facilities getting fewer. It is likely most people will use the car for journeys. Traffic will increase and the road is narrow. Comments have also been made to footways. The school will struggle to cope with the increase of pupils. Protecting wildlife habitats need to be protected a more in depth biodiversity/ecology survey is requested. Concerns raised with regard to sewage works on Badwell Road. Doctors surgeries will be affected as a result of the development.

The consultation process for such a major development is considered inadequate, there has been no public consultation with the village community regarding this development, the PC are trying to arrange a meeting with the developer to take input from the village residents. Request for the case to go to planning committee and for a site meeting be undertaken.

Comments 9th June 2017

Walsham-le-Willows parish council object to the proposal and recommend the following grounds for refusal:

- The proposal does not meet the definition of sustainable development as set out in the NPPF with regard to prematurity
- Contrary to MSDC policy CS2
- The illustrative masterplan does not meet the needs of the local community. It will do little to build strong responsive and competitive economy in the village and would create isolated development on the periphery
- Fails to demonstrate economic well-being and enhancement of Walsham-le-Willows
- Unable to demonstrate footpath
- Implications of granting consent would go beyond Walsham-le-Willows
- School has no further capacity to absorb growth
- Need more information on biodiversity/ecology survey to be carried out
- The Neighbourhood plan will address capacity issues. The application should not be granted permission until work on the Neighbourhood Plan is further advanced. The application should go before planning committee and that a site meeting is undertaken

Comments 18th Sept 2017

No further comment.

Housing Enabling Officer (Strategic Housing)

The proposal triggers affordable housing requirement under Policy H4 of the Mid-Suffolk Local Plan. It is recommended that there is a broad mix of open market housing on this scheme incorporating the majority of units as 1, 2 and 3 bedroom with a much smaller element of 4+bedrooms to reflect this trend.

Environmental Health (contamination)

No objection with regard to land contamination. However, it is the responsibility of the developer to inform if contamination is found.

Archaeology

The site sits within area of archaeological potential. There are no grounds to consider refusal. In order to achieve preservation in situ of any important heritage assets before damage or destroyed conditions have been recommended.

Rights of way and access team (PROW)

As a result of anticipated increase use SCC may seek contribution for improvements to the network to be submitted with Highways response in due course.

No objection recommended informative to be added.

Arboricultural Officer

The main features potentially affected by this proposal are a native hedgerow and mature oak tree along the northern boundary of the site. These need to be incorporated within a layout design and provided with appropriate space and protection, if so no objection in principle.

Natural England

Comments 4th May 2017

No comments to make on this application.

Natural England standing advice can be used to assess impacts on protected species you may also wish to consult ecology services.

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.

Suffolk Fire and Rescue

Fire hydrants are recommended to be installed within this development on a sustainable route for laying hose. Currently, it is not possible to determine the number of fire hydrants required for firefighting purposes. The requirements would be determined at the water planning stages when site plans have been submitted by the water companies. Proper consideration also needs to be given to the sprinkler system. Consultation should be made with the Water Authorities to determine flow rates in all cases.

Further comments 2nd May 2017

Adequate provision is required for fire hydrants, by the imposition of a suitable planning condition. Fire hydrants are to be installed retrospectively on major developments if the Fire Authority is not consulted at the initial stages of planning to include within the S106.

NHS England (Primary Healthcare provision incorporating West Suffolk Clinical Commissioning Group)

The development is not of a size and nature that would attract a specific Section 106 planning obligation.

The proposal for 60 dwellings due to its likely impacts on primary healthcare provision, specifically with regard to catchment of development, therefore, the impacts are expected to be assessed and mitigated by CIL.

Travel Plan Officer

Any response in regard to the Travel Plan element of the highway mitigation will form part of the formal SCC highways response to comply with the overarching principles of Travel Plans and Transport Assessments section of the 2014 PPG and internal protocol.

Highways England

Offer no objection.

Highways

Latest highways comments 12th Oct 2017

Further drawings and supporting evidence in relation to a footway along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close have been provided. The additional work demonstrates that a footway can be provided utilising existing highway land whilst maintaining a suitable road width. Therefore, the initial highways objections have been overcome. It is accepted the proposed new footway will vary in width due to the availability of land, but it will generally be wider than the existing footways to the south.

The Highway Authority does not approve all the proposed design details as shown on submitted Drawing, Number 1860-06 Revision A, but is content that precise details can be agreed at the reserved matters stage. On this basis a suitable condition will be recommended for this outline application such that the application may now be supported in highway terms.

Following conditions recommended:

- Highway improvements
- Vehicular access
- Details of estate roads and footpaths
- footways serving that dwelling have been constructed
- HGV traffic movements
- manoeuvring and parking of vehicles
- visibility splays
- (Informative) works within the public highway
- (Informative) Public utility apparatus
- (Informative) recommend developers enter into formal agreement with the Highways Authority under Section 38 of the Highways Act (1980)

The Suffolk County Council Highways Development Management Engineer has re-checked the Submitted Transport Assessment, and confirms in an email dated 29/01/2018 the traffic counts and speed surveys were carried out in the week before half term holidays, and has no further comment.

SCC Planning Obligations Officer

The requirement being sought here would be requested through CIL and therefore would meet the new legal test.

- Education contribution - £424,434.00
- Pre-school contributions £36,546.00
- Consideration needs to be given to adequate play space provision
- Transport – requirements would be dealt with via planning conditions and Section 106 agreement as appropriate and infrastructure delivered to adoptable standards via Section 38 and Section 278.
- Libraries - £12,960.00
- Waste - £0
- Supported housing – expectation that a proportion of the housing and/or land use to be allocated for housing with care for older people
- Sustainable Drainage Systems within major development scheme (10 dwellings or more) should be provided unless demonstrated to be inappropriate. Relevant flood authority on the management of surface water
- Archaeology – to refer to archaeology officer comments
- Fire Service – early consideration is to be given to access for fire vehicles and provision of water for fire-fighting.
- Superfast broadband – recommended that all development is equipped with high speed broadband (fibre optic), line speeds should be greater than 30Mbps using a fibre base broadband solution rather than exchange based connections.

Further comments 3rd November 2017

The CIL contributions already requested in the response of 10th May 2017 are still valid. The second letter raises the cumulative impact with another application for 22 dwellings. As the joint LP consultation has now commenced this is an update relating to primary school provision.

Again no surplus places at the catchment primary school and the school cannot expand within its current site the forecast to have no surplus places, the 15 primary pupils arising from this development need to be considered along with the second undetermined application for planning permission generating a further 6 primary school pupils.

The County cannot guarantee that all pupils from the development will be able to find a place at the catchment primary school. Consequently the % of out of catchment pupils has been considered. The latest census data for Walsham-le-Willows from May 2017 states 138 pupils on roll and of these 41 pupils were out of catchment. Therefore, the school admission policy and make additional provision is applied. In the short-term there would be an unsustainable school patters, but overtime the out of catchment school patterns is expected to work its way through via applying the admissions policy.

The primary school is not the catchment school and the County council will be required to fund school transport costs arising which are estimated at £750 per annum per pupil. The policy is that we will provide transport when a child under 8 years of age and lives more than 2 miles from their nearest or catchment school and for those who are 8 and over 3 miles. However, the catchment school has no surplus places available the next nearest primary school is 3 miles away. A total cost of £51,000 will arise in terms of additional school transport costs due to no surplus places being available at the catchment Primary school this will be covered by a planning obligation (s106).

Landscape comments (Place Services)

The proposal would have an impact on the landscape. Should the application be approved the following is recommended:

- Transition between existing residential areas and proposed development needs to be explored in great detail, to provide suitable levels of screening and the appropriate specification of planting to address character or the surrounding landscape. The illustrative masterplan fails to achieve this.
- Landscape Impact Assessment (LIA) will be required, which is to include mitigation measures including viewpoints from the PROW's and surrounding settlements
- In conjunction with the LIA a Landscape Strategy should be produced to inform and influence any detailed landscape design on site, which also needs to include landscaping to be reinforced and retain existing planting within the site.

The proposal sets out how an appropriate and connected green infrastructure responds to the layout through the attenuation pond as part of SuDS. However, as these as any proposal develop a greater level of detail will be required to make the development compliment the rural character of the village. Including views from different perspectives, and the response to tree and hedge planting to provide the adequate screening of the development from surrounding fields and existing settlements, currently, the design and access statement is not detailed enough.

The site is within the Ancient Plateau Claylands landscape character type in accordance with the Suffolk Landscape Character Assessment. Some of the key considerations are flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, loosely clustered villages, scattered ancient woodland parcels and hedgerow with hedgerow trees.

The development would need to take account of the key characteristics to ensure the development sensitively integrates to prevent negative visual effect. The landscape plan will need to provide comprehensive vision for the site to show how it can respond to the surrounding landscape.

Ecology (Place Services)

No objection subject to condition to secure ecological mitigation and enhancement measures:

There is now sufficient ecological information available to understand the likely impacts of development on Protected Species i.e. Gt crested newts and bats, Priority habitats e.g. hedgerows and Priority species e.g. hedgehog, hare & farmland birds such as skylark and lapwing.

Suffolk Wildlife Trust

Comments 30/01/2018

Further to our letter of 25th July 2017, we note the proposed provision of the land for skylark habitat compensation to the north of the application site (drawing ref. MH647-03 Rev A). We consider that this addresses our comments made in relation to this species, subject to the provision being secured for the life of the development (should permission be granted). The rest of our comments remain as per comments of the 25th July 2017.

Comments 25/07/2017

Bats are present in the area. The masterplan shows buffering of the northern boundary vegetation along with new planting on the western boundary, no new planting along the southern or eastern boundaries. The absence of such landscaping means failure to buffer the existing boundaries and to maximise the sites potential for bats. No evidence of great crested newts.

Comments 18/05/2017

Objection, Further survey work for great crested newts and bats are required in order to inform of the likely impacts of the proposed development on these species and to identify any necessary mitigation measures. Such surveys do not appear to accompany this application.

In the absence of this, it is not possible to fully identify the likely impacts of the proposed development on identified protected species. In accordance with ODOM Circular 06/2005 this information must be available prior to the determination of this application.

Furthermore, it addition habitat for hedgehogs and skylarks is necessary. The ecology assessment does not appear to consider potential impacts on and mitigation for these species. Further information is needed. Currently the proposal fails to demonstrate that it will not result in adverse impact on protected species.

SCC waste management services

No objection subject to condition.

Suffolk Constabulary (Designing out crime)

Not enough information to comment on the proposal being outline

Has provided recommendations to be taken into consideration at the reserved matters stage. Mid-Suffolk Core Strategy 2008 (updated in 2012) at section 1 para 1.19 refers to safe communities. Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

Anglian Water

There are no assets owned by Anglian Water or those subject to an adoption agreement within the site development boundary.

The catchment area of Badwell Ash will have capacity for foul drainage. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to Anglian Water sewerage they should serve a notice under Section 106 of the Water Industry Act 1991.

Anglian Water is unable to provide comment on the suitability of the surface water management as it does not relate to Anglian Water operated assets. The LPA are advised to seek advice from the LLFA or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into the watercourse, should the proposed method of surface water management change Anglian Water request to be re-consulted.

Suffolk County Flood and Water Management

Comments 19th May 2017

Approval subject to the following recommended surface water drainage conditions:

- Surface water drainage scheme in accordance with the approved FRA
- Dimensioned plans and drawings
- Infiltration testing
- If infiltration is not possible than modelling shall be submitted to demonstrate surface water runoff
- Modelling of the surface water drainage scheme to show attenuation/infiltration features will contain the 1 in 100 year rainfall
- 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.
- Topographical plans
- Scheme implemented as approved
- Concurrent with the first reserved matter application(s) details
- No occupation until Sustainable Urban Drainage System components and piped networks have been submitted to and approved in writing by the LPA and the inclusion on the LLFA risk asset register
- Construction surface water management plan
- (Informative) works to watercourse, discharge to watercourse or groundwater and discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment maybe subject to payment

Heritage team

The conservation area of Walsham le Willows is focused on the historic core of the village. The proposal is not considered to alter the historic core or relationship of the village conservation area with its surrounding landscape. The proposal is not considered to represent harmful impact on the character or appearance of the Conservation Area or on the settings of the listed buildings near Wattisfield Road.

Viability

Comments 25th Jan 2018

The Viability officer has provided additional comments through undertaking a more detailed review of the New Hall viability report. It is considered the scheme is viable and can afford the following contributions:

1. 20% affordable housing
2. CIL contribution of £648,485
3. S278 - £175,000
4. School bus £51,000

Comments 18th Dec 2017

Detailed information has been provided on build costs, sales values and abnormal costs. 20% provision is the maximum amount for affordable housing that could be provided in order for the scheme to remain viable in accordance with national guidance.

B: Representations

There have been a number of objection/comment representations received raising the following planning matters/concerns:

More housing not needed and infrastructure not in place to accommodate increase in population
School cannot expand and close to capacity
Loss of open space and views affecting the character of the area and house value
Limited services and facilities
Hazard access and increase in traffic and parking
Increase in noise levels
Increase in speeding along roads creating danger
Sewage treatment operation not able to cope
Residential amenity issues
No footpath leading into the village
Light pollution from new development
Ecology survey is incorrect; there are protected species in the vicinity irrespective of it being a arable field
Hedgerow under threat from development of land and habitats lost
Protect species numbers have fallen and the development will block their access routes
The proposal will be outside the boundary
Erode the character of the village
Broadband speeds are poor in the area
It is understood of the housing needs across the country, but impacts need to be considered
Building on greenfield land
Increase in congestion and pollution
The development is too large
Flood issues could be apparent for the village and the sewerage system cannot cope
Disagree with the transport statement and question the knowledge of MTC's Engineers
Access for emergency vehicles
Village survey suggests only need a further 15 additional new homes
Lack of infrastructure and development is outside the village boundary
Question the validity of the application
Potentially not all land belongs to the highway and may belong to other private properties

PART THREE – ASSESSMENT OF APPLICATION

UPDATE

This application was deferred at the 14th March 2018 planning committee. Members of the committee requested further information from SCC highways authority with regard to the specifics on the route north through the village and pull together all relevant facts on the traffic generation and impact of this development. It was also requested for a SCC highways office to attend the next planning committee.

Since this request the SCC highways authority have provided a further email statement dated 3rd April 2018 informing of the following (in summary):

- **The Transport Statement is appropriate for this scale of development. SCC highways would only consider a more detailed Transport Assessment for a scheme of this size where there may be significant highway issues.**

- The cumulative impact of 58 vehicles an hour is not 'severe' particularly when considered against the low level baseline traffic.
- The likelihood of significant numbers of vehicles using Wattisfield Road instead of the wider, straighter more direct Summer Road to access the A143 is considered low. Also, the volume of traffic going north (Bury St Edmunds, Diss) would (based on census data) for destination be presumed to be less than heading south (Bury St Edmunds, Stowmarket, Ipswich).
- With regard to footways providing a suitable condition is included in the planning permission a scheme can be delivered. The details of footway layout would be agreed as part of the S278 agreement based on the indicative plans.

The additional detailed email from SCC highways has been attached to this bundle to view. Officers are still supportive of the scheme and should members choose to refuse the proposal at committee on the 9th May 2018 members must be made aware SCC highways authority would not support the Local Planning Authority on this application going forward.

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

During this application process the case officer has changed and additional information has been provided to overcome some of the consultation responses issues raised, which have been addressed within this report.

1. The Site and Surroundings

1.1 The site in question is currently open countryside and approx. 2.80ha of agricultural land (grade 3). The site contains a natural enclosure from the wider open countryside due to the existing mature hedges and trees that surround the site to the north/west. There is also a public footpath that runs along the north western edges of the site, which would help to naturally include the site with the existing southern built form. It has been acknowledged on the Illustrative/Indicative masterplan for the existing tree and hedgerow belt to be retained and enhanced, which is also accompanied with an off-site habitat enhancement area.

1.2 The site is adjacent to the settlement boundary of Walsham-le-Willows, which is a designated primary village in accordance with Policy CS1 of the adopted Mid-Suffolk Core Strategy (2008), and is known as a Core Village in the emerging Babergh & Mid-Suffolk Joint Local Plan. The site in question is allocated (site ref SS0040) as a potential development site in accordance with the Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017 (page 304). However, no weight can be given to this document for Development Management purposes due to the document being at the very early stages of the plan-led process, which is at Planning Policy stage Regulation 18 consultation. However, what this does show is the very early stages of draft strategic thinking for potential allocations in this area.

1.3 Walsham-le-Willows being a primary village some basic local services can be found to meet local Needs, affordable housing is appropriate in this case and school provision will be addressed later in this report.

2. The Proposal

2.1 This proposal seeks outline planning permission with all matters reserved except for access for the erection of up to 60 new dwellings. The proposal also includes affordable housing, open space and landscaping in accordance with the submitted design and access statement. The development is also to provide a new footway link. The proposal would be accessed via Wattisfield Road, which leads into the village to the south and out to the countryside to the north. The proposal triggers 20% affordable housing requirement. This could equate up to 12 affordable units (20% of 60 = 12).

3. National Planning Policy Framework

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

3.2. The following parts of the NPPF are considered to be applicable to this proposal.

NPPF section 01: Building a strong competitive economy
NPPF section 03: Supporting a prosperous rural economy
NPPF section 04: Promoting sustainable transport
NPPF section 05: Supporting high quality communications infrastructure
NPPF section 06: Delivering a wide choice of high quality home
NPPF section 07: Requiring good design
NPPF section 08: Promoting healthy communities
NPPF section 10: Meeting the challenge of climate change, flooding and coastal change
NPPF section 11: Conserving and enhancing the natural environment
NPPF section 12: Conserving and enhancing the historic environment

4. Core Strategy

4.1. The following parts of the Core Strategy Focused Review 2012 are considered to be applicable to the scheme:

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

4.2. The following parts of the Core Strategy 2008 are considered to be applicable to this scheme:

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix

5. Neighbourhood Plan/Supplementary Planning Documents/Area Action Plan

5.1. There is currently no neighbourhood plan for Walsham le Willows or the parish of Rickingham & Walsham, where this site is located.

5.2 There is a Village Design Statement for Walsham le Willows (2007)

5.3 An initial Joint Local Plan consultation has been undertaken back in August 2017 which was for the early stages of consultation Regulation 18.

6. Saved Policies in the Local Plans

6.1. The following parts of the Mid-Suffolk Local Plan 1998 are considered to be applicable to this scheme:

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
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
SB02 - Development appropriate to its setting
HB14 - Ensuring archaeological remains are not destroyed
HB13 - Protecting Ancient Monuments
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H04- Altered Policy H4
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T09 - Parking Standards
T10 - Highway Considerations in Development
RT12 - Footpaths and Bridleways
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
GP01 - Design and layout of development
CS04 - Adapting to Climate Change
CS09 - Density and Mix
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
FC02 - Provision and Distribution of Housing
CS04 - Adapting to Climate Change
CL08 - Protecting wildlife habitats
RT04 - Amenity open space and play areas within residential development
HB01 - Protection of historic buildings
H07 - Restricting housing development unrelated to needs of countryside

7. The Principle of Development

7.1 The site is located outside the defined settlement boundary although adjacent to it in accordance with the Inset proposal map 84 of the Mid-Suffolk Local Plan (1998). The Council acknowledges that it is unable to demonstrate a five year supply of deliverable housing land within the Mid-Suffolk district, as required by paragraph 47 of the National Planning Policy Framework (NPPF), currently the Mid-Suffolk land supply sits at 3.9 years in accordance with the AMR (2016-2017). Therefore, paragraph 14 and 49 of the NPPF apply and are invoked in the decision-making process, as the Supreme Court Judgement (Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnerships LLP and another (Respondents) v Cheshire East Borough Council (Appellant)) is relevant in confirming that a shortfall in housing land supply triggers the second part of paragraph 14 (NPPF). This means the proposal should be considered in the context of the presumption in favour of sustainable development, for the purposes of decision-making, granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF, taken as a whole. As such, this report focuses on a balanced assessment between any harms and any benefits of the proposal to conclude a sound recommendation.

7.2 It is also important to highlight the aforementioned judgement confirms that the narrow interpretation should be used in establishing whether a policy relates to the supply of housing. The narrow interpretation states: *limited to policies dealing only with the numbers and distribution of new housing, and excluding any other policies of the development plan dealing generally with the disposition or restriction of new development in the authority's area.* It is fair to say not all Mid-Suffolk's local housing policies should be considered out-of-date as they are not all specific to housing numbers and distribution. It is considered a matter of planning judgement for the decision-maker to have regard to the amount of weight attributed to such policies in their decision-making, and in this case whilst consideration has been given to Mid-Suffolk's local housing policies CS1, CS2 and FC2 in the first instance, paragraph 14 and 49 of the NPPF have been given full weight, with the absence of a full 5-year land supply.

8. Sustainability Assessment of Proposal

8.1 The NPPF (Para 187) provides that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

8.2 Concerns have been raised through the consultation process regarding the location of the proposal site outside the designated settlement boundary and being contrary to saved local plan policies, in reviewing all local policies (specifically Mid-Suffolk housing policies CS1, CS2 and FC2), national policies and all material considerations in this case. It is evident the Council are unable to demonstrate a 5-year housing land supply (para 47, NPPF) and as such local plan policies receive less weight allowing the NPPF to receive more weight in the decision-making process, specifically having regard to para 14 and 49 of the NPPF.

8.3 Refusing the application solely based on the development being outside the development boundary and on greenfield land does not accord with the NPPF, which seeks to consider the sustainability of the development in relation to the environmental, social and economic roles of sustainability to be sought jointly through the planning system.

8.4 The proposal has highlighted (as assessed further below in this report) the development would give rise to some issues, such as design & layout, highways/footways/transportation, archaeology, ecology/landscape, and the assessment of cumulative impacts.

8.5 However, it is clear this application has addressed certain matters to satisfy this outline proposal and the rest of the detailed matters could be overcome and mitigated via conditions, CIL and s106

agreement, and despite the proposal being located in the countryside outside the development boundary, but adjacent to it, the proposal when assessed as a whole is considered to represent a sustainable development due to its significant benefits from a social and economic perspective, which outweighs any modest harm to the environmental aspects.

8.6 In addition, although accessibility to services and facilities are considered less than those of a main town or key service centre (KSC) the site is positioned adjacent to a designated primary village in accordance with Policy CS1 and as such, is higher up the settlement hierarchy (just below a KSC) and capable of limited growth that needs to be established. As identified earlier in this report currently the Council does not have a 5 year housing land supply and the allocation for sites is in the early stages of the plan-led process. Therefore, although this application could be considered premature and speculative, due to the local policy position this is not a reason for refusal as all cases have to be determined on their own merits.

8.7 Therefore, this proposal is not considered to have any significant harmful cumulative impacts that would override the significant benefits this proposal would create. For the reasons set out and comprehensively assessed this proposal is considered to comply with all relevant local and national policies and is considered to represent a sustainable development subject to imposed conditions, CIL and s106 agreement in the context of the NPPF and is therefore recommended for approval.

8.8 The main matters pertinent to this proposal and assessed below are:

9. Indicative design, layout, archaeology and heritage
10. Landscape (inc; trees and hedgerows), ecology and biodiversity impact
11. Environmental Impacts – pollution/contaminated land, drainage and flooding matters
12. Highways including access consideration
13. Impact on Residential amenity
14. Other matters/third party representations
15. Viability
16. Planning obligations (s106) and CIL

9. Indicative design, layout, archaeology & heritage

9.1 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area and create a strong sense of place. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or stifling appropriate innovation. The NPPF goes on to state it is “proper to seek to promote or reinforce local distinctiveness” (para 60) and permission should be “refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (Para 64). In addition, Local Policy CS5 provides that “All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area” and echoes the provisions of the NPPF.

9.2 The Illustrative/indicative layout identifies how the site could accommodate up to 60 new dwellings, subject to appropriate design detail being agreed at reserved matters stage. The consultation process has clearly highlighted the design and layout of the site will be determined by relevant statutory consultees being satisfied at reserved matters stage to reach a comprehensive successful scheme. The Illustrative/indicative proposal identifies any such scheme at reserved matters stage will ensure efficient use of the land, which will accord with the provisions of the NPPF.

9.3 The consultation responses show the Highways Authority and Suffolk Constabulary, with regard to parking areas, car ports, garages (surveillance) do not fully support the indicative design and layout and recommendations for improvement have been made to be sought at the reserved matters stage. Also, the public rights of way team (PROW) may seek contribution for improvements to the network. The waste management service has informed consideration needs to be given for 26tonne dustcart and the suitability of the surface and manoeuvrability along with appropriate wheeled bin locations. The fire and rescue service require fire hydrants to be installed within the development on a sustainable route for laying hose, which can be determined at the water planning stages submitted via the water companies, and also consideration will need to be given to the sprinkler system. The planning obligations officer has identified consideration needs to be given to adequate play space provision, care for older people, sustainable drainage systems, superfast broadband via fibre optic.

9.4 The strategic housing officer has identified the 2014 Suffolk Housing Needs Survey shows there is a high demand for smaller homes across all tenures. Affordability issues are a key driver for this increased demand for smaller homes. As such, the strategic housing officer has set out requirements within their consultation responses that will be dealt with at reserved matters stage.

9.5 The site is known to sit within an area of archaeological potential and as such any artefact(s) found are to be preserved in situ of any important heritage assets before damage or destroyed, as such relevant conditions will be applied. The heritage team have informed the conservation area of Walsham-le-Willows is focused on the historic core of the village and as such the proposal is not considered to alter the historic core or relationship of the village conservation area with its surrounding landscape. Furthermore, the proposal is not considered to have any harmful impact on the character or appearance of the conservation area or listed buildings. In my opinion, subject to satisfactory reserved matters proposal is considered to comply with Local Plan Policies GP01, HB01, HB14, H13, H15 and Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

10. Landscape (inc; trees and hedgerows), ecology and biodiversity Impact

10.1 Paragraph 58 of the NPPF states that proposals should provide appropriate landscaping to ensure that they integrate well into the surrounding locality and this requirement is repeated in one of the requirements of Mid-Suffolk local policy H13. Also, Policy CS5 seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimensions 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.

10.2 The landscape in question is not designated in any way and it not subject to the protection afforded in the NPPF. However, the site is situated within the countryside and is still important to protect and enhance appropriately in accordance with Section 11 of the NPPF. But, also in accordance with the Suffolk Landscape Character Assessment the site is within the Ancient Plateau Claylands landscape character type. This means the area is characterises by flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, loosely clustered villages, scattered ancient woodland parcels and hedgerow with hedgerow trees all of which needs to be taken into account at the details stage.

10.3 Given the scale of the proposal it is inevitable any scheme would have an impact on the landscape and would change the existing appearance to a significant degree. Therefore, at reserved matters stage the scheme would need to take account of the Landscape officer advice and recommendations to ensure new development sensitively integrates to prevent negative visual effect. Comprehensive vision of the site will need to be demonstrated from the surrounding landscape.

10.4 The native hedgerow and mature oak tree along the northern boundary of the site could be potentially affected. Therefore, it is recommended these existing natural aspects that form part of the character of the area will need to be incorporated within a layout design and provided with appropriate space and protection. The indicative submitted layout shows how the existing tree and hedgerow belt along the northern and western boundaries of the site can be retained and enhanced as part of the proposal.

10.5 Natural England has not provided any comprehensive comments, but has noted the proposal is unlikely to cause any significant impacts on the conservation area or landscape.

10.6 Originally the Ecology officer and the Suffolk Wildlife Trust objected to the proposal as there was a lack of survey work with regard to protected species. However, additional survey work has been provided and is considered satisfactory. The latest comments from the ecology officer informs the additional information identifies protected species are absent from the water bodies and sufficient ecological information to understand priority habitats e.g. hedgerows and Priority species e.g. hedgehog, hare & farmland birds such as skylark and lapwing. It is considered that a suitable scheme could be provided in accordance with relevant Local Plan Policies at reserved matters stage. Relevant conditions are recommended and will be imposed.

10.7 The Suffolk Wildlife Trust inform proposed provision for skylark habitat compensation to the north of the application site and is considered to address comments made in relation to species, subject to the provision being secured for the life of the development all other comments remain. It is considered such details can be addressed at reserved matters stage.

11. Environmental Impacts – pollution/contaminated land, drainage and flooding matters

11.1 Paragraph 121 of the NPPF makes clear that planning decisions should make sure that the site is suitable for new use taking account of the hazards of any previous use. The Environmental Health Officer has not raised any objection with the proposal, but has made clear it is the responsibility of the developer to inform if contamination is found. The Suffolk County Flood and Water Management Officer has recommended surface water drainage conditions.

11.2 As previously mentioned earlier in this report the land in question is grade 3 agricultural land that is currently being farmed. Grade 3 land is not the best and most versatile in accordance with paragraph 112 of the NPPF. It is however, fair to say as a result of the proposal there will be a loss of approx 2.80ha of land that is currently used for food production and contributes to the local economy, which its loss will create a negative impact.

11.3 Paragraph 100 of the NPPF makes clear that inappropriate development in areas of flood risk should be avoided by directing development away from areas of high risk. Mid-Suffolk's Local Policy CS4 is in line with the requirements of the NPPF in terms of flood risk and therefore carries significant weight.

11.4 The County flood and water management officer has not raised any objection to the proposal and recommends a number of relevant conditions. Also, Anglian Water have confirmed there are no assets they owned by Anglian Water or those subject to an adoption agreement within the site development boundary. Badwell Ash catchment area has capacity for additional foul drainage. If the developer wishes to connect to Anglian Water sewerage they will need to agree notice via s106. The County flood and water management have been consulted in this case as advised by Anglian Water.

11.5 Having regard to the above, it is considered in terms of flood risk, water supply, drainage and contamination that the scheme can be made acceptable subject to appropriate conditions and s106 to meet the requirements of para 100 of the NPPF and local policy CS4.

12. Highways including access consideration

12.1 Policy T10 of the Mid-Suffolk Local Plan requires Local Planning Authorities 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 T9 supplements policy T10, requiring proposals to provide areas of parking and manoeuvring in accordance with the parking standards adopted by the district. Paragraph 32 of the NPPF confirms that development should only be prevented or refused on transport grounds where the residential cumulative impacts or development are severe.

12.2 The original comments of the highway officer was to refuse the proposal with regard to no footway links, and that the design creates the reliance on the private car and reduced access visibility for some properties. Since these comments additional information has been provided in relation to addressing these issues insofar as it has been demonstrated the application site is to link with existing footway to the south of Mill Close, which can be provided utilising existing highways land, whilst maintaining a suitable road width. Which has been sufficient for the highways officer to remove their objections, in addition the highways officer accepts the proposed new foot way would vary in width due to the availability of land, but it would generally be wider than the existing footways to the south. The highway officer has also informed they do not approve all the proposed design detail as shown on drawing number 1860-06 Rev A of the additional information submitted on the 17th August 2017, but is satisfied the details can be addressed and agreed at the reserved matters stage. The highways officer has recommended relevant conditions that would be imposed on the decision.

12.3 Some third-party objection representations have been received with regard to road dangers and speeding, as identified above statutory related highway matters have and can be over come via the reserved matters application. It is also important to note there is a 30mph speed limit restriction in place along Wattisfield Road up towards the north of the application. Also the Parish Council have raised concerns that they feel the traffic survey was undertaken within the school half-term week. The agent has provided additional information to the case officer through a series of three emails dated the 25th January 2018. The additional information shows. The highways survey (undertaken by Road Data Services and included in the MTC's transport statement) was checked against the dates of the Walsham-Le-Willows CEVCP school holiday dates. The speed survey was undertaken between the 3rd February 2017 and the 9th February 2017. These dates are written on the speed data sheets which can be found at appendix 2 of the transport statement. According to the Primary school website the half-term week was the week commencing the 13th February. The agent has also explained the equipment used to undertake the survey work was left on site during half term week following conclusion of the survey, which may help explain the concerns for the Parish Council.

12.4 County transportation costs with regard to primary school provisions for the additional school pupils have been covered in the planning obligations and CIL section of this report. Transportation requirements would be dealt with via planning conditions and s106 as appropriate and infrastructure delivery to adoptable standards via Section 38 and Section 278.

13. Impact on Residential Amenity

13.1 Policies within the Mid-Suffolk local plan such as H13 and H16 (amongst other matters) require that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties or future occupiers. This requirement is also in line with the NPPF core values (para 17), to seek good standard of amenity for all existing and future occupants of land and buildings.

13.2 This proposal is in indicative outline form to show an indication for up to 60 new dwellings could be accommodated on the site. However, the detail of such scheme are not being approved as part of this application, which only focuses on the principle of residential use and access all other matters are to be assessed at the subsequent reserved matters stage.

13.3 It is considered a scheme could be designed to prevent any significant impacts on residential amenity. The consultee responses have highlighted a number of factors that will need to be considered into the final design and layout of the proposal, which in-turn will determine the appropriate number of dwellings that can be successfully achieved on the site for amenity issues to be considered. Some third party objection representations have raised concerns that the proposal would increase noise. It is inevitable the proposal would create further noise through the construction of the proposal and the change in use of the land to residential. However, these types of matters are not considered significant enough to justify refusal, as construction is a short-term matter whilst the dwellings are being built and the residential scheme is for ordinary private residential use the same as the adjacent existing properties to the south and east of the site. Furthermore, there have also been matters with regard to light pollution made, again the quantum of development proposed will increase light, but the reserved matters application is to ensure the proposed detail does not significantly impact on existing and future occupier amenity.

13.4 If permission is granted a condition can be imposed requesting that the applicant enters into a construction management agreement with the Council to safeguard the living conditions of the surrounding occupiers.

14. Other matters/third Party Representations

14.1 A number of third party comments have been made strongly objecting to this proposal. The parish council does not consider the development to be sustainable for a number of reasons, in summary matters such as (not sustainable, contrary to policy CS2, not meet the needs of the local community or wellbeing, traffic issues, footpath issues, outside boundary, school capacity issues, lack of info re ecology/biodiversity, premature of the Neighbourhood plan) have been raised. These matters raised have been addressed within this report and as highlighted within the principle of development section of this report (section 7) and the sustainability assessment (section 8) due to the policy position of the council not having a 5-year housing land supply, the council can not just refuse a proposal because it is outside the development boundary. Also, an application cannot be delayed for a neighbourhood plan to be put in place. All applications have to be assessed on their own merits at the time they are submitted and an assessment of any significant and demonstrable harms needs to be made, which this report has undertaken.

14.2 Furthermore, the parish council also feel the development has not had adequate public consultation or engagement with the village community and that the developer has not met with the community to have early engagement prior to any application being submitted. Pro-active and early engagement with the Council and local community is always encouraged by the Council prior to any major application being submitted. However, this is not a statutory requirement and therefore not all agents/developers choose to do this, and this cannot be used as a reason to refuse permission if the merits of the case are acceptable.

14.3 Access for emergency vehicles will be a consideration at reserved matters stage along with the design and layout taking account for refuse vehicles for waste collection.

14.4 A number of third party representations have been received, summarised and addressed within this committee report.

15. Viability

15.1 Paragraphs 159 and 173 of the NPPF inform in order for pursuing sustainable development careful attention to viability needs to be made to ensure the development is deliverable, which directly links to paragraph 47 of the NPPF.

15.2 The viability officer has undertaken a detailed review of the submitted New Hall viability report, which provides information on build costs, sales values and abnormal costs. It is concluded the scheme is viable and can afford the following contributions:

1. 20% affordable housing
2. CIL contribution of £648,485
3. S278 - £175,000
4. School bus £51,000

16. Planning Obligations and CIL

16.1 The Community Infrastructure Levy is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area.

16.2 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. Mid-Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

16.3 The development is likely to have an impact of the NHS finding programme for the delivery of primary healthcare provision within this area and specifically health catchment of the development. Therefore a developer contribution will be sought via CIL towards the capital funding to increase capacity within the GP Catchment Area. The proposal is not of a size and nature to attract a specific s106.

16.4 Due to the anticipated increase the County Council may seek contribution for improvements to the to the rights of way network. The additional highways response has made clear the further drawings and supporting evidence in relation to footways along Wattisfield Road will link with the existing footways to the south of Mill Close satisfactory.

16.5 In this case the SCC Planning Obligations Officer has advised the following is capable of being funded by CIL rather than planning obligations:

- Provision of library facilities £12,960
- Provision of additional pre-school £36,546
- Provision of primary school places £182,715
- Provision of secondary school £201,905
- Provision of secondary, sixth form £39,814
- Provision of waste infrastructure £0

16.6 The SCC Planning Obligations Officer has made clear the school is at capacity, but adjustments in catchment will catch up and SCC has not sought a contribution for a new school. Transportation costs could be a CIL matter of the SCC were to sought.

16.7 The development seeks to secure 20% affordable housing and accords with the Altered Local Policy H4. The mix and tenure will be secured through the Reserved Matters application and through the S106 agreement.

16.8 In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

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

17.1. The development will lead to:

- Council Tax payments from the dwellings when built
- Planning Delivery Grant from Central Government for delivering the dwellings
- CIL calculated at reserved matters stage

PART FOUR – CONCLUSION

18. Statement Required By Article 35 of The Town and Country Planning (Development Management Procedure) Order 2015.

18.1. 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 to resolve any problems or issues arising.

18.2. In this case the Officers have worked with the agent to resolve main issues relating to highways and ecology.

19. Planning Balance

19.1. The Council accepts that it cannot demonstrate a five year housing land supply in the district, as required by the NPPF. Relevant local policies for the supply of housing receive less weight due to this, and the fact that the majority of local policies are pre-NPPF, but also some local housing policies directly relate to numbers and distribution of housing, which the Supreme Court Judgement confirms in accordance with the narrow interpretation policies receive less weight and a shortfall in housing land supply triggers the second part of paragraph 14. Therefore, a balanced assessment between any harms and any benefits of the proposal has been undertaken.

19.2 Officers conclude that specific policies do not indicate development should be restricted. Therefore, the proposal should proceed to be determined in accordance with the presumption in favour of sustainable development.

19.3 The design and layout to be established at reserved matters stage is to take reference from the existing Broad Meadow development south/east of the site and take account of relevant statutory consultation recommendations as highlighted in this report. In this case, existing surrounding dense development contributes to the areas characteristics.

19.4 The assessment has identified the proposal did raise highway issues, with regard to footway links, design that creates the reliance on the private car and the reduced visibility for some properties. However, since these issues were identified through the consultation process. The agent has sought to address the matters through submitting additional relevant information, and has now addressed any previous significant harms arising and as such the highways officer has removed their objection further details will be sought via condition and s106.

19.5 The cumulative impacts of additional primary school pupils and the logistics that are in connection with this have also been considered in combination with the additional pending application (DC/17/02783) for up to 22 dwellings the opposite side of Wattisfield Road.

19.6 It is also noted the proposal would create the loss of agricultural land currently used for food production, which contributes to the economy. However, the loss of approx. 2.80ha of grade 3 land is not considered significantly harmful, when weighed against the benefits of the scheme. Furthermore, all other environmental matters with regard to ecology, and the hedgerows and trees can be effectively managed and mitigated via conditions. In addition, a scheme for up to 60 dwellings (including 20% affordable homes) would generate more for the economy and social aspect in the long and short term in comparison to the agricultural land use. The report also highlights the proposal would not cause any significant impacts to the conservation area. Although the site is within an area of archaeological potential relevant conditions can address this aspect.

19.7 Having considered all social, economic and environmental matters in this case it is considered the significant benefits for up to 60 new dwellings on the site adjacent to the settlement boundary in close proximity to existing dwellings and in a location where there is a housing shortfall would outweigh any modest harms the development may create. The application is therefore recommended for approval as the benefits of this proposal considerably outweigh any modest harm.

RECOMMENDATION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager – Planning for Growth to secure:

- Secure 20% affordable units including mix and tenure
- Infrastructure improvements (£51,000 school transportation costs)

(2) That the Corporate Manager – Planning for Growth be authorised to grant Outline Planning Permission subject to conditions and Informatives including:

- Standard time limit
- Submission of reserved matters
- Location and phasing of the affordable housing units
- Details of materials
- Land contamination
- Footways to be provided along Wattisfield Road
- Vehicular access
- Details of estate roads and footpaths
- footways serving that dwelling have been constructed
- HGV traffic movements
- manoeuvring and parking of vehicles
- visibility splays
- under Section 38 of the Highways Act (1980) relating to the construction and subsequent adoption of Estate Roads.
- Implementation of a programme of archaeological work (in accordance with a Written Scheme of Investigation)
- No building occupied until the site archaeological investigation and post investigation assessment is completed
- Appropriate protections for existing trees and hedgrows

- Fire hydrants to be installed
 - Landscaping scheme concurrent with reserved matters and including tree protection measures
 - Implementation of landscaping scheme
 - School transportation costs
 - Compliance with recommendations of submitted ecological reports
 - Ecological design strategy
 - Prior to occupation: Lighting design scheme
 - Bin presentation points
 - Surface water drainage scheme to agree and fully implemented as approved
 - Sustainable Urban Drainage System
 - Construction surface water management plan detailing surface water and storm water
 - Construction management plan/agreement – Residential amenity
 - Play Space Provision
- (3) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Corporate Manager – Planning for Growth be authorised to refuse planning permission on appropriate grounds.

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:

New Hall Properties (Eastern) Ltd
The North Wing
Ingatestone Hall
Hall Lane
Ingatestone
CM4 9NS

Applicant:

New Hall Properties (Eastern) Ltd
The North Wing
Ingatestone Hall
Hall Lane
Ingatestone
CM4 9NS

Date Application Received: 05-Apr-17

Application Reference: 1352/17

Date Registered: 06-Apr-17

Proposal & Location of Development:

Outline application with all matters reserved except access for the erection of up to 60 dwellings

Land West Of, Wattisfield Road, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3BD

Section A – Plans & Documents:

This decision refers to drawing no./entitled 17.338-P-201 Red line location plan received 05/04/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Defined Red Line Plan 17.338-P-201 Red line location plan - Received 05/04/2017
Site Location Plan NC_17.338-P-200 REV A Indicative masterplan sh - Received 05/04/2017
Environmental Report MH 647-03 REV A Biodiversity enhancement - Received 29/06/2017
Site Plan 1860-06 REV A MTC Footway provision - Received 17/08/2017

Section B:

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

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

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

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

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

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

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

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF LOCATION AND PHASING OF AFFORDABLE HOUSING DEVELOPMENT

Before any development is commenced, and concurrently with the submission of reserved matters referred to in Conditions 2 above, the location and phasing of the 35% affordable housing units shall be submitted to the Local Planning Authority for approval.

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.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

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

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

5. ACTION REQUIRED FOOTWAY

Before any new dwelling is first occupied a footway is to be provided along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close. The footway shall be provided in accordance with layout and design details that shall be submitted to and approved by the Local Planning Authority. Thereafter it shall be retained in the approved form.

Reason: In order to provide a safe pedestrian route from the application site to the existing footway network for new residents to access the village amenities. Local Plan Policies T10, T11 and T12.

6. ACTION VEHICULAR ACCESS

The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 1860-06 Rev A as submitted; and with an entrance width of 5.5 metres and made available for use prior to first occupation of any dwelling. Thereafter the access shall be retained in the specified 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.

7. ACTION DETAILS OF ESTATE 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), 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.

8. ACTION FOOTWAYS & CARRIAGWAYS SERVING DWELLINGS

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

9. ACTION HGV TRAFFIC MOVEMENTS

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

10. ACTION MANOEUVRING & PARKING OF VEHICLES

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

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

11. ACTION VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

12. ACTION REQUIRED ARCHAEOLOGICAL - WRITTEN SCHEME OF INVESTIGATION

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

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

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

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008), Local Plan Policy HB14 and the National Planning Policy Framework (2012).

13. ACTION REQUIRED SAFEGUARD ARCHAEOLOGICAL ASSETS

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), Local Plan Policy HB14 and the National Planning Policy Framework (2012).

14. ACTION LANDSCAPING & PROTECTIONS FOR EXISTING TREES AND HEDGROWS

The existing native trees (inc mature Oak tree), shrubs and hedges along the northern boundary and all other boundaries of the site shall be retained as part of the design and layout of the reserved matters proposal and afforded appropriate space and protection during the development except as may be necessary to be removed or alter to comply with the requirements of any other conditions of this permission. Should the boundary trees, shrubs and hedges be removed without such consent and/or prior to the commencement of development, it shall be restored with plant/s of appropriate size and species during the first planting season following commencement of development or removal.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

15. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

16. ACTION REQUIRED SURFACE WATER DRAINAGE FLOW PATHS

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. Section 10 of the NPPF

17. ACTION SURFACE WATER DRAINAGE SCHEME

The Surface water drainage scheme shall be 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.

18. ACTION REQUIRED SURFACE WATER DRAINAGE

Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

19. ACTION REQUIRED SUSTAINABLE URBAN DRAINAGE SYSTEM

The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act. Section 10 of the NPPF

20. ACTION REQUIRED 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 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.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan. Section 10 of the NPPF

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

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

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

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

22. ON GOING CONSTRUCTION -HOURS OF WORK

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

Monday to Friday between 08:00hrs and 18:00hrs
Saturday between 09:00hrs and 13:00hrs

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

The above is to apply to deliveries to.

Reason - to minimise detriment to nearby residential amenity in the short-term, Local Plan Policy H16

23. ACTION REQUIRED PLAY SPACE PROVISION

Adequate play space provision must be provided for at the reserved matters stage. Consideration should be given to 'Play Matters: A Strategy for Suffolk', which will advise of the vision for providing more open space where children and young people can play. Matters such as variety of supervised and unsupervised places for play, attractive, welcoming, engaging and accessible design, safe and interesting places and safe routes and accessibility for all will need to be taken into consideration

Reason: To ensure compliance with Local policy and guidance and to create quality of place.

24. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH RECOMMENDATIONS OF SUBMITTED ECOLOGICAL REPORTS

All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Extended Phase 1 Habitat Survey report (t4ecology, June 2017) and Bat survey report (Robson Ecology, June 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To allow the LPA to discharge its duties under the UK Conservation of Habitats and species Regulations (2010, as amended), the Wildlife & Countryside Act 1981 as amended and S40 of the NERC Act 2006 (Priority habitats & species)

25. CONCURRENT WITH RESERVED MATTERS: ECOLOGICAL DESIGN STRATEGY

No development shall take place until an ecological design strategy (EDS) addressing the ecological enhancements identified on the Preliminary Enhancement Strategy (t4ecology, June 2017) has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works
- b) Review of site potential and constraints
- c) Detailed design(s) and/or working method(s) to achieve stated objectives
- d) Extent and location/area of proposed works on appropriate scale maps and plans
- e) Type and source of materials to be used where appropriate e.g. native species of local provenance
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- g) Persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details for monitoring and remedial measures
- j) Details for disposal of any wastes arising from works

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To all the LPA to discharge its duties under the UK Conservation of Habitats and Species regulations (2010, as amended), the Wildlife & Countryside Act (1981, as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

26. ACTION REQUIRED LIGHTING AND DESIGN SCHEME PRIOR TO OCCUPATION

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

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

Reason: 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)

27. ON GOING REQUIREMENT FOR DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

The area/s to be provided for storage of Refuse/Recycling bins as shown on the approved drawings shall be provided in its entirety before the development hereby approved is brought into first use/occupation 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.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
SB02 - Development appropriate to its setting
HB14 - Ensuring archaeological remains are not destroyed
HB13 - Protecting Ancient Monuments
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H04- Altered Policy H4

H13 - Design and layout of housing development
 H14 - A range of house types to meet different accommodation needs
 H15 - Development to reflect local characteristics
 H16 - Protecting existing residential amenity
 H17 - Keeping residential development away from pollution
 CL08 - Protecting wildlife habitats
 CL11 - Retaining high quality agricultural land
 T09 - Parking Standards
 T10 - Highway Considerations in Development
 RT04 - Amenity open space and play areas within residential development
 RT12 - Footpaths and Bridleways
 GP01 - Design and layout of development
 CS04 - Adapting to Climate Change
 CS09 - Density and Mix
 CS01 - Settlement Hierarchy
 CS02 - Development in the Countryside & Countryside Villages
 FC01 - Presumption In Favour Of Sustainable Development
 FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
 FC02 - Provision And Distribution Of Housing
 CS04 - Adapting to Climate Change
 CL08 - Protecting wildlife habitats
 RT04 - Amenity open space and play areas within residential development
 HB01 - Protection of historic buildings
 H07 - Restricting housing development unrelated to needs of countryside
 GP01 - Design and layout of development
 HB01 - Protection of historic buildings
 HB14 - Ensuring archaeological remains are not destroyed

NOTES:

- NOTE works within the public highway

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

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

- NOTE public utility apparatus

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.

3. NOTE section 38 of the highway act (1980) relating to estate roads
The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

4. NOTE street lighting system
The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

5. NOTE public highway specifications
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.

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

7. NOTE unexpected ground conditions
In the event of unexpected ground conditions being encountered during construction the Environmental Health Department must be contacted, and during construction the developer is aware of their responsibilities for the safe development of the site lies with them.

8. NOTE public rights of way
The granting of planning permission is separate to any consents that may be required in relation to public rights of way, including the installation of gates.

9. NOTE watercourse
Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution

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: 1352/17

Signed: Philip Isbell

Dated: 5th July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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

Committee Report

Item No:

Reference: DC/19/04273

Case Officer: Alex Scott

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60 no. dwellings

Location

Land West of, Wattisfield Road, Walsham Le Willows, Suffolk

Expiry Date: 07/02/2020

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Lovell Partnerships

Agent: Saunders Boston Limited

Parish: Walsham Le Willows

Site Area: 2.80ha

Density of Development:

Gross Density (Total Site): 21.4dph

Net Density (Developed Site, excluding open space and SuDs): 29dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: 1352/17 approved by Committee, subject to conditions, on 9th May 2018.

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

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has Little weight.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Walsham Le Willows Parish Council – 12th Oct. 2019 – Object:

- 1) Lack of play area (Nearest 1.2km away)
- 2) Deliverability of pedestrian link along Wattisfield Road
- 3) Parking Spaces insufficient
- 4) Weak and repetitive building design

Walsham Le Willows Parish Council – 13th Dec. 2019 – Object:

- 1) Fencing/screening to all boundaries should be completed as part of Phase I rather than Phase II;
- 2) Clarification should be provided on the provision of streetlighting and the impact this would have on nearby residents and the environment;
- 3) Maintain objections with regards proposed quality of design and ask that this is addressed;
- 4) Footpath and Road Issues.

National Consultee (Appendix 4)

Highways England – 20th Sept. 2019 – Offer no objection – This proposal is unlikely to have a severe impact upon the Strategic Road Network.

Highways England – 8th Oct. 2019 – Offer no objection – This proposal is unlikely to have a severe impact upon the Strategic Road Network.

Highways England – 13th Dec. 2019 – Offer no objection – Highways Act Section 175B is not relevant to this application – This development is a little way from the Strategic Road Network and is therefore unlikely to have a severe impact.

Natural England – 25th Sept. 2019 – Have no comments to make on this application.

Natural England – 4th Oct. 2019 – Have no comments to make on this application.

Natural England – 10th Dec. 2019 – Have no comments to make on this application.

Natural England – 17th Dec. 2019 – Have no comments to make on this application.

Anglian Water – 2nd Oct.2019 – Water Recycling Centre has available capacity for projected flows.

Anglian Water – 17th Oct. 2019 – Water Recycling Centre does not have capacity to treat flows – AW are obligated to accept the foul flows from the development with the benefit of planning consent and would take the necessary steps to ensure that there is sufficient treatment capacity should permission be granted.

Anglian Water – 5th Dec. 2019 – Preferred method of surface water disposal would be to an on-site SuDs with connection to mains sewer as last option – The proposed method of surface water discharge does not relate to Anglian Water asset(s) – advise LPA should consult the LLFA and Environment Agency.

NHS – West Suffolk – 15th Oct. 2019 – There are 2 GP practices within close proximity of the proposed development – These practices do not have sufficient capacity for the additional growth resulting from this development and cumulatively with other development growth in the area – Developer contribution via CIL, therefore required.

NHS – West Suffolk – 12th Dec. 2019 – Refer to previous response sent as this is still relevant.

Environment Agency – 16th Oct. 2019 – No significant constraints in the area – No comments to make on the application.

County Council Responses (Appendix 5)

SCC-Highways – 2nd October 2019 – Recommend Refusal:

- 1) Centre line of access moved 4 metres to south – Hedge to adjacent property may now restrict available visibility – Proposal should demonstrate this is not the case
- 2) Part of site needs to be widened onto Wattisfield Road – Layout needs to be adjusted to suit
- 3) Pedestrian crossings on either side of new access, with corresponding dropped kerbs required
- 4) North-east corner crossing points required
- 5) Restricted junction visibility between plots 34 and 60 – vehicles parked in layby, plot 60 and garden landscaping
- 6) Footways should extend further and past top of ramp
- 7) Pumping station turning head restriction
- 8) Maintenance access for POS and Lagoon required
- 9) Separation of access between plots 52 and 53
- 10) Bollards to be removed from adoptable areas
- 11) Driveways to be 6m long – Plots 29, 30, 36, 40 and 60 are not.
- 12) Parking spaces should be 3.1 metres between walls or fences – Plots 19, 20, 48, 49, 51 and 52 need adjusting

SCC-Highways – 6th Dec. 2019 – Revised layout 0501 Rev. K now considered acceptable in highway terms.

SCC-Travel Plan Officer – 16th Sept. 2019 – No comment – rural location and size of development do not meet threshold for Travel Plan requirement.

SCC-Travel Plan Officer – 26th Sept. 2019 – No further comments to add from response dated 16th September 2019.

SCC-Travel Plan Officer – 4th Dec. 2019 – No further comment to add from previous responses.

SCC-Local Lead Flood Authority – 18th Sept. 2019 – Holding Objection:

- Layout utilises a hybrid SUDs system rather than a full SUDs system – viability required
- Landscaping for SUDs required: 80% hydro seeding fescues or bent grasses and 20% wild flowers
- Demonstration of how attenuation basin will be established prior to utilisation required

SCC-Local Lead Flood Authority – 1st Oct. 2019 – Maintain Holding Objection – The applicant has not addressed the points from the previous consultant reply on the 18th Sept. 2019.

SCC-Local Lead Flood Authority – 6th Dec. 2019 – Maintain Holding Objection – The layout looks to utilise a hybrid SuDs system rather than a full SuDs system that would collect, convey and discharge surface water. A hybrid SuDs system does not offer the full multifunctional benefits – Action required in order to overcome current objection:

- 1) Resubmit the layout utilising a full SuDs system
 - a. If a hybrid SuDs system is to be utilised, then a viability statement is to be submitted to the LPA.

SCC-Local Lead Flood Authority – 15th Jan. 2020 – Density/number of housing and allocation of site for open SuDs features to be decided by the local planning authority.

SCC-Archaeology – 13th Sept. 2019 – All work completed – No further requirements.

SCC-Archaeology – 26th Sept. 2019 – All work completed – No further interest in this site.

SCC-Archaeology – 18th Dec. 2019 – All archaeological works regarding this planning application have been completed.

SCC-Fire Officer – 2nd Oct. 2019 – Have previously made comment - No new comment to be made.

SCC-Fire Officer – 17th Dec. 2019 – Have previously made comment - No new comment to be made.

SCC-Infrastructure – 16th Sept. 2019 – Outline permission ref: 1352/17 subject to obligations dated 05 July 2018 – RES application linked to this.

SCC-Infrastructure – 26th Sept. 2019 – Have no further comments to make in respect of the re-consultation.

SCC-Infrastructure – 9th Dec. 2019 – Have no further comments to make in respect of the re-consultation.

Internal Consultee Responses (Appendix 6)

MSDC – Strategic Planning (Planning Policy) 18th Oct. 2019 – Will not be responding.

Place Services – Landscape 18th Sept. 2019 – Holding Objection:

- 1) Street Trees on Primary Road
- 2) Sectional plans and proposed planting for SUDs features

- 3) Dwellings should front onto footpath to west of site to provide passive surveillance
- 4) Brick Walls rather than close board fences to public realm boundary treatments
- 5) Private gardens should be rectangular and provide 50m² for 1 and 2 bed properties and 100m² for 3+ bed properties
- 6) Pumping station to be screened with soft boundary planting rather than close board fencing
- 7) Soft landscaping to parking courts

Place Services – Landscape 3rd Oct. 2019 – Cannot be supportive of application as it stands and recommend the following amendments to the scheme:

- 1) LEAP or LLAP required within the proposed development;
- 2) Advise layout is amended to provide street trees;
- 3) Sections and plans of SUDS features, including proposed planting, required;
- 4) Softer, more natural approach required around attenuation basin, in lieu of proposed post and rail fence;
- 5) Brick walls, rather than close board fencing to all plot boundaries which face onto the public realm;
- 6) Rectangular shaped gardens advised, with 50m² for 1 and 2 bed properties and 100m² for 3 or more bedroom properties;
- 7) Soft landscaping to pumping station required, in lieu of close board fencing currently proposed;
- 8) Soft landscaping to parking courts advised.

Place Services – Landscape 9th Dec. 2019 – Welcome amendments proposed by maintain holding objection for the following reasons:

- 1) Addition of Local Play Area supported – however recommend a more suitable level of POS within the development is achieved;
- 2) Request more street Trees are provided, especially on the primary road.
- 3) Recommend additional planting within the detention drainage basin;
- 4) Recommend block paving to proposed parking courts;
- 5) Request an amended D&A statement incorporating proposed amendments.

Place Services – Landscape 2nd Jan. 2020 – Content that previous recommendations have been taken into consideration and are therefore satisfied with the application as it stands – No objection subject to suggested conditions.

Place Services-Ecology – 3rd Oct. 2019 - Holding Objection:

- 1) Ecological Design Strategy required
- 2) Object to use of Beech Trees due to soil type (Hornbeam advised)
- 3) Object to Siberian Dogwood which is non-native species (Common Dogwood advised)

Place Services-Ecology – 17th Dec. 2019 – Maintain Holding Objection:

Detailed soft landscaping design and Ecological Design Strategy have yet to be provided for this development to meet the requirements of conditions 2 & 25 secured at outline stage of this application.

MSDC-Land Contamination – 5th Dec. 2019 – No comments to make with respect to the submitted information from the perspective of land contamination.

MSDC-Land Contamination – 17th Dec. 2019 – No comments to make with respect to the submitted documentation from the perspective of land contamination.

MSDC-Sustainability – 30th Sept. 2019 – Following needs to be addressed:

- 1) Energy and resource conservation needs to be addressed
- 2) Electric vehicle charging points to be demonstrated.

MSDC-Sustainability – 12th Dec. 2019 – Previous response is still relevant.

MSDC-Environmental Health – Other Issues – 30th Sept. 2019 – Construction Management Required.

MSDC-Environmental Health – Other Issues – 12th Dec. 2019 – No comments to make – Previous comments re: Construction Management Required should still be noted.

MSDC-Public Realm – 18th Sept. 2019 – Support Rationale behind not providing formal play facilities on site and linking to nearby facilities – Question land ownership and rights of access with regards proposed footpath link – Expect a small toddler play area on the proposed northern open space would benefit the development - concern with regards long walk to existing play area from the site due to continuous housing to western and southern site boundaries – Would expect a local management solution to be put in place to manage the proposed open space as it largely benefits the development and immediate surroundings.

MSDC-Public Realm – 1st Oct. 2019 – Cannot Support the latest revised proposal - Given the clarification from the Wild Wood Trust about the proposed new footpath link to the existing play area, consider it essential that local play provision is included within the proposed development.

MSDC-Public Realm – 12th Dec. 2019 – Welcome the addition of toddler play equipment – wider open space now, however limited.

MSDC-Communities – 7th Oct. 2019 – Support views of MSDC-Public Realm in regard to the inadequacies of the proposed open space/green provision within the application.

MSDC-Communities – 28th Oct. 2019 – Nothing further to previous comments.

MSDC-Communities – 18th Dec. 2019 – Concur with the public realm response dated 12th Dec, stating the need for an increase in wider open space provision within this development.

MSDC-Heritage – 17th Sept. 2019 – Do not wish to offer comment on this application.

MSDC-Heritage – 8th Oct. 2019 – Do not wish to offer comment on this application.

MSDC-Heritage – 19th Dec. 2019 – Do not wish to offer comment on this application.

MSDC-Waste Management Services – 17th Oct. 2019 – No objection – Subject to conditions ensuring a 32 tonne RCV can navigate the site and suitable bin collection points are proposed.

MSDC-Waste Management Services – 17th Dec. 2019 – No objection subject to suitable bin collection points being proposed.

MSDC-Disability Forum – 17th Dec. 2019 – No further comments.

MSDC-Infrastructure – 16th Sept. 2019 – CIL to be charged at £115 per square metre for market dwellings – Affordable dwellings, secured by way of s106 agreement would be exempt from CIL provided that they meet the conditions set out in Reg. 49 of the 2010 CIL Regulations.

MSDC-Infrastructure – 26th Sept. 2019 – Our comments have not changed.

MSDC-Strategic Housing – 2nd Oct. 2019 – Mix appropriate – Clarification on size of properties required (Should meet NDSS) – Adoptable status of proposed private drive also required.

MSDC-Strategic Housing – 17th Dec. 2019 – Previous response unchanged and reiterate point that we require clarification with regards adoptable status of private drive – Not that agent states affordable dwellings would meet NDSS, but clarification required – Also require clarification on tenure.

B: Representations

At the time of writing this report at least 17 letters/emails/online comments have been received. It is the officer opinion that this represents 17 objections. A verbal update shall be provided as necessary.

Views are summarised below:-

- Request that efforts be made for a proportion of dwelling to meet Part M4 of Building Regulations (Access to and use of Buildings);
- Concerns of the safety and eligibility of the proposed footpath;
- Concerns over the aesthetics of the development, and the safety and eligibility of the proposed footpath;
- Concerns over the safety and eligibility of the proposed footpath, and the lack of play area provision;
- Concerns over the safety and eligibility of the proposed footpath, and the limited capacity of the local primary school;
- Concerns over: the safety and eligibility of the proposed footpath, the unattractive aesthetic of the East side of the proposed development, and the limited capacity of the local primary school;
- Concerns over the safety and eligibility of the proposed footpath, and the lack of play area provision;
- Concerns over the safety and eligibility of the proposed footpath;
- Concerns regarding the lack of privacy to existing residents on the Southern Boundary of the development, and the site access;
- Concerns regarding: the safety and eligibility of the proposed footpath, the unattractive aesthetics of the proposed elevations, and the lack of parking on 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: 1352/17

Outline application with all matters reserved except access for the erection of up to 60 dwellings

DECISION: GTD
05.07.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site in question is currently open countryside and approx. 2.80ha of agricultural land (grade 3). The site contains a natural enclosure from the wider open countryside due to the existing mature hedges and trees that surround the site to the north/west. There is also a public footpath that runs along the north western edges of the site, which would help to naturally include the site with the existing southern built form. The existing tree and hedgerow belt is proposed to be retained and enhanced, as well as off-site habitat enhancement.
- 1.2. The site is adjacent to the settlement boundary of Walsham-le-Willows, which is a designated primary village in accordance with Policy CS1 of the adopted Mid-Suffolk Core Strategy (2008), and is known as a Core Village in the emerging Babergh & Mid-Suffolk Joint Local Plan. Walsham-le-Willows being a primary village, some basic local services can be found to meet local needs.

2. The Proposal

- 2.1. The application is submitted further to outline planning permission ref: 1352/17, granted in July 2018, and seeks approval of reserved matters relating to the Layout, Scale, Appearance and Landscaping of 60 no. dwellings.
- 2.2. The application proposes delivery of 39 market housing units and 21 affordable housing units, as well as well as approximately 0.53 hectares of Public Space and a Local Area for Play (Toddler Play Equipment). The existing Public Right of Way which bounds the northern boundary of the site is proposed to be retained and enhanced landscape planting is proposed. A large surface water attenuation basin is also proposed within the public open space to the north of the site, which would both serve as a Sustainable Surface Water Drainage (SuDs) and amenity feature.
- 2.3. The proposed density of housing development would be approximately 29 dwellings per hectare, with back to back distances of no less than 20.5 metres.
- 2.4. The proposed dwelling heights are broken down as follows:

Market Dwellings

Single Storey Semi-Detached (Bungalows) = 3 no.
Two Storey Detached Dwellings = 22 no.
Two Storey Semi-Detached Dwellings = 14 no.

TOTAL = 39 no.

Affordable Dwellings

Two Storey Semi-Detached = 14 no.
Two Storey Terrace Dwellings = 3 no.
Two Storey Flats Building = 2 no. (Containing 4 no. Flats)
TOTAL = 21 no.

2.5. The proposed bedroom numbers are broken down as follows:

Market Dwellings

1 Bedroom = 0 no.
2 Bedroom = 6 no.
3 Bedroom = 19 no.
4 Bedroom = 10 no.
5 Bedroom = 4 no.

Affordable Dwellings

1 Bedroom = 4 no.
2 Bedroom = 13 no.
3 Bedroom = 4 no.

2.6. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material would be a mix of facing red brick (Ibstock, Leicester weathered red brick proposed), cream and salmon coloured render, with horizontal dark grey cladding details. Roofing materials would be a mix of rustic red and dark grey pantiles and rustic red and light grey plain tiles (all by Weinerberger. All windows will be white UPVC, with black doors.

3. The Principle Of Development

- 3.1. The development is outside the settlement boundary, but granted outline planning permission and this is the submission of reserved matters only. While there are objections and comments on principle issues, these have been dealt with under the outline granted.
- 3.2. The issues of Layout, Scale, Appearance and Landscaping only are for consideration.

4. Site Access, Parking And Highway Safety Considerations

4.1. The point of access and connections to the site have been dealt with under the outline permission. The outline permission also establishes the principle of 60 dwellings and related traffic to and from the site. However, layout of parking and visitor parking is for considerations and meets the requirements under the SCC Parking Standards. The parking proposals are as follows: -

103 no. allocated parking spaces
27 no. Garage spaces
15 no. Visitor/Informal off road parking bays

- 4.2. Parking provision is considered to meet the minimum requirement for parking places as shown in the Suffolk Parking for Guidance 2015.
- 4.3. In conclusion, the provision of 60 dwellings and the access point have been agreed under the outline permission. Detailed road alignment in addition to the level and location of all parking is acceptable in policy terms. Your officers consider the changes during the course of the application have now created a spacious layout with access to public green space, the countryside and village services. It is considered that the applicant has addressed all concerns by making important and substantial changes to the layout with a complete review of the site. It is considered that the latest scheme before you are the result of beneficial amendments and improvements to the proposal to that originally submitted.

5. Design And Layout [Impact On Street Scene]

- 5.1. The development is predominantly two-storey, however the developer has sought to provide 3 no. Bungalows as part of the development, 2 no. of which would be at the entrance to the development, adjacent to the only abutting neighbouring property.
- 5.2. The layout has been discussed above in part, but is essentially relates to 3 no. branch roads spurring off the principle access road, with 2 no. of the branch roads connecting via private drives and looping round, back to the principle road. Paved footpaths are also proposed adjacent to the principle estate road, and along the frontage of the site, linking the site access to the open space and rural public footpath network to the north of the site. The proposed layout is considered to create a welcoming, quality, pedestrian-friendly residential environment. Back gardens meet back gardens or the landscaped site boundary to the west, and avoid unsupervised spaces. The public green space to the north, and landscaped boundary to the west, provide green corridors to accord with landscaping recommendations, as well as creating a softer buffer to the adjoining countryside. The proposed public footpaths and green spaces also link into the existing PROW network and provide access to the countryside and to the south, connecting to villages services and facilities (off site highway works, to provide a connecting footway were secured by way of condition of outline planning permission). Discussions with the developer since the application was originally submitted has led to a number of improvements to the connections across and around the site, and on-site public open space and play provision, that taken together have resulted in attractive spaces between dwellings to encourage activity and good sense of place, with direct links to the open countryside.
- 5.3. The proposed housing density of 29 dwellings per hectare, although lower than the 40 dph as set out in development plan policy CS9, is considered to be acceptable to the existing character and development density of the village (existing development density of the village is approximately 14.45 dph).
- 5.4. The layout proposes a wide range of house types, with 12 total variations proposed. The resulting range of house types enjoy detailed features with a greater range of character variances when compared to an average estate of a similar scale. It is considered that the proposals will provide a development of sufficient interest and individual character, suitable in the proposed location. The scheme delivers a range of housing types which would provide a suitable mix address, and would deliver 21 no. affordable housing units.
- 5.5. Your Strategic Housing Officers have assessed the application proposal and are satisfied that the proposed would deliver affordable dwellings of a type, tenure and scale that is acceptable, in accordance with current policy and standards. Your Strategic Housing Officers have, however,

required further information with regards of the size and scale of the affordable units proposed, in order to confirm that they meet with Nationally Described Space Standards (NDSS). Your planning officers, however, consider that sufficient information has already been provided by the applicant in the form of the scaled, detailed plans and elevations submitted.

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

- 6.1. The proposed scheme of landscaping, providing strong landscape buffering, of appropriate species, to the north and west countryside boundaries, is considered appropriate to the type and scale of development proposed. The proposed scheme of landscaping is also considered to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.
- 6.2. Council landscape consultants have been consulted on the application proposal and, although satisfied with the majority of landscaping proposed, raise an element of concern with regards the lack of tree planting within the street, -scene and along the Wattisfield Road frontage in particular. Your Planning Officers consider an appropriate balance between landscaping and highway visibility has been struck, with at least some tree planting being proposed within the street scene, and the majority of the existing hedgerow fronting Wattisfield Road being retained and enhanced.
- 6.3. Overall the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species.

7. Impact On Residential Amenity

- 7.1. Policy H13 of the development plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the development plan seeks to protect the existing amenity of residential areas.
- 7.2. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for existing and future users of developments and places.
- 7.3. The indicative layout demonstrates the site is readily capable of accommodating the proposed number and density of dwellings in a manner that will not unduly compromise the residential amenity of future occupiers of the development or occupiers of neighbouring dwellings. The proposed dwellings give no rise to unacceptable amenity impacts, owing largely to the separation distances between proposed dwellings and existing neighbouring dwellings and the single-storey scale dwellings (Bungalows) proposed closest to the nearest existing neighbouring dwelling to the south.
- 7.5. The proposal, therefore, accords with the aspirations of development plan policies H13 and H16 and with paragraph 127 of the NPPF in this regard.

8.1. Surface Water Drainage and Flood Risk

- 8.1. The applicant has produced a detailed Flood Risk Assessment / Surface Water Drainage Strategy, carried out by a suitably qualified Company (MTC Engineering), submitted with the application.
- 8.2. The report is considered to satisfactorily demonstrate that the proposed development is at 'low' risk of flooding from all sources.
- 8.3. The proposed surface water drainage strategy submitted is based on attenuation storage, with discharge to adjacent land drainage ditches, and the proposed layout incorporates attenuation storage in the north-east corner of the site, that forms an integral part of the development scheme and the surface water drainage strategy for the site.
- 8.4. The NPPF requires that, for major applications such as this, sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage is an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, as opposed to traditional drainage approaches, involving piping water off-site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable surfaces, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional pipe drainage systems in reducing flood risk by attenuating the rate and quality of surface water run-off from a site, promoting groundwater recharge and improving water quality amenity.
- 8.5. National Planning Practice Guidance directs what sort of SuDS should be considered. Generally, the aim should be to discharge surface water run-off as high up the below hierarchy of options as reasonably practicable:
 - 1) Into the ground (infiltration);
 - 2) To a surface water body;
 - 3) To a surface water sewer, highway drain or another drainage system;
 - 4) To a combined sewer.
- 8.6. The NPPG provides that the particular types of SuDS may not be practicable in all locations.
- 8.7. The applicant's site investigation and infiltration test results have confirmed that a surface water drainage strategy, based on infiltration of run-off is not viable for the site.
- 8.8. In addition to the above, the NPPF also requires that developments do not increase flood risk elsewhere.
- 8.9. Accordingly the applicant has proposed the following surface water drainage strategy for the site:
 - Driveways and parking areas to be constructed using permeable paving;
 - Adoptable highway to drain to receiving drainage system (Swales and Attenuation Pond);
 - Receiving drainage system to discharge to discharge to site boundary ditch system via the detention basin and flow control device in the north-east corner of the site (The attenuation storage basin is designed for all storms up to and including a 1 in 100 year event +40% allowance for climate change);
 - A new swale will be provided along the western site boundary, linking the existing ditch along the northern side of the site to divert overland flow from adjacent land.

- 8.10. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application proposal and maintain a holding objection on the basis that the proposed scheme of surface water drainage relates to a hybrid, and not a full, SuDS system. In their final responses the LLFA do, however acknowledge that the proposed hybrid system may be considered acceptable, should a suitable viability case be made, to the satisfaction of the Local Planning Authority.
- 8.11. Further to the comments provided by the LLFA, the applicant has produced a surface water drainage viability statement which concludes that the hybrid surface water drainage proposal current proposed enables the proposed number of units to be delivered and that should it be insisted that a full SuDS system (including a system of Swales across the site totalling 13.7% of the developable area) then this would result in a loss of units (8 or 9 units projected to be lost), making the scheme unviable. It should be noted that the site has several fixed abnormal costs which also need to be factored into the proposal's viability, including off site highway improvements, provision of a a foul water pumping station and provision of an electricity sub-station. In order to recover the loss of revenue from the reduction in the number of units and make the scheme viable the applicant considers they would need to submit a full viability statement to reduce the affordable housing provision from 35% (as currently proposed) to between 5% and 15%.
- 8.12. In assessing the proposal, your officers consider the surface water drainage scheme, as currently proposed, although not an ideal full SuDS system, would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere. The social benefits of maximising affordable housing on the site are, therefore, considered to outweigh the environmental dis-benefits of not delivering a full SuDS system, in this case.

PART FOUR – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. The principle of development has been agreed for the number of dwellings proposed as well as the access arrangements. The resultant development provides an environment that is not car dominated, has good supervision and details a variety of dwelling styles and materials that provides interest to a range of streetscapes. All statutory consultees offer no significant objection to the scheme that cannot be addressed by way of existing or further conditions. The proposals are well connected to a number of existing public rights of way, will create a new landscaped edge to the village and provide green public space assets for the community to benefit from. Overall the development is considered to provide an attractive place with a range of house types to meet both affordable and housing needs at all levels.

RECOMMENDATION

That authority be delegated to the Acting Chief Planning Officer - Growth & Sustainable Planning to Grant reserved matters, subject to the following conditions:

- Approved Plans and Documents;
- Landscape Management Plan, as recommended by Council Landscape Consultants;
- Sustainability measures, as recommended by Council Environmental Protection Officers;
- Those already imposed as part of Outline Planning Permission Ref: 1352/17.

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



APPROVAL OF RESERVED MATTERS

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

Correspondence Address:

Saunders Boston Limited
119 Newmarket Road
Cambridge CB5 8HA

Applicant:

Lovell Partnerships
Lakeside 500
Broadland Business Park
Old Chapel Way
Norwich NR7 0WG

Date Application Received: 10-Sep-19

Application Reference: DC/19/04273

Date Registered: 11-Sep-19

Proposal & Location of Development:

Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60no. dwellings

Land West Of, Wattisfield Road, Walsham Le Willows, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 17.338-P-201 - Red line location plan received 05/04/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Landscaping Plan 1728 - 0507 - E - Received 19/12/2019

Drainage Details Preliminary Surface Water Drainage Strategy with Swales 181338-C-202-P2 - Received 08/01/2020

Defined Red Line Plan 17.338-P-201 - Red line location plan - Received 05/04/2017

Proposed Plans and Elevations 1B 2P Flat - Affordable 1728 - 0010 - D - Received 10/09/2019

Proposed Plans and Elevations 2B 4P House (Semi-detached and terraced) - Affordable 1728 - 0011 - D - Received 10/09/2019

Proposed Plans and Elevations 3B 5P House (Semi-detached) - Affordable 1728 - 0012 - D - Received 10/09/2019

Proposed Plans and Elevations 2B 4P House (Semi-detached) 1728 - 0013 - C - Received 10/09/2019

Proposed Plans and Elevations 3B 5P House (Semi-detached) 1728 - 0014 - C - Received

10/09/2019

Proposed Plans and Elevations 3B 5P House 1728 - 0015 - C - Received 10/09/2019
Proposed Plans and Elevations 4B 6P House 1728 - 0017 - C - Received 10/09/2019
Proposed Plans and Elevations 3B 5P Bungalow 1728 - 0018 - B - Received 10/09/2019
Proposed Plans and Elevations 4B 7P House 1728 - 0019 - C - Received 10/09/2019
Proposed Plans and Elevations 5B 9P House 1728 - 0020 - C - Received 10/09/2019
Proposed Plans and Elevations 3B 6P House 1728 - 0016 - E - Received 02/12/2019
Proposed Plans and Elevations Twin/Double Garages 1728 - 0021 - D - Received 02/12/2019
Proposed Plans and Elevations Single Garages 1728 - 0022 - D - Received 02/12/2019
Street Scene - Proposed Street Scene elevations - 1 of 2 1728 - 0200 - E - Received 02/12/2019
Street Scene - Proposed Street Scene elevations - 2 of 2 1728 - 0201 - E - Received 02/12/2019
Block Plan - Proposed 1728 - 0501 - L - Received 19/12/2019
Waste Management Strategy 1728 - 0502 - H - Received 19/12/2019
Boundary Treatment Plan 1728 - 0503 - H - Received 19/12/2019
Parking Layout 1728 - 0504 - H - Received 19/12/2019
Materials Schedule 1728 - 0505 - H - Received 19/12/2019
Phasing Plan 1728 - 0506 - E - Received 19/12/2019

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **RESERVED MATTERS HAVE BEEN APPROVED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **RESERVED MATTERS APPROVED IN ACCORDANCE WITH OUTLINE PLANNING PERMISSION**

The Reserved Matters are approved in accordance with outline planning permission ref: 1352/17 and this approval is subject to the extant conditions of the outline planning permission.

Reason: For the avoidance of doubt and to ensure correct implementation to the permissions granted.

2. **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.

3. **ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.**

The use shall not commence and no dwelling shall be occupied until there has been submitted to and approved, in writing by, the local planning authority a landscape

management plan for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

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

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways

NOTES:

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

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

2. **Protected Species Note**

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

3. **Section 106 Agreement Note**

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

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

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

This relates to document reference: DC/19/04273

Signed: Philip Isbell

Dated: 19th February 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.

Committee Report

Item 7D

Reference: DC/20/04630

Case Officer: Alex Scott

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Application under S73 of Town and County Planning Act for approved DC/19/04273 dated 19/02/2020 - to vary Condition 2 (approved plans and documents) to facilitate increase in affordable provision from 21 to 31. Twin garage omitted and provision of sheds in rear gardens with amended fence/gate positions to plots 29 and 30. Updated site plan to show omission of twin garage and the alteration of tenure types from Market to Affordable to plots 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57. As per drawings and documents submitted 17/10/2020.

Location

Land West of, Wattisfield Road, Walsham Le Willows, Suffolk

Expiry Date: 18/01/2021

Application Type: FUW - Full App Without Compliance of Condition

Development Type: Major Small Scale - Dwellings

Applicant: Lovell Partnerships

Agent: Saunders Boston Limited

Parish: Walsham Le Willows

Site Area: 2.80ha

Density of Development:

Gross Density (Total Site): 21.4dph

Net Density (Developed Site, excluding open space and SuDs): 29dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: 1352/17 approved by Committee, subject to conditions, on 9th May 2018; and Reserved Matters ref: DC/19/04273 approved by Committee, subject to conditions, on 19th February 2020.

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 (No formal pre-application advice given).

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has Little weight.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Walsham-Le-Willows Parish Council
Support application.

National Consultee (Appendix 4)

(None)

County Council Responses (Appendix 5)

SCC - Highways

In highway terms there is no objection to the revisions proposed and there is no impact on the highway.

SCC - Rights of Way Department

No response received.

Internal Consultee Responses (Appendix 6)

MSDC - Strategic Planning - Planning Policy

Will not be commenting on this application.

MSDC - Strategic Housing

Support additional provision of 10 affordable dwellings and mix and tenure proposed - The Registered provider is required to enter into a nomination's agreement for the affordable homes on this site.

MSDC - Infrastructure Team

Comments received: CIL payments previously made would be abated - Site is within high value zone for CIL charging - Developer should be aware of their duties in relation to the CIL Regulations - A CIL liability notice will not be produced until Reserved Matters are granted.

B: Representations

At the time of writing this report at least 3 letters/emails/online comments have been received. It is the officer opinion that this represents 3 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Concern that removal of garages will result in increased on-street parking;
- Proposed number of car parking spaces is inadequate for the development and the proposal will result in on-street parking;
- Ask where overflow carparking is proposed;
- Additional on-street parking will be dangerous;
- Request contingency for mitigating additional traffic and parking the development will create - on the site and on Wattisfield Road;
- The new footpath has already narrowed Wattisfield Road;
- The new footpath will make vehicle collisions on Wattisfield Road more common;
- Concern that parking on Wattisfield Road will become the norm;
- Concern with regards conflict between cars and pedestrians on Wattisfield Road, particularly parents with Children;
- Concern with regards noise and disturbance and mud on the highway as a result of current construction traffic on the site;
- Consider that substantial traffic calming and speed restriction measures are now essential on Wattisfield Road;
- Have given the developer every opportunity to demonstrate that the development will work but the current buildings expose a lack of responsible spacing and development, which is less than satisfactory.

(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/19/05262	Discharge of Conditions Application for 1352/17 - Condition 5 (Footway)	DECISION: GTD 24.04.2020
REF: DC/19/04273	Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60no. dwellings	DECISION: GTD 19.02.2020
REF: 1352/17	Outline application with all matters reserved except access for the erection of up to 60 dwellings	DECISION: GTD 05.07.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. Prior to commencement of the development previously approved on the site (under outline planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273), the site in question comprised approximately 2.80 hectares of undeveloped grade 3 agricultural land. The site contains a natural enclosure from the wider open countryside due to the existing mature hedges and trees that bound the site to the north/west. There is also a public footpath that runs along the north western edge of the site, which would help to naturally include the site with the existing southern built form. The existing tree and hedgerow belt is proposed to be retained and enhanced, as well as off-site habitat enhancement.
- 1.2. The site is adjacent to the settlement boundary of Walsham-le-Willows, which is a designated primary village in accordance with Policy CS1 of the adopted Mid-Suffolk Core Strategy (2008), Walsham-le-Willows being a primary village, some basic local services can be found to meet local needs.

2. The Proposal

- 2.1. The application is submitted under Section 73 of the Town and Country Planning Act and seeks revisions to the approved plans and documents previously approved by way of Reserved Matters approval ref: DC/19/04273. There are also implications with regards the S106 agreement agreed as part of outline planning permission ref: 1352/17, with regards number and tenure of affordable housing to be provided. As such, a deed of variation amending this agreement will be required to ensure delivery of the revised number and tenure of affordable housing now proposed.
- 2.2. The current proposal seeks an increase in the number of affordable housing units previously approved on the site. 21 no. affordable units were previously approved by way of outline planning permission ref: 1352/17 and reserved matters approval ref: DC/19/04273. 31 no. affordable units are now proposed by way of the current application, an increase of 10 no. over what was approved previously. The increased number of affordable units proposed would be at the expense of the number of open market units previously approved and no increase in the total number of dwellings previously approved is proposed. The total number of dwellings proposed on the site would be the same as what has previously been approved (60 no.).
- 2.3. The dwellings proposed to change from open market to affordable dwellings are plot nos. : 27, 28, 29, 30, 37, 38, 54, 55, 56 and 57.
- 2.4. Other alterations to the scheme, as previously approved are: Omission of twin garage to plots 29 and 30; provision of garden sheds for plots 11, 12, 15, 16, 17, 19, 20, 27, 28, 29, 30, 37, 38, 43 to 52, 54, 55, 56 and 57; and minor amendments to fence and gate positions.
- 2.5. The scheme would continue to provide 0.53 hectares of Public Space to the north-east site boundary, including Toddler Play Equipment and water feature, which would double as a SuDs attenuation basin. The scheme would also continue to enhance the setting of the Public Right of Way, and wildlife corridor, adjacent to the north-east site boundary, with additional landscape planting.

2.6. As before, the proposed density of housing development would be approximately 29 dwellings per hectare, with back to back distances of no less than 20.5 metres.

2.7. The proposed dwelling types are broken down as follows:

Market Dwellings

Single Storey Detached (Bungalows)	= 3 no.
Two Storey Detached Dwellings	= 20 no.
Two Storey Semi-Detached Dwellings	= 6 no.
TOTAL	= 29 no.

Affordable Dwellings

Two Storey Detached	= 2 no.
Two Storey Semi-Detached	= 22 no.
Two Storey Terrace Dwellings	= 3 no.
Two Storey Flats Building	= 2 no. (Containing 4 no. Flats)
TOTAL	= 31 no.

2.8. The proposed bedroom numbers are broken down as follows:

Market Dwellings

1 Bedroom	= 0 no.
2 Bedroom	= 2 no.
3 Bedroom	= 13 no.
4 Bedroom	= 10 no.
5 Bedroom	= 4 no.

Affordable Dwellings

1 Bedroom	= 4 no.
2 Bedroom	= 17 no.
3 Bedroom	= 10 no.

2.9. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material would be a mix of facing red brick (Ibstock, Leicester weathered red brick proposed), cream and salmon coloured render, with horizontal dark grey cladding details. Roofing materials would be a mix of rustic red and dark grey double pantiles (by Weinerberger) and rustic red and light grey plain tiles (by Calderdale). All windows will be white PVCu, with black entrance doors.

3. The Principle Of Development

3.1. The development is outside the village settlement boundary, but extant outline planning permission (ref: 1352/17) and reserved matters (ref: DC/19/04273) are material considerations and have already established the principle of a similar development on the site, which has commenced. The current application relates to proposed changes in tenure of 10 no. of the dwellings previously approved from open market to affordable, as well as minor amendments to the layout, as previously approved.

3.2. The proposal alterations to the tenure of 10 no. of the dwellings previously approved, and the proposed minor alterations to the layout, are not considered to detract negatively from the

principle of the development already approved. As such the current proposal is considered acceptable in principle.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. Access details and connections to the site have previously been dealt with under outline permission ref: 1352/17. The outline permission also establishes the principle of up to 60 dwellings and related traffic to and from the site. Public Footway connections between the site and village have also been secured by way of condition of the outline permission, and are observed to have been commenced.
- 4.2. The parking proposals are as follows: - 106 private allocated parking spaces; 33 private allocated garage spaces; 15 on-street / visitor parking spaces. SCC Highways have raised no objection to the proposed parking provision, which is considered to meet the minimum requirements for parking places as per current SCC advisory parking standards (Suffolk Guidance for Parking, May 2019).
- 4.3. In conclusion, the provision of 60 dwellings and access points, the detailed road alignment, and level and location of all parking, have previously been agreed under the extant permission. The current application proposal has no objection from SCC Highways and the proposal is considered to remain acceptable in terms of highway safety.

5. Design and Layout [Impact on Street Scene]

- 5.1. The proposed layout of the estate roads and the, design, location and orientation of dwellings has previously been approved under extant reserved matters approval ref: DC/19/04273.
- 5.2. The current application proposals minimal alterations to the layout previously approved, with the removal of 1 no. double garage building, the provision of 27 no. garden sheds in rear gardens, and minor alterations to gates and fences.
- 5.3. The current proposal is, therefore, considered to remain acceptable in terms of layout and the scale and appearance of buildings, structures and boundary treatments.

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

- 6.1. As previously approved, the current proposal would continue to propose a good scheme of soft landscape planting, providing strong landscape buffering, of appropriate species, to the north and west countryside boundaries of the site. The proposed landscaping scheme is considered to remain appropriate to the type and scale of development proposed. The proposed scheme would also continue to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.
- 6.2. Your Officers consider an appropriate balance between landscaping and highway visibility has been struck along the Wattisfield Road frontage, with tree and hedgerow planting being proposed within the street scene.

- 6.3. Overall the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species.

7. Impact on Residential Amenity

- 7.1. The scale, appearance, location and orientation of the proposed dwellings has previously been considered as part of the extant permission and no alterations to the dwellings, as previously approved, are proposed as part of this current application.
- 7.2. The proposed removal of a garage building is considered to have a beneficial impact on the amenity of adjacent future occupants and the inclusion of garden sheds and amended boundary treatment locations are not considered to significantly impact the standard of residential amenity currently approved.
- 7.3. Overall the proposed alterations are considered to maintain acceptable back to back distances, avoid directly overlooking windows, and maintain private garden sizes, ensuring a good standard of amenity for all future occupants.

8. Surface Water Drainage and Flood Risk

- 8.1. The applicant has previously produced a detailed Flood Risk Assessment / Surface Water Drainage Strategy in relation to the scheme, carried out by a suitably qualified Company, which has previously been considered and approved by the Lead Local Flood Authority, and which is currently in the process of being implemented on site.
- 8.2. Your officers consider the surface water drainage scheme, as previously agreed and in the process of being implemented, would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere.

9. Affordable Housing

- 9.1. The current application proposes the on-site delivery of 31 no. affordable housing units, equating to 51.67 percent of the total number of dwellings proposed by the application.
 - 9.2. The proposed number and percentage of affordable units is in excess of the minimum requirement of altered policy H4 of the current development plan (35 percent). The proposed amount of affordable housing provision is, therefore, considered to provide significant social benefit and to weigh positively in the planning balance.
 - 9.3. Your Strategic Housing officers have assessed the current proposal and have not raised objection to the principle of the number and type of affordable dwellings proposed, subject to the securing of a nominations agreement.
 - 9.4. A legal agreement, amending that previously agreed, will be required in order to secure the revised affordable housing provision now proposed.
-

PART FOUR – CONCLUSION

10. Planning Balance and Conclusion

- 10.1. The principle of the erection of up to 60 no. dwellings on the site, and the location and design of the proposed access and footpath connections has previously been established by way of extant outline planning permission ref: 1352/17, which has been commenced. The current proposal would not alter the amount of dwellings or highways connections, previously approved and proposes significant social benefit in the additional number of affordable dwellings proposed. The principle of the proposed development, therefore, remains acceptable.
- 10.2. The current proposal would not result in significant alterations to the layout, scale and appearance of buildings, and the landscaping thereof, when compared to what was previously approved on the site by way of reserved matters approval ref: DC/19/04273. The current proposal is considered to continue to achieve and attractive layout and scheme of soft landscape planting, appropriate to its setting.
- 10.3. The proposal is considered to remain acceptable in terms of all other material planning issues, most significantly in terms of highway safety, residential amenity, ecology and flood risk.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to Grant 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:

- Onsite delivery of 31 Affordable Housing Units;
- Financial contribution towards secondary School Pupils' transport.

(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 - Section 73 Time Limit Condition;
- Standard - Approved Plans and Documents Condition;
- Provision of footway, between the site and Mill Close, along Wattisfield Road, prior to occupation, which shall thereafter be retained;
- Highways Access Condition;
- Highways Visibility Splay Condition;
- Highways Turning and Parking Condition;
- Highways Bin storage and collection areas;
- Existing and proposed soft landscaping protection;

- Those previously required by the Lead Local Flood Authority;
- Those previously required by the Council's Ecology consultants;
- Play Space provision and retention;
- Construction Management - As agreed.

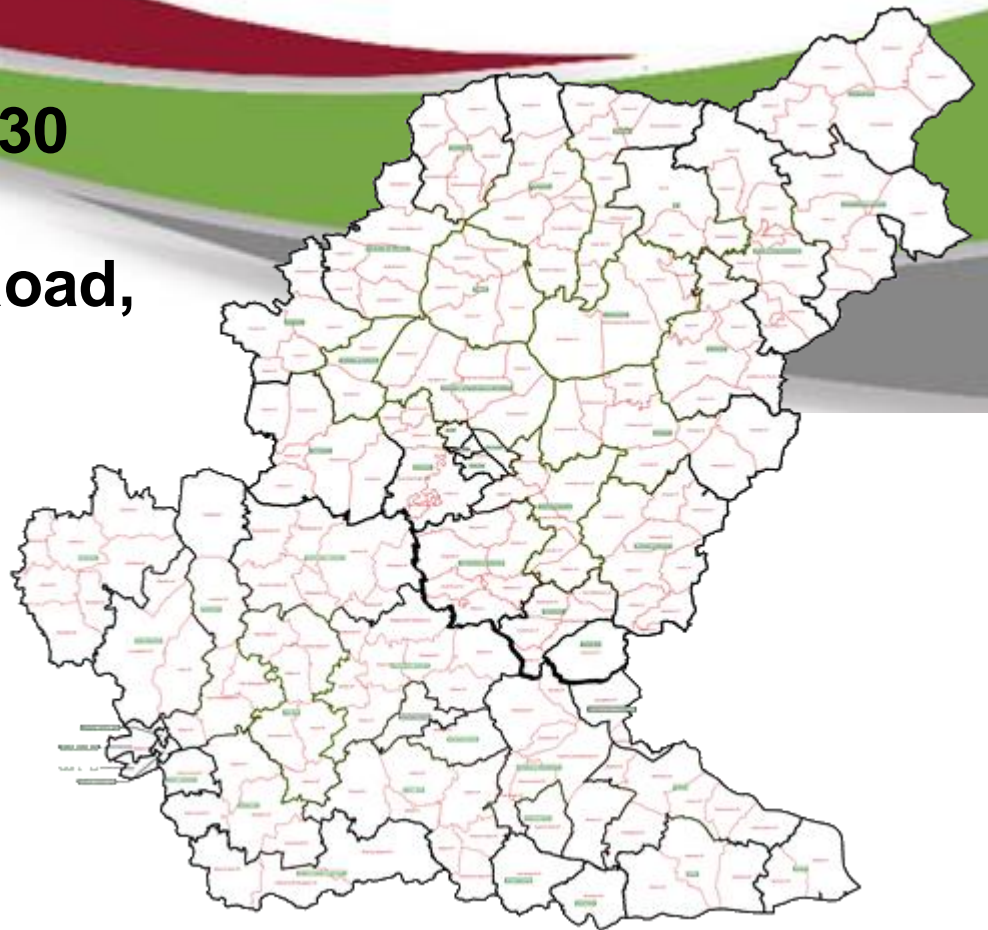
(3) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- SCC Highways notes
- Contaminated Land Note
- Ecology / Biodiversity Note
- S106 relates Note

(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.

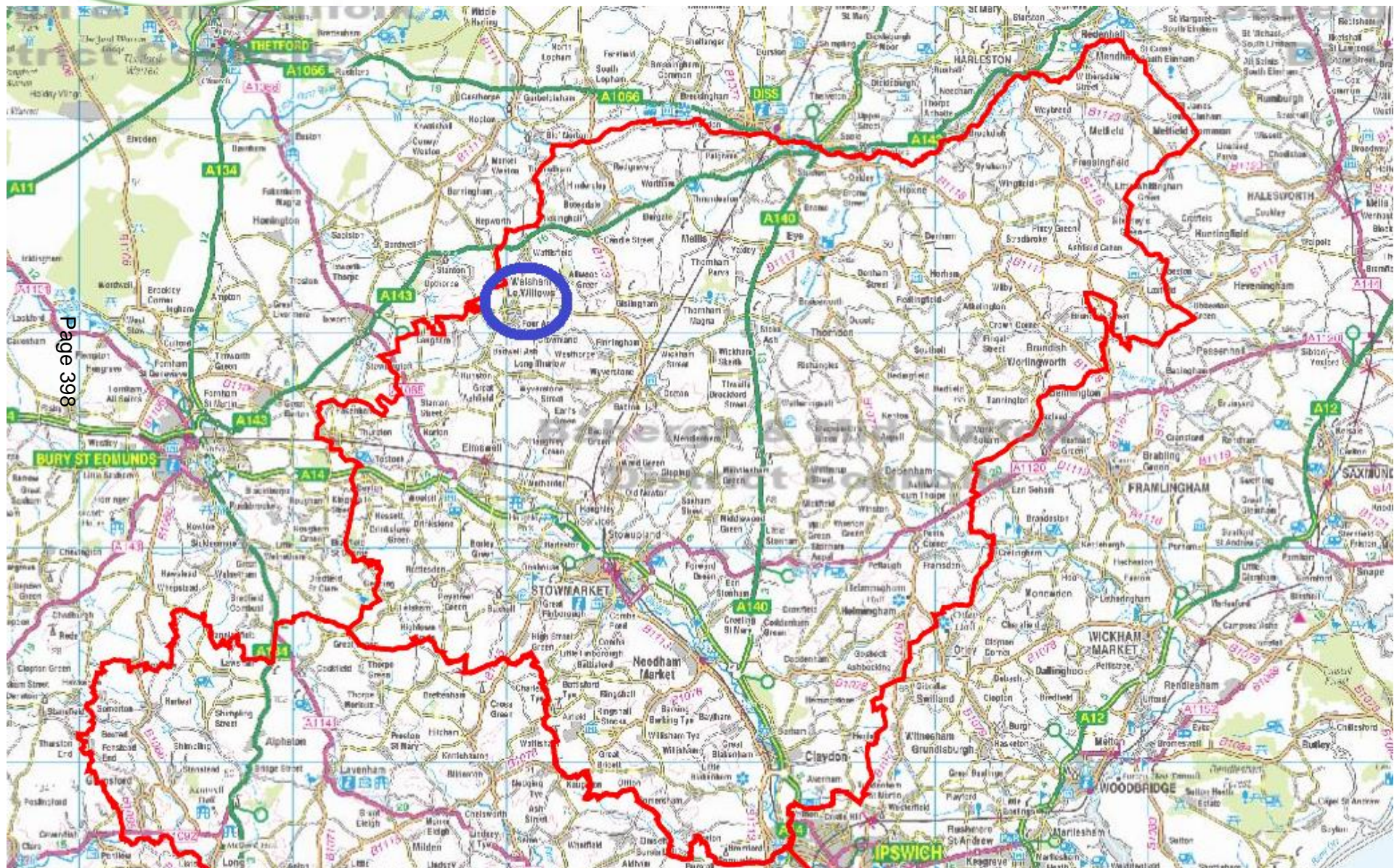
Application No: DC/20/04630
Address:
Land West of Wattisfield Road,
Walsham-Le-Willows

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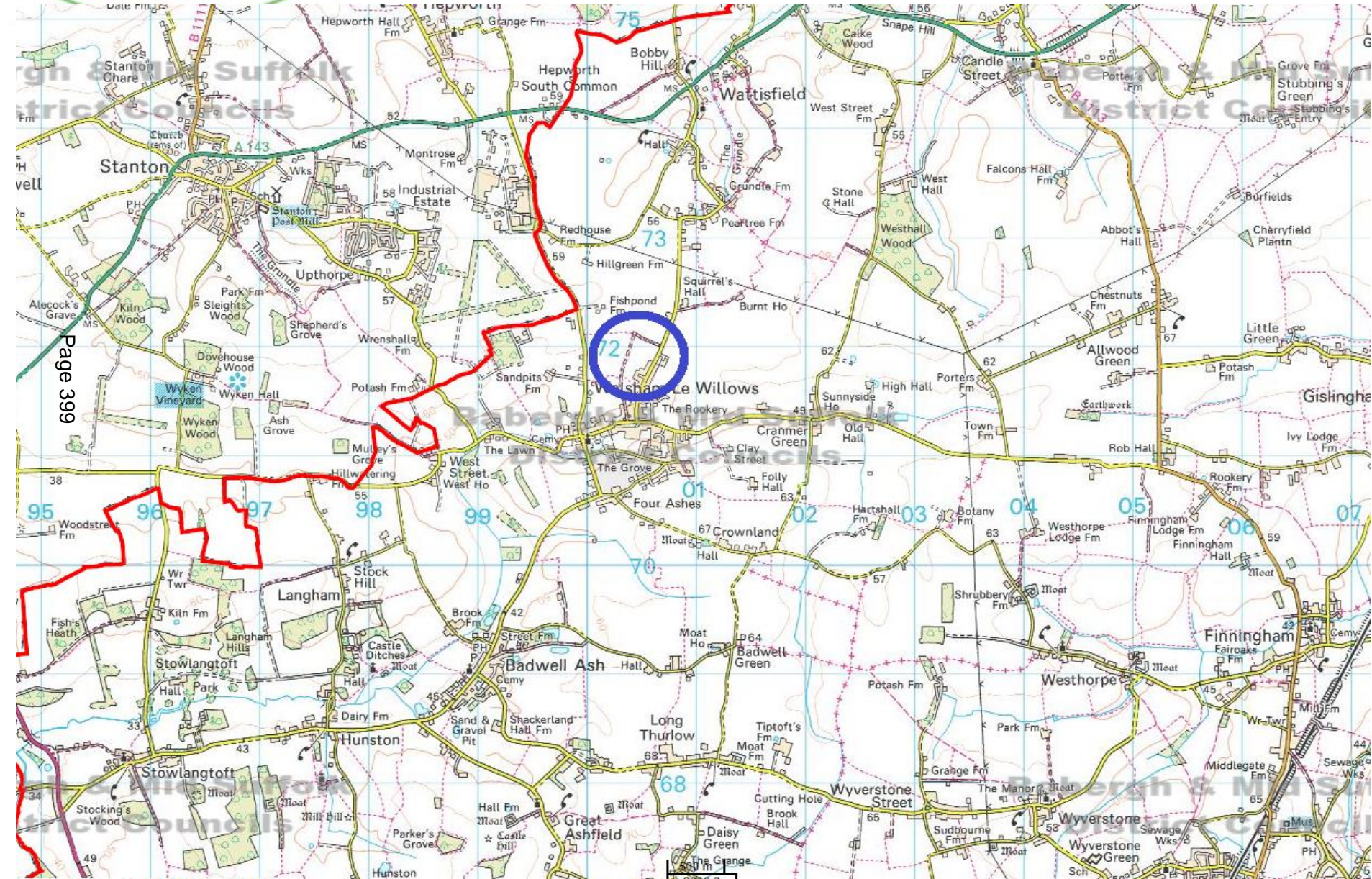
Site Location

Slide 2



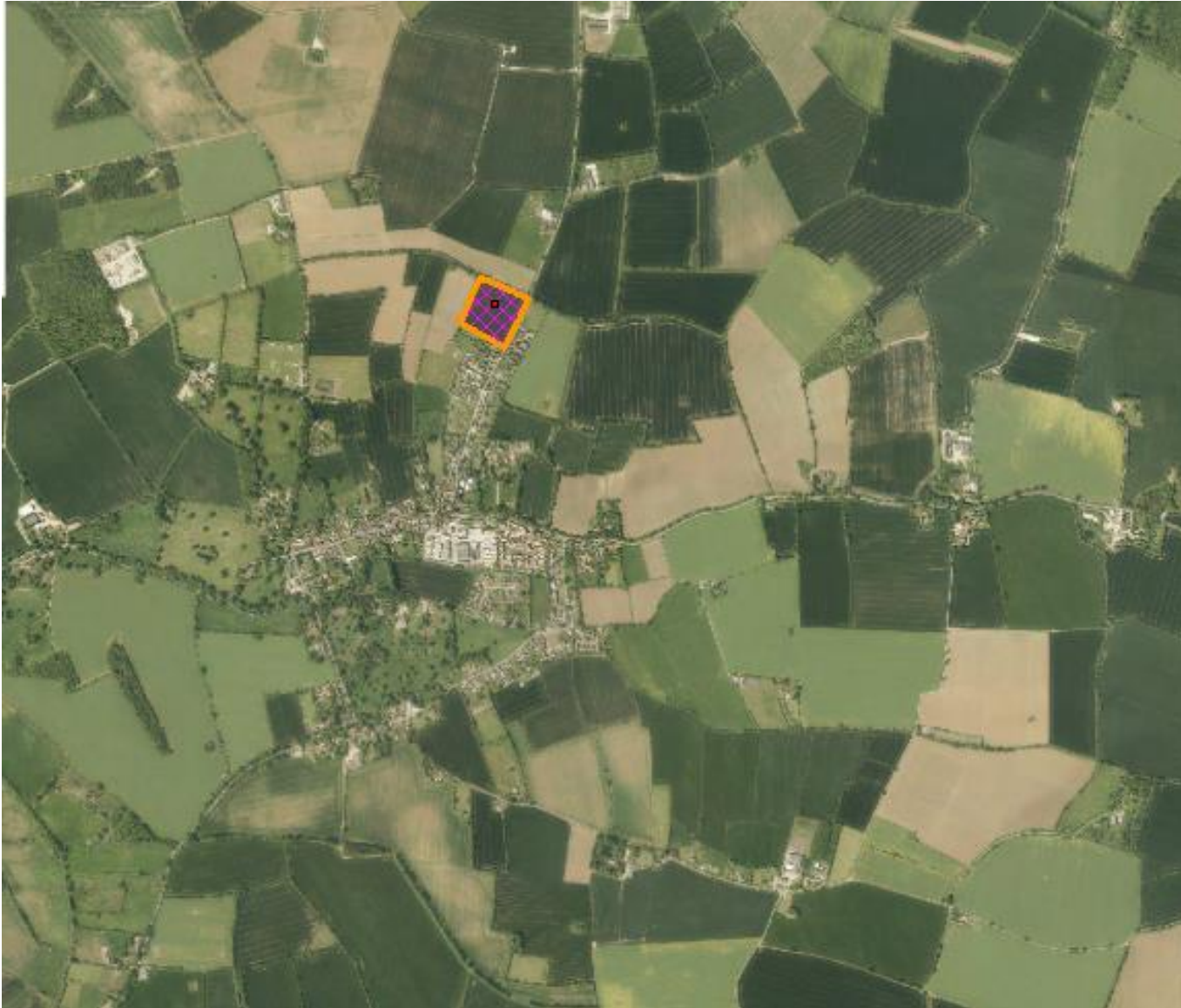
Site Location

Slide 3



Aerial Map – wider view

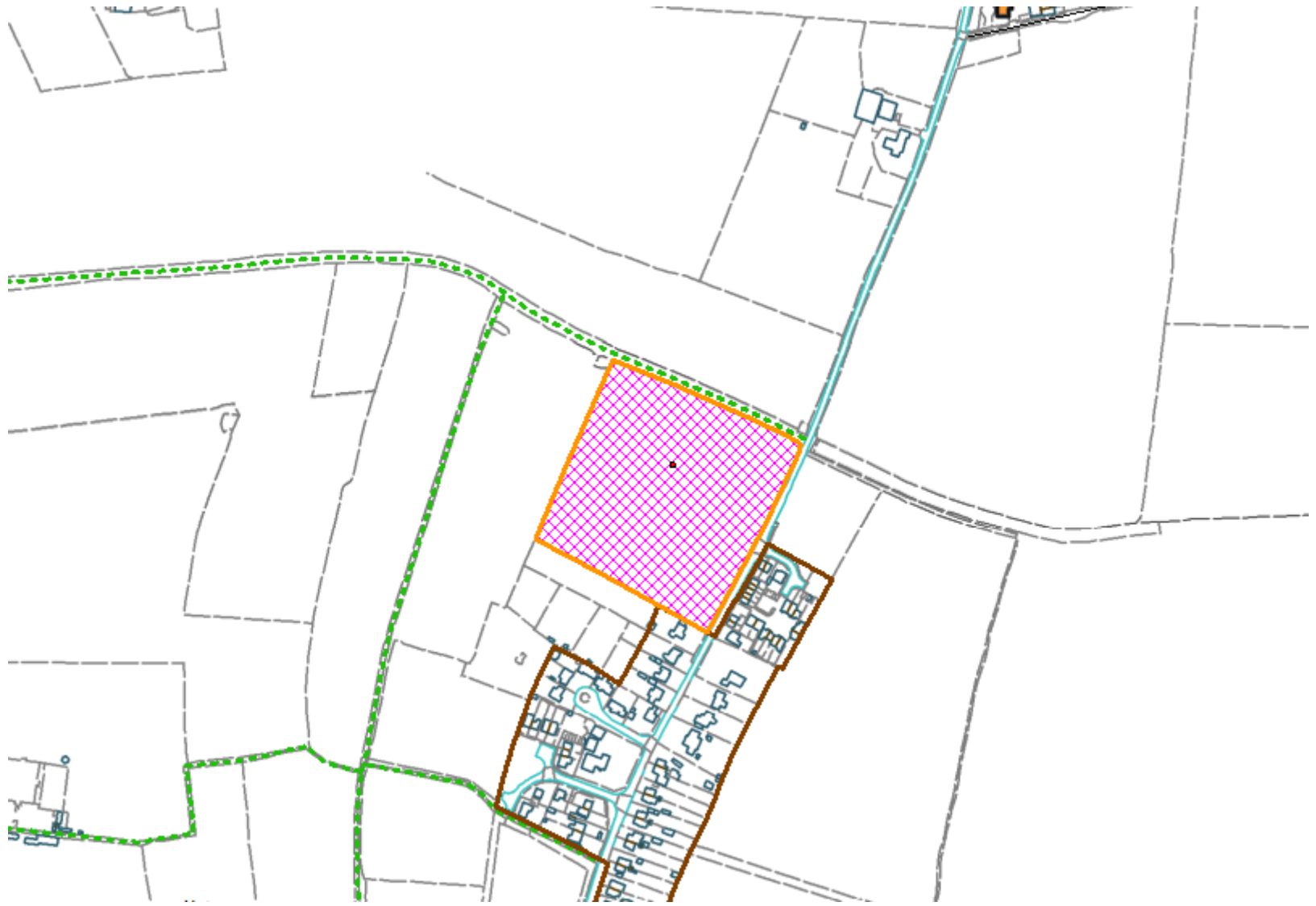
Slide 4





Constraints Map

-  Built Up Area Boundaries
-  Public Rights of Way



Site Location Plan

Slide 7



Proposed Layout



Affordable Housing Locations



Layout – Previously Approved



Layout – Currently Proposed





Housing Breakdown

Slide 11

Market Houses

Name	Occupancy	No. Houses
B1259	3B5P	3
H789	2B4P Semi	6
H897	3B5P Semi	8
H980	3B5P	5
H1015	3B6P	2
H1015 (Var)	3B6P	1
H1243	4B6P	6
H1659	4B7P	4
H1957	5B9P	4
Grand Total		39

Affordable Houses

Name	Occupancy	No. Houses
H852	2B4P	13
H1004	3B5P Semi	4
Grand Total		17

Affordable Flats

Name	Occupancy	No. Blocks	No. Dwellings
F545	1B2P Flat	2	4
Grand total			4

Site Layout – 3D

Slide 12



Proposed Market Dwellings



H789 - 2 Bed - Semi



H897 - 3 Bed - Semi



H980 - 3 Bed - Detached



H1015 - 3 Bed - Detached



H1243 - 4 Bed - Detached

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B1259 - 3 Bed - Bungalow



H1659 - 4 Bed - Detached



H1957 - 5 Bed - Detached



Double Garage

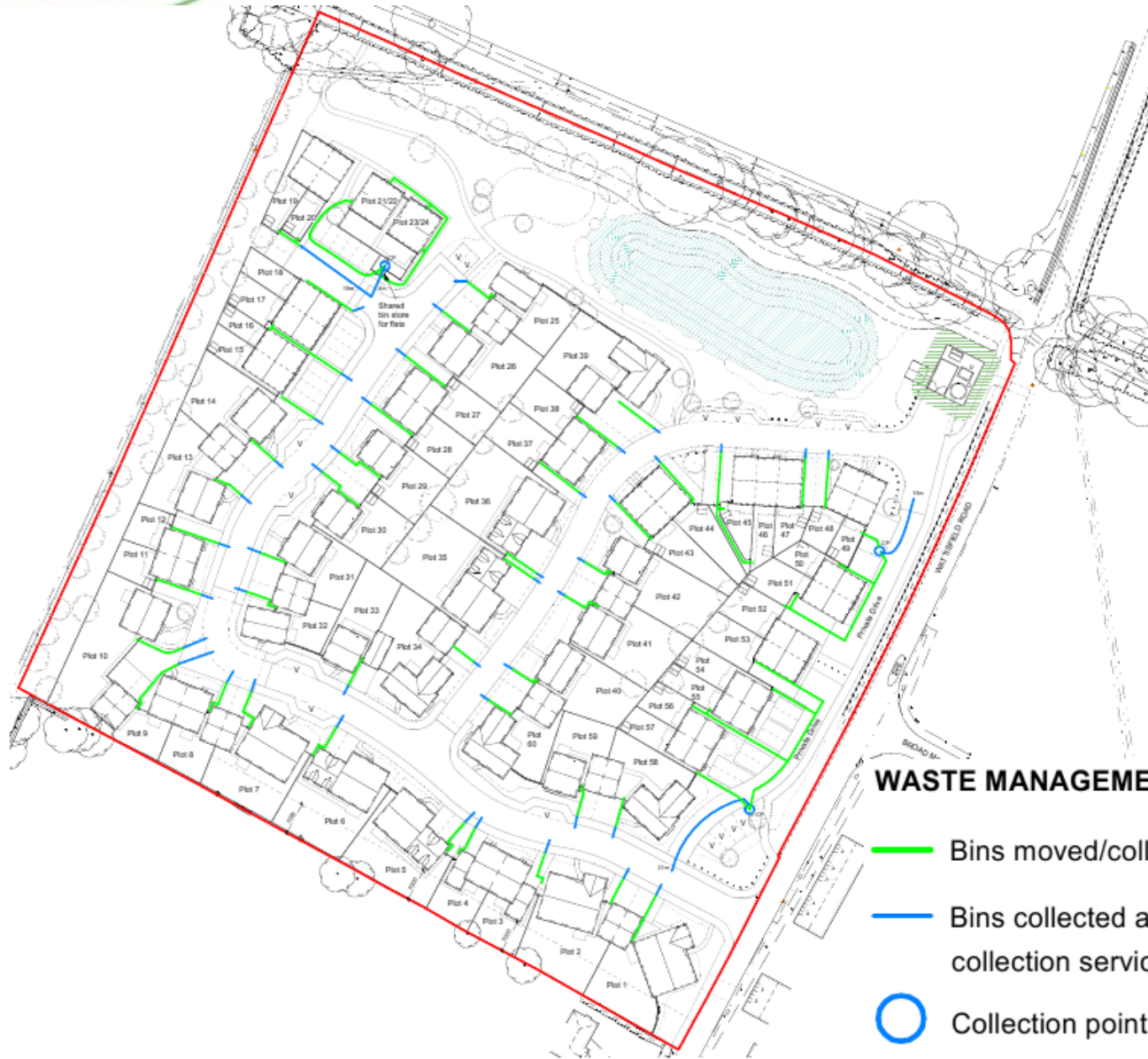


Single Garage

Proposed Affordable Dwellings

Slide 14





WASTE MANAGEMENT STRATEGY KEY

- Bins moved/collected by residents
- Bins collected and returned by refuse collection service
- Collection point (CP)



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CAR PARK SPACE ALLOCATION:

-  Parking Space
-  6' x 6' garden shed
- 1Bed Flats - 1no. Parking Space
- 2Bed - 2no. Parking Spaces
- 3Bed - 2no. Parking Spaces
- 4Bed - 3no. Parking Spaces
- 5bed (H1957) - 3no. Parking Spaces




V = visitors parking (15 no. in total)

Plots with no garage to be provided with 6' x 6' garden shed for cycle storage. Locations shown indicatively





WALL MATERIALS (see plan opposite)

All external walls to be Istock, Leicester weathered red brick except where noted as Render or cladding

-  Through colour render - Cream
-  Through colour render - Salmon-Mid
-  Horizontal Cladding-Dark Grey (above garage door only)

ROOF MATERIALS (see plan opposite)

-  Wienerberger, Double Pantile, rustic red
-  Wienerberger, Double Pantile, dark grey

All tiled porches will be Calderdale plain tiles. Colour to match the main property roof.
 Flat roofed porches will be finished in dark grey single ply PVC

WINDOW/DOOR MATERIALS

Windows will be white PVCu.
 Window cills, where shown, to be Entrance doors will be composite, with white frames and black door leaves.

Rear and patio doors will be white PVCu to match the windows.

Garage doors will be black.

ANCILLARY MATERIALS

Rainwater Goods will be black plastic

Fascias & Soffits to be white PVCu

Door surrounds (HT1689) to be proprietary with a white finish.

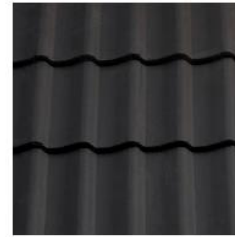
Porches will be proprietary GRP with a white finish.
 All tiled porches will be Calderdale plain tiles. Colour to match the main property roof.
 Flat roofed porches will be finished in dark grey PVC



Leicester weathered red



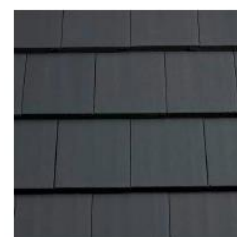
Double Pantile, rustic red



Double Pantile, dark grey



Calderdale (plain tile), rustic red



Calderdale (plain tile), light grey

Proposed Phasing Plan



Landscape Strategy

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- LANDSCAPING GENERALLY**
- Tarmac road (adoptable)
 - Tarmac footpath (adoptable)
 - Shared surface (adoptable), block paving
 - Private drive, block paving
 - Shared private drive, tarmac
 - Local Area of Play - shown indicatively only. Design to be completed by specialist
 - Gardens to be left as cultivated soil for occupier seeding/turfing*
 - Soft landscaped areas (other than indicated below) to be amenity grass*
 - Private/public street frontage plantings to be low level shrubs/plants selected to balance biodiversity and the creation of a suitable rural street scene*

- KEY SOFT LANDSCAPING FEATURES**
- GREEN CORRIDORS / BOUNDARY PLANTING**
Generally seeded with: EMS Special General Purpose Meadow*
New hedgerow and tree planting to be a mix of native species, eg: Mix of native hedge & tree species such as:
Acer Campestre (Hazel), *Cornus Alba* (Dogwood), *Corylus Avellana* (Field Maple), *Crataegus Monogyna* (Hawthorn), *Rus Aquitulum* (Common Holly), *Ligustrum Vulgare* (Wild Privet), *Tilia Cordata* (Small Leaved Lime), *Quercus Robur* (Oak), *Fagus Sylvatica* (Beech)*
 - GREEN PUBLIC SPACE / MEADOW**
Generally seeded with: EMS Special General Purpose Meadow mix*
 - GREEN SPACES ADJACENT PUBLIC CIRCULATION**
Generally seeded with: EM1 General Purpose Meadow mix*
 - WETLAND AREAS**
(to attenuation basin and swale)
Generally seeded with: EMS Wetland mix. New shrub and tree planting to be included across the attenuation basin, species to be suitable for wetland planting*

* Detailed soft landscaping design to be completed in conjunction with the Ecological Design Strategy, including:

- Confirmation of general seeding mixes
- Tree/hedgerow planting details
- Tree planting locations and species
- Street frontage planting extent and details

INDICATIVE/PROPOSED BASIN SECTION

Basin section is indicative and subject to specialist design. Section not shown to scale



NOT TO SCALE
SECTION INDICATIVE ONLY
DESIGN SUBJECT TO SPECIALIST DESIGN
BASED ON 1:100 SCALE
FOR INFORMATION ONLY
DO NOT CONSIDER THIS AS A DESIGN DOCUMENT
FOR CONSTRUCTION
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