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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 20 APRIL 2022 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

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

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **SA/21/22 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 MARCH 2022** 5 - 12
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Frink Room (Elisabeth) - Endeavour House on Wednesday, 23 March 2022 at 09:30am.

PRESENT:

Councillor: Kathie Guthrie (Chair)

Councillors: James Caston Paul Ekpenyong
Andrew Mellen Richard Meyer
Mike Norris Andrew Stringer
Rowland Warboys

In attendance:

Officers: Area Planning Manager (GW)
Planning Lawyer (IDP)
Planning Officers (DC / EF / AG / GW)
Governance Officer (AN)

Apologies:

Councillors: Peter Gould
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

108 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

108.1 Apologies were received from Councillor Dave Muller and Councillor Peter Gould.

108.2 Councillor Richard Meyer substituted for Councillor Dave Muller.

108.3 Councillor Paul Ekpenyong substituted for Councillor Peter Gould.

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

109.1 Councillor Caston declared a local non-pecuniary interest in respect of application number DC/21/05669 as he is the Ward Member. Councillor Caston confirmed that he would not debate or vote on the application.

109.2 Councillor Ekpenyong declared a local non-pecuniary interest in respect of application number DC/22/00349 as he is a board member for Gateway 14.

110 DECLARATIONS OF LOBBYING

110.1 Councillors Guthrie, Caston, Ekpenyong, Mellen, Norris and Warboys declared they had been lobbied on application number DC/21/05669.

111 DECLARATIONS OF PERSONAL SITE VISITS

111.1 None declared.

112 SA/21/20 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2022

112.1 It was resolved that the minutes of the meeting held on 23 February 2022 were confirmed and signed as a true record.

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

113.1 None received.

114 SA/21/21 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/06315	Jane Challis (Parish Clerk) Chris Pitt (Objector) Councillor Rowland Warboys (Ward Member)
DC/21/05669	Jane Every (Parish Clerk) Chris Smith (Agent) Councillor James Caston (Ward Member)
DC/22/00494	Councillor Julie Flatman (Ward Member)
DC/22/00349	Councillor Dave Muller (Ward Member)

115 DC/21/06315 THE SIX BELLS INN, HIGH STREET, GISLINGHAM, SUFFOLK, IP23 8JD

115.1 Item 7A

Application Proposal	DC/21/06315 Full Planning Application - Change of use of the Six Bells Inn Public House to Veterinary Practice and pet supplies (sui generis). Business proposed to exist on the ground floor level whilst retaining the existing first floor ancillary residential accommodation.
Site Location	The Six Bells Inn, High Street, Gislingham, Suffolk IP23 8JD
Applicant	Mr. A Whatling

- 115.2 Councillor Warboys declared himself as the Ward Member for this item and confirmed that he would not debate or vote on the application.
- 115.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, access to the site, the constraints, the proximity of the application to nearby listed buildings, the criteria required to approve change of use for a public house, a comparison to another local change of use for a public house application, and the officer recommendation for refusal.
- 115.4 The Case Officer responded to questions from Members on issues including: the comparison to another local change of use for a public house application and the policies that were met, and previous applications for change of use.
- 115.5 Members considered the representation from Jane Challis who spoke as the Parish Clerk.
- 115.6 The Parish Clerk responded to questions from Members on issues including: discussion within the Parish Council regarding a community owned pub.
- 115.7 Members considered the representation from Chris Pitt who spoke as an Objector.
- 115.8 The Objector responded to questions from Members on issues including: how long the public house has been up for sale, and what level the public house was marketed at.
- 115.9 Members considered the representation from Councillor Warboys who spoke as the Ward Member.
- 115.10 Members debated the application on issues including: supplementary planning guidance, the criteria required to approve change of use for a public house, the potential for a community owned pub, and the Six Bells' status as the only public house in Gislingham.
- 115.11 Councillor Meyer proposed that the application be refused as detailed in the officer recommendation.
- 115.12 Councillor Stringer seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the application is REFUSED planning permission for the following reason:

Notwithstanding the evidence submitted with the application it is considered that the use of the building as public house would provide a valued local

facility which would support the needs of the residents and future residents of the village of Gislingham. It is not considered that the development would meet with policy statement 5.4 set out in the Retention of Shops, Post Offices and Public Houses in Villages SPG. No other public house is located within the village of Gislingham for alternative use by its residents, insufficient marketing has taken place to demonstrate that there is not an opportunity through selling the property to continue its use as a public house and no economic evidence has been submitted to show that the business could not viably operate from the site. Further, there is significant public interest in retaining a public house within the village of Gislingham.

On the basis of the above, it is considered that the proposed change of use would run contrary to the principles of paragraphs 84d) and 93a) and c) of the National Planning Policy Framework and contrary to the provisions of policy statement 5.4 set out in the Retention of Shops, Post Offices and Public Houses in Villages SPG.

116 DC/21/05669 LAND TO THE SOUTH OF, FITZGERALD ROAD, BRAMFORD, SUFFOLK

116.1 Item 7B

Application Proposal	DC/21/05669 Application for approval of the outstanding Reserved Matters following grant of Outline Permission DC/19/01401- Residential development of up to 115 dwellings and access, including open space and landscaping - Details for Appearance, Landscaping, Layout and Scale required under Conditions 1 and 2 and concurrently required details of Surface Water Drainage (Condition 12); Landscape and Ecological Management Plan (Condition 15); Biodiversity Enhancement Strategy (Condition 16); Landscaping (Condition 18) and Housing Mix (Condition 22).
Site Location	Land To The South Of, Fitzgerald Road, Bramford, Suffolk
Applicant	Mr. C Smith

116.2 Councillor Warboys resumed his place on the committee.

116.3 Councillor Caston declared himself as the Ward Member for this item and confirmed that he would not debate or vote on the application.

116.4 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the access to the site, constraints to the site, the proposed landscaping, the proposed housing mix, the proposed street elevations, the proposed amenities for the site, attenuation basins, the proposed material mix, the proposed cycle path routes, and the officer recommendation for approval.

- 116.5 The Case Officer responded to questions from Members on issues including: the functionality of the proposed chimneys, the locations of triple parking, the maintenance of the proposed green spaces, design type 886, whether design type 886 can accommodate 300mm of floor insulation, the different types of proposed footpaths, pre-existing issues with nearby roads and footpaths, and the visibility of Pheonix House from the site.
- 116.6 Members considered the representation from Jane Every who spoke as the Parish Clerk.
- 116.7 The Parish Clerk responded to questions from Members on issues including: the proposed alternative access to the north of the site and its potential impact on pre-existing issues.
- 116.8 Members considered the representation from Chris Smith who spoke as the Agent.
- 116.9 The Agent responded to questions from Members on issues including: sustainability provisions, the status of building regulation approval, electric vehicle charging, the target EPC rating, the functionality of the proposed chimneys, the allocation of proposed air source heat pumps, solar panels on affordable homes, how the proposed chimney brick slips will be adhered, whether roads will be built to an adoptable standard, and the maintenance of the proposed green spaces.
- 116.10 Members considered the representation from Councillor Caston who spoke as the Ward Member.
- 116.11 The Ward Member responded to questions from Members on issues including: pre-existing cycle paths.
- 116.12 Members debated the application on issues including: sustainable energy provisions, parking provisions, the 886 design type, the maintenance of green spaces, the proposed landscaping, the proposed cycle paths, the layout of the application, and the proximity of affordable homes to the proposed green space.
- 116.13 Councillor Guthrie proposed that the application be deferred to review the parking, design type 886, cycleways, landscaping, footpaths, and non-functioning design details.
- 116.14 Councillor Stringer seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the application is DEFERRED for the applicant to resolve the following:

- Review and reduce triple parking and review design of parking courts
- Re-design 886
- Cycleway – review cycleway along Lorraine Way
- Tree species to be reviewed
- Review non-functioning design details
- Review footpath surfacing

117 DC/22/00494 LITTLE MEADOWS FARM, BANYARDS GREEN, LAXFIELD, IP13 8EU

117.1 Item 7C

Application	DC/22/00494
Proposal	Planning Application - Demolition of existing barn and replace with 1no new dwelling as alternative scheme to DC/20/05665
Site Location	Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU
Applicant	Mr. and Mrs. Martin-Edwards

117.2 A short break was taken between 11:25am and 11:40am after the completion of application number DC/21/05669 but before the commencement of application number DC/22/00494.

117.3 Councillor Caston resumed his place on the committee.

117.4 The Case Officer presented the application to the Committee outlining the proposal before Members including the reasons for bringing the application to the committee, the proposed amendments to the previously agreed application, the location of the site, the proposed design, and the officer recommendation for approval.

117.5 The Case Officer responded to questions from Members on issues including: the height of the existing building, the height of the proposed building, and the receipt of any objections to the application.

117.6 The Chair read out a statement from Ward Member Councillor Julie Flatman who was unable to attend the meeting.

117.7 Members debated the application on issues including: the design of the proposed building, and Class Q.

117.8 Councillor Stringer proposed that the application be approved as detailed in the officer recommendation.

117.9 Councillor Caston seconded the proposal.

By a vote of 7 for and 1 against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

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

- **Standard time limit (3yrs for implementation of scheme from date of issue)**
- **Approved Plans (Plans submitted that form this application)**
- **Cycle Storage to be located within existing secured shed on site**
- **Refuse and recycling bins as approved**
- **Wildlife Lighting Strategy**
- **Work in accordance with Ecological Appraisal Recommendations**
- **Biodiversity Enhancements Strategy to be agreed**
- **Removal of PD Rights (Class A-D)**
- **Provision for parking provided prior to occupation**
- **Visibility splays and no obstruction over 0.6 metres**

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

- **Pro active working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Right of Way Consent**

118 DC/22/00349 GATEWAY 14, LAND BETWEEN THE A1120 AND A14, CREETING ST PETER, STOWMARKET, SUFFOLK

118.1 Item 7D

Application Proposal	DC/22/00349 Application for Advertisement Consent - Erection of 2No illuminated totem signs.
Site Location	Gateway 14, Land Between The A1120 And A14, Creeting St Peter, Stowmarket, Suffolk
Applicant	Gateway 14 Limited

118.2 The Planning Lawyer advised that Cllr Ekpenyong was able to vote and speak having made his declaration of interest on that basis that he had confirmed that he did not have any pre-determined view of the matter.

118.3 The Case Officer presented the application to the Committee outlining the

proposal before Members including the location of the site, the constraints of the site, the proposed illumination, pre-existing totem signs, and the officer recommendation for approval.

118.4 The Case Officer responded to questions from Members on issues including: the proposed illumination and the height of the proposed totem signs.

118.5 The Chair read out a statement from Ward Member Councillor Dave Muller who was unable to attend the meeting.

118.6 Councillor Caston proposed that the application be approved as detailed in the officer recommendation.

118.7 Councillor Ekpenyong seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the application is GRANTED advertisement consent

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

- 1. Advertisement time limit**
- 2. Approved plans**
- 3. Illumination restriction as SCC Highways and Environmental Health**
- 4. Standard advertisement conditions 1-5 to control safety, visual amenity, maintenance, and remediation on removal.**

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

- SCC Highways note**

119 SITE INSPECTION

119.1 None received.

The business of the meeting was concluded at 12:01pm.

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Chair

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL B COMMITTEE

20 APRIL 2022 - 09:30

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/21/04549	Land South of Heath Road, Thurston	Cllr Austin Davies and Cllr Harry Richardson / Thurston	Vincent Pearce	

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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.

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- 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/21/04549

Case Officer: Vincent Pearce

Ward: Thurston.

Ward Member/s: Cllr. Austin Davies and Cllr. Harry Richardson.

RECOMMENDATION:

GRANT FULL CONDITIONAL PLANNING PERMISSION

Description of Development

Erection of a 54 no. unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location

Land South of Heath Road, Thurston.

Expiry Date: 28/02/2022

Application Type: FULL - Full Planning Application

Development Type: Major Small Scale - All Other

Applicant: Housing 21

Agent: Mr Mark Slater

Parish: Thurston

Site Area: 1.3ha

Density of Development:

Gross Density (Total Site): normal density calculation not applicable¹

Net Density (Developed Site, excluding open space and SuDs): normal density calculation not applicable²

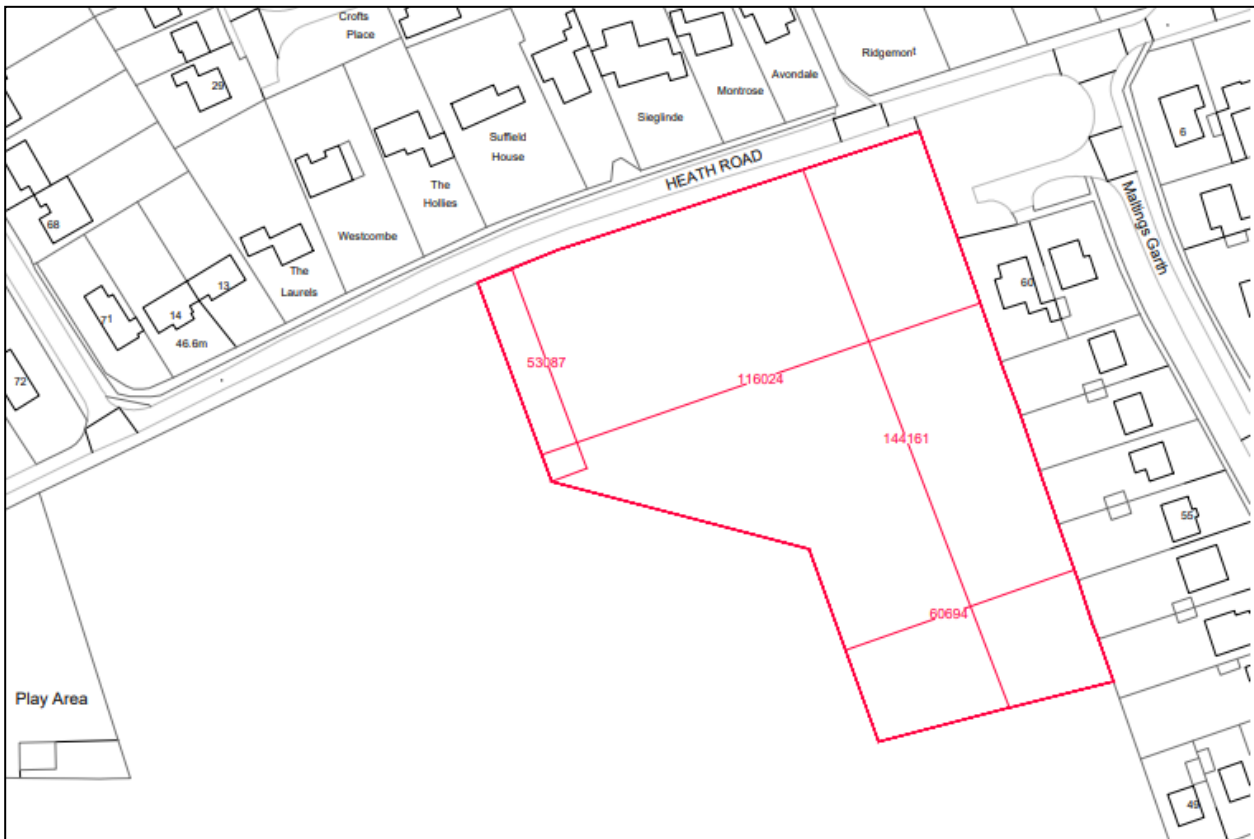
Details of Previous Committee / Resolutions and any member site visit: None

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

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

¹ Whilst this application provides residential accommodation it includes an element of care

² ditto



figures 1: **Application site red line** [top] and site in context of Thurston [bottom]

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons:

Whilst it is not a purely residential scheme as it contains an element of care it is of size that equates to being beyond the 15 dwelling threshold that limits the Chief Planning Officer's ability to deal with an application through the delegated procedure.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Neighbourhood Plan – Thurston Neighbourhood Development Plan 2019 [TNDP19]

Thurston Neighbourhood Development Plan [October 2019] [TNDP19]



figure 2: **Cover of TNDP19**

Neighbourhood Plan Status

Thurston has a 'Made' and Adopted Neighbourhood Development Plan – October 2019.

The Thurston Neighbourhood Plan attracts full weight as a material planning consideration.

It forms parts of the Council's Adopted Development Plan.

It is considered to be an 'up to date' expression of the Council's planning policy and represents the most up to date planning policy for the locality.

Particular regard is given in this report to the following policies in the TNDP19.

Policy 1: Thurston Spatial Strategy

Policy 2: Meeting Thurston's Specialist Care Needs

Policy 4: Retaining and Enhancing Thurston's Character Through Residential Design

Policy 5: Community Facilities

Policy 6: Key Movement Routes

Policy 7: Highway Capacity at Key Road Junctions

Policy 8: Parking Provision

Policy 9: Landscaping and Environmental Features

Policy 11: Provision for Wildlife in New Development

Policy 12: Minimising Light Pollution

The site is outside of the defined settlement boundary for Thurston in the TNDP19

Adopted Core Strategy [September 2008] [CS2008]

CS1: Settlement Hierarchy

Thurston is defined as a Key Service Centre [CS1] where:

"The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres...."

CS2: Development in the Countryside and countryside villages

Although adjacent to the defined settlement boundary for Thurston, the application site is outside of the defined settlement boundary. It is therefore considered to be located in the countryside where development is more strictly controlled. It will be recommended in this report that despite this Members can give greater weight to TNDP19 Policy 3: Meeting Specialist Care Needs, which does enable care facilities outside of the settlement boundary in certain circumstances.

CS3: Reduce contributions to climate change

This report will demonstrate that the proposal includes suitable measures

CS4: Adapting to climate change

This report will demonstrate that the proposal includes suitable measures

CS5: Mid Suffolk's Environment

The proposed development is not considered to harm the local environment for reasons that will be explored in this report. The development is considered to be sustainable under all three golden threads of the NPPF21. [Environmental Economic and Social] [NPPF21 paragraph 8]

CS6: Services and infrastructure

The proposal is not considered to generate the requirement for mitigation under S106 of the Town Country Planning Act 1990. Such mitigation as may be required may be eligible for funding via a CIL bid.

Adopted Core Strategy Focused Review [December 2012]

Policy FC1 Presumption in favour of sustainable development

This development is sustainable and officers will advise the Committee that it is their opinion that it falls within Paragraph 11 c of the NPPF21 meaning the *'decision-taker' 'approving the development proposal without delay.'*

Policy FC1.1 Mid Suffolk approach to delivering sustainable development

The development is considered consistent

Adopted Local Plan [1998]

SB2 Development appropriate to its setting

This is low level development that will be well landscaped. It is accepted that no site within the settlement boundary is immediately available for a development of this size and nature. If it is to be located in Thurston it will of necessity require a site outside of the settlement boundary. This will inevitably mean a change of character to some degree. The campus style development will have its own character but will include positive design elements and themes. TNDP19 Policy 4: Retaining and Enhancing Thurston Character Through Residential Design [particularly but not exclusively parts A, B c/f/g].

SB3 Retaining visually important open spaces

This site is not within an area of special landscape or environmental designation and the site is not identified in the TNDP19 Policy 10: Local Green Spaces

GP1 Design and layout of development

Officers believe this a well-designed, attractive, supportive and accessible development

GP3 Taking account of people with disabilities

This is a central design theme within the proposal

CL8 Protecting wildlife habitats

The proposed development will enhance biodiversity on the site whilst retaining existing flora at the margins as will be described in this report. Not only does the development conform to CL8 but also addresses the requirements of TNDP19 Policy 11: Provision for Wildlife in New Development. Protection in terms of minimising light pollution will be secured by recommended condition *[if members are minded to grant planning permission]*. In this way the development will address the requirements of TNDP19: Minimising Light Pollution.

CL11 Retaining high quality agricultural land

The site is classified as Grade 3 agricultural land [moderate to good]. It is therefore not the best quality [grade 2 – very good , grade 1-excellent] but may still be BMV land because that includes Grade 3a. That said members will wish to consider the impact of the loss of this site to potential agricultural when considering the overall merits of the proposal. Taking a strategic view, the loss of approx. 1.3ha of possibly grade 3a agricultural land does not prejudice farming activity in the District and the remainder of the site can continue in agricultural activity if that is the owners [or an agricultural tenant's] desire. It is officers opinion that this aspect of the proposal is not determinative.

H7 Restricting housing development unrelated to the needs of the countryside

The proposal does not represent standard residential development but is specialist accommodation designed to provide for care needs. Officers are of the opinion that the development is consistent with TNDP19 Policy 3: Meeting Specialist Care Needs.

H14 A range of house types to meet different needs

This development will deliver much needed extra care accommodation that will be able to respond to the specialist needs of older people. [TNDP19 Policy 2 Meeting Thurston's Housing Needs]. The delivery of such a facility is considered welcomed at a time where the care needs of a growing older population. The centre will be able to accommodate residents in need of dementia care and support.

T9 Parking standards

The proposal meets the Council's Adopted Parking standards and TNDP19 Policy 8: Parking Provision subject to enhanced electric vehicle charging under TNDP19 Policy 4 C: Retaining and Enhancing Thurston Character Through Residential Design

T10 Highway considerations in development

The proposal raises no objection from Suffolk County Council as local highway authority from a highway safety or capacity point of view and neither has Thurston Parish Council. The Parish Council's support [with provisos unrelated to highway safety and capacity within the village] suggests that there is not considered to be a conflict with TNDP19 Policy 6: Key Movement Routes, Policy 7 and Highway Capacity at Key Road Junctions.

T11 Facilities for pedestrians and cyclists

Cycle parking spaces are being provided in line with adopted standards and the proposal includes a footway extension to link the site with a nearby bus stop. [³a condition is recommended to secure this improvement]

T12 Designing for people with disabilities

The proposal has been carefully planned to suit although a need for disabled parking spaces for people with a disability [staff/visitors] has been noted and this can be addressed by the suggested within the recommendation.

SC10 Siting of local community health services

Whilst the proposal is not strictly a local community health service it certainly fits within the spirit of policy SC10 in that whilst it is not a publicly provided and run facility it will help to address a national and local shortage for such healthcare related accommodation and support.

Draft Babergh Mid Suffolk Joint Local Plan 2021 [JLP21]

Following the exploratory meeting with the inspectors on Thursday 16 December 2021, it is proposed to progress the current Joint Local Plan (JLP) as a 'Part 1' local plan. This will be followed by the preparation and adoption of a 'Part 2' local plan as soon as possible.

The Local Development Scheme is currently being updated to reflect this, and this will provide details of what each plan will cover, and the timetable for their production. In the meantime, the letter from the inspectors gives details on the areas each plan will be likely to include.

The Councils are currently working with our consultants and project partners to scope and progress the outstanding matters raised by the inspectors during the examination so far, and the

³ such a condition would read "Prior to the occupation of any part of the development a footway as shown on drawing [add reference] shall be provided to the satisfaction of SCC as local highway authority and be available for use and thereafter retained in perpetuity..."

necessary main modifications. Further details of this work and timescales - including consultation periods - will be provided on our website in due course.

Presently the JLP21 attracts little weight as a material planning consideration such that it plays no determinative role in this case, and this report therefore reflects that position.

The National Planning Policy Framework 2021

Suffolk Guidance for Parking: Third Edition May 2019

Consultations and Representations

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

A: Summary of Consultations

Parish Council (Appendix 3)

- **Thurston Parish Council [17 December 2021] supports** the principle of this development subject with provisos. Their consultation response in full reads:

“Having reviewed the further documentation submitted for this application, the Parish Council would like to state that overall it continues with its support of this application and is of the opinion that this proposal will help address Objective H2 - "To address the specific housing needs of older people". However, in the anticipation that this proposal creates an opportunity to set the highest standards of design for the whole site and tackle some of the global climate issues at a local level, the Council is concerned that Points 8 and 9 of its submission dated 23rd September 2021 have not been addressed (repeated below for clarity):

Point 8: The parish council is concerned that there are only two communal electric vehicle charging point for the residents and staff plus visitors. and would like to request that the applicant takes into consideration the fact that the number of electric charges in use will increase significantly over the coming years. Reference should be made to the draft Suffolk County Council Climate Action Plan. Point 9: The applicant should also be encouraged to ensure that the location for the electric charging facility is most practical and will meet the needs of different users including occupants, visitors and people with disabilities. Further consideration should also be given as to how additional facilities can be accommodated in a variety of ways, in terms of location, allocation and design.

Following the consultation by the government in July-October 2019, a number of proposals were consulted upon and new measures are to be introduced which will mandate charge point infrastructure into new homes. The Parish Council would like to request that the proposal is conditioned following the guidelines set out for residential

buildings undergoing major renovation ensuring that where there are to be more than 10 parking spaces within the site, there is to be at least one electric vehicle charging point for each dwelling with associated parking within the site boundary and cable routes in all spaces without charge points. Point 9 also needs to be considered and addressed in terms of location ensuring that the needs of all users are fully met in terms of accessibility.”

Officer comment:

The support of Thurston Parish Council is noted as are the provisos. This report will fully consider the matters raised along with relevant Adopted Thurston Neighbourhood Development Plan 2019 [TNDP19] policies within its Assessment section.

Members will of course be aware of the growing need for extra care accommodation with the nationally growing elderly population and the fact that people are tending to live longer lives. This often brings its own health issues⁴. Mid Suffolk is no different.

National Consultee (Appendix 4)

- **NHS ~ West Suffolk Clinical Commissioning Group [CCG] [14 December 2021]: raises a conditional no objection.** Extracts:

“This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Mount Farm Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.”

West Suffolk CCG would not wish to raise an objection to the proposed development.

9. West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement list produced by Babergh and Mid Suffolk District Councils West Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response....”

⁴ “Dementia is a growing challenge. As the population ages and people live for longer, it has become one of the most important health and care issues facing the world. In England it is estimated that around 676,000 people have dementia. In the whole of the UK, the number of people with dementia is estimated at 850,000.

Dementia mainly affects older people, and after the age of 65, the likelihood of developing dementia roughly doubles every five years. However, for some dementia can develop earlier, presenting different issues for the person affected, their carer and their family.

There are around 540,000 carers of people with dementia in England. It is estimated that one in three people will care for a person with dementia in their lifetime. Half of them are employed and it’s thought that some 66,000 people have already cut their working hours to care for a family member, whilst 50,000 people have left work altogether.” NHS

<https://www.england.nhs.uk/mental-health/dementia/>

West Suffolk CCG notes:

“ ... The proposal comprises a development of up to 54 extra care dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application 3.

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

Officer comment:

In the event of planning permission being granted and that permission being implemented West Suffolk CCG will be able to make a bid to BMSDC for CIL funding and that will be assessed on its merits in the normal way.

- **Historic England [23 August 2021]**

They advise that it is not necessary to consult them

- **Highways England [30 November 2021]**

No objection

- **Sport England [30 November 2021]**

“The proposed development does not fall within either our statutory or non-statutory remit”

- **Environment Agency [22 September 2022]**

“We have no comments on this application”

- **Natural England [27 August 2021]**

“Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.”

County Council Responses (Appendix 5)

- **Suffolk County Council, Highways:**

“...we are satisfied with the proposal, subject to ... planning conditions:”

- **Suffolk County Council, Floods and Water [LLFA & SuDS]:**

Additional consultation with the LLFA is at the time of writing this report underway and so a verbal update will be provided at the meeting or in associated tabled papers. Currently there is a holding objection with a request for additional detail. That additional information has been supplied. IF the information satisfies the LLFA then it is likely that the holding objection will be lifted and conditions recommended. Members will be updated at Committee.

- **Suffolk County Council, Developer Contributions: [8 September 2021]**

No S106 requirements

- **Suffolk County Council, Fire and Rescue:**

“Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (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 We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process. OFFICIAL

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.”

▪ **Suffolk County Council, Archaeology: [20 August 2021]**

“This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), in close proximity to a section of Roman road (HER ref nos. THS 002, THS 007 & SUF 098) and finds spots dating from the Late Iron Age (THS 004) and Roman period (THS 002). Archaeological investigations north of the site have identified Neolithic pits (THS 011 & THS 030) and ditches associated with the Roman road (THS 030). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate: 1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

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

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local

Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2021)."

Internal Consultee Responses (Appendix 6)

▪ **Heritage: [7 September 2022]**

"The site lies adjacent to existing residential development on two sides and will appear entirely within the context of this existing development. There do not appear to be any heritage assets whose setting would potentially be affected by the proposal. Accordingly I do not consider the proposal would result in any harm to any heritage assets."

▪ **Strategic Housing [3 September 2021]**

"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 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system has 10 applicants registered for affordable housing, who are seeking accommodation in Thurston as at the end of August 2021, 2 of whom are aged over 55 and 1 requires an adapted property¹. This figure increases to 203 applicants aged over 55, of whom 91 require an adapted property, in terms of the number of applicants on the register currently seeking accommodation somewhere in Mid Suffolk.

2.3 The SHMA also indicates a need for 1,005 additional specialist housing units in Mid Suffolk, of different types, between 2014 and 2036². This development could make a contribution to meeting this need. Given the range of different facilities and levels of support which different specialist housing schemes provide, it is difficult to pigeonhole individual proposals, and the labels used for different types of housing can be overlapping, contradictory and/or confusing.

2.4 The application documents describe this proposal as being 'Extra Care', and it appears that this proposal would fit somewhere between what the SHMA would categorise as 'Enhance Sheltered Housing' and 'Extracare Housing',

based on the definitions on provided in the footnotes of page 92. The SHMA sets out a need for 249 units of these types of housing, so this development meets a significant proportion of Mid Suffolk’s need.

2.5 Schemes such as these – affordable Extra Care Housing schemes which include features for supporting people with dementia – are understood to be a priority for the County Council.

2.6 The Thurston Neighbourhood Plan is supportive of the principle of specialist housing for older people. The NDP was supported with a survey of housing needs, carried out in 2017, which identified specialist housing and bungalows as a priority housing need locally.

2.7 This development could help enable downsizing by local residents. It is worth noting that the 2011 Census calculated that under-occupation levels in both Thurston (85.1%) and Mid Suffolk (80.6%) are significantly higher than England as a whole (68.7%), suggesting a demand for downsizing. There are wider housing market and economic benefits to enabling downsizing by older households.

2.8 With the ageing population, it can be expected that this development would contribute to meeting overall needs for housing for older people, but further analysis of the development is set out below.

3. Affordable Housing

3.1 The development is intended to bring forward 54 affordable units; a mix of social rent (56%) and shared ownership (44%). The tenure split / mix, and unit floorspaces, are as follows. Please note that this information has been sought from the Agent and it has not been specified within the application documents.

Tenure	Number	Description	Gross Internal Floor Areas (m²)
Social Rent	26	1-bed Flat	53.0 - 58.7 (54.5 average)
	2	2-bed Flat	66.1 - 68.5 (67.3 average)
	2	2-bed Bungalow	65.9 - 67.4 (66.5 average)
Older Person’s Shared Ownership	2	1-bed Flat	53.0 - 58.7 (54.5 average)
	10	2-bed Flat	66.1 - 68.5 (67.3 average)
	12	2-bed Bungalow	65.9 - 67.4 (66.5 average)

3.2 Whilst the SHMA does not estimate a requirement for affordable specialist housing units, the evidence provided in this memo (above) indicates that there is a current demand for affordable housing with adaptations.

3.3 It is understood that the applicant intends to allocate units in line with the usual approach for Extra Care facilities, through a panel made up from representatives from Suffolk County Council, Mid Suffolk District Council and Housing 21.

3.4 All units meet and exceed the overall Gross Internal Floor Areas required for the Nationally Described Space Standards. Further information regarding the design of these units is set out below.

4. Design

4.1 As a development aimed at the over 55s, which includes care services, the way in which the design reflects the needs of an aging population is particularly pertinent.

4.2 Whilst not currently a planning policy requirement, the design is understood to meet the requirements of Part M4(2) of the Building Regulations. This does not appear to be specified in the application documents, but the applicant has indicated that this is the case. If it needs to be confirmed, colleagues from the Council's Building Control team may be able to advise.

4.3 Part M4(2) is a set of design requirements for residential development which is intended to support residents as their mobility changes, for example with:

- Low level windows and window handles, services and switches at specified heights.
- Bathrooms walls to be strong enough to support grab rails
- Bedrooms and bathrooms of a size and layout to support provision of care with 'access zones' around beds.

M4(2) represents the Government's codification of the Lifetime Homes Standard into the Building Regulations, through the 2015 Housing Standards Review. The M4(2) standard is not specifically designed for people in wheelchairs, but should still make it easier for those with reduced mobility to occupy these dwellings.

4.4 The Design and Access Statement notes, on page 4 of part 4, that 'the design uses HAPPI principles', meaning the recommendations made by the All Party Parliamentary Group on Housing Our Ageing Population in 2009.³ The 'made' Thurston Neighbourhood Plan also references HAPPI as a set of important criteria for older people's housing (albeit without setting it in policy). It may be appropriate to thoroughly examine the design, with reference to these principles, as a way of determining the suitability and quality of the design.

4.5 Reference is also made to design measures which could support those with dementia, for example legible layouts with wayfinding elements. There are also principles which can be used to assess the suitability of design of residential development the public realm in respect of supporting those with dementia; with research from Stirling University and the Royal Town Planning Institute.

4.6 The provision of on-site facilities, including internal and external social areas, and guest accommodation, is welcomed."

▪ **Arboricultural Officer [26 August 2021]**

"I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the **accompanying arboricultural report**, an appropriate **condition** should be used for this purpose. No trees are proposed for removal and all appear to have been given adequate space within the layout design".

▪ **Environmental Health, Air Quality [7 December 2022]**

"No objections"

▪ **Environmental Health, Land Contamination [2 December 2022]**

"no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contaminationand-the-planning-system/>."

▪ **Environmental Health, Pollution [29 November 2022]**

"No observations or comments to make"

▪ **Environmental Health, Sustainability [27 August 2021]**

"I note the contents therein and welcome the Applicant's recognition of the Climate Emergency and the sustainability requirements that are needed as a result. The fabric first approach, higher than Building Regulations air tightness, minimal thermal bridging, use of MVHR systems and other water and resource efficiency measures are good practice.

However I would suggest that the provision of one electric vehicle charging point per five parking spaces will be insufficient for future needs considering the sale of new fossil fuelled cars and vans will be prohibited in the UK from 2030.

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable

techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

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

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

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-developmentadvice/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.”

▪ **Landscape [Place Services] [17 December 2021]**

“The site is outside of the settlement boundary of Thurston which would be considered development in the countryside and would be subject to Policy CL1 of the Adopted Mid Suffolk Local Plan, CS2 of the Mid Suffolk Core Strategy and SP03 of the emerging Joint Local Plan. While we accept the proposals have retained existing and proposed new planting in an effort to screen the development there will still be a significant and permanent

change in the character of landscape. In terms of mitigating landscape and visual effects the use of vegetative screening should only be used if all other considerations, such as alignment and mass of buildings, have been fully exhausted to reduce potential adverse effects. Any design considerations which have been made to reduce the level of harm should be clearly evidenced and only then should the landscape scheme be used to remove or reduce any residual effects.

A Landscape and Visual Appraisal (LVA) should form part of the design process. It is a tool when working through the design of the layout for development and should also be used as a test at the end of the process to ensure the impacts have been considered and where possible removed or reduced.

Therefore, we are still of the opinion that a Landscape and Visual Appraisal (LVA) should be undertaken by a suitably qualified landscape professional and submitted prior to determination. This should not be confused with an LVIA which could be considered disproportionately onerous and expensive.

The Landscape and Visual Appraisal (LVA) should follow the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) should include: - Context and character appraisal - Landscape constraints and opportunities - Analysis of visual impact from a number of viewpoint locations and key receptors - Mitigation proposals and recommendations Place Services is a traded service of Essex County Council

Secondly, the LVA would highlight opportunities to better integrate the development with its surrounding, such as pedestrian links to the village and also any potential desirable views out onto the countryside for the enjoyment of residents. The current layout and screening could serve to segregate the development and create a perceived barrier which would inhibit integration with the surrounding community and landscape."

▪ **Ecology [Place Services] [18 October 2021]**

"No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reviewed the Report on the Scoping Survey for the Ecological Assessment Report (Huckle Ecology, July 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species & habitats. We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in Report on Ecological Assessment Report (Huckle Ecology, July 2021) should be secured and implemented in full. This is necessary to conserve Protected and Priority Species.

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended to secure bespoke biodiversity net gains for protected and priority species. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy. The strategy should be secured prior to commencement as a condition of any consent.

However, to ensure that measurable biodiversity net gains will be achieved for this development, in line with paragraphs 174[d] and 180[d] of the NPPF 2021, we encourage the developer to provide a Biodiversity Net Gain Assessment using the DEFRA Biodiversity Metric 3.0 (or any successor). The Biodiversity Net Gain Assessment should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹. The Biodiversity Net Gain Report should then inform the finalised soft landscaping scheme / Landscape Ecological Management Plan for this application.

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

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

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

▪ **Waste Services [31 September 2021]**

“No objection subject to **conditions**”

Others [Appendix 7]

▪ **Anglian Water [2 September 2021] extracts**

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

The sewerage system at present has available capacity for these flows

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse”

▪ **East Suffolk Drainage Board [19 August 2021]**

“the site in question lies outside the Internal Drainage Districts of the East Suffolk Internal Drainage Board and the Waveney, Lower Yare and Lothingland Internal Drainage Board as well as both Board's wider watershed catchments, therefore the Board has no comments to make.”

▪ **Suffolk Wildlife Trust [7 September 2022]**

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

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

▪ **West Suffolk District Council [8 September 2021 & 6 December 2021]**

“..has no comment to make”

Representations follow.....

B: Representations

At the time of writing this report at least 12 letters/emails/online comments have been received. It is the officer opinion that this represents 6 objections and 3 expressions of support and 1 neutral response. A verbal update shall be provided as necessary.

Views are summarised below:-

Objection: these include

- Too much green space/farmland being lost in Thurston to development.
- If approved rest of wider site [outside of application site] should be planted up,
- why wasn't this development included in new residential developments in North Thurston?
- Poor design
- Too high
- Out of keeping with character
- Dominating and overbearing
- Health & safety issues
- Inadequate access
- Increased traffic
- Noise
- Ecological impacts
- Boundary issues
- Building work
- Increased pollution
- Adverse landscape impacts
- Loss of open space
- Strain on existing facilities
- Trees
- Loss of privacy
- Council consultation not wide enough
- Heath road too narrow
- Pedestrian safety
- Barton Road junction unsafe and has standing water
- Creation of rush hours
- Development here will open the gates for more in this vicinity
- Heath road should be improved
- Scale
- Application lacking information

Support: includes

- Complies with TNDP19 and meeting care needs
- Will address needs of older people
- Massive benefit to the community

- Appropriate form of development suited to Heath Road
- No environmental harm
- Field was donated for benefit of the village, this achieves that
- A much needed facility
- Applicant consulted widely

Neutral:

No objection to having a development catering for older people but developer could do better

PLANNING HISTORY

REF: DC/21/04549

Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

DECISION:
CURRENT APPLICATION

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The Assessment follows

PART THREE – ASSESSMENT OF APPLICATION

1.0.0 The Site and Surroundings

- 1.1.0 The application site sits within a wider triangle of land, two sides of which are bounded by residential development and the hypotenuse of this triangle defined by the Bury St Edmunds to railway lines.
- 1.1.2 The site measures approximately 1.3ha
- 1.1.3 Presently the site forms part of a small field which has hedgerow to the Heath Road frontage
- 1.1.4 A small remote equipped play area is located further to the west.



figure 3: **The Site in immediate context [aerial view]**



figure 4: **The site from Heath Road and the unrelated nearby play area**

2.0.0 The Proposal

2.1.0 Construction of 54 unit extra care units to include 40 apartments and 14 bungalows.

2.1.0 The applicant has explained that “the new extra buildings will be designed around the latest thinking in the older persons’ housing sector and will be built to modern standards in line with HAPPI guidelines. Particular attention will be given to dementia friendly design.”

2.1.1 Included within the scheme are communal facilities.

2.1.2 The design philosophy behind the scheme is described as:

“The resulting design is shaped around a series of open courtyard gardens which provide amenity space for residents and also allow for natural light and ventilation to enter the building. The development has been arranged to maximise the views towards the green spaces surrounding the site. All the trees have been retained and the green infrastructure and biodiversity on the site will be enhanced thorough increased planting and creation of new habitats.

The communal facilities are located centrally to the development and are located to create an active street scene.”

3.0.0 The Principle Of Development

3.1. 1 Central to the determination of this application is Thurston Neighbourhood Development Plan 2019 Policy 3, which states:

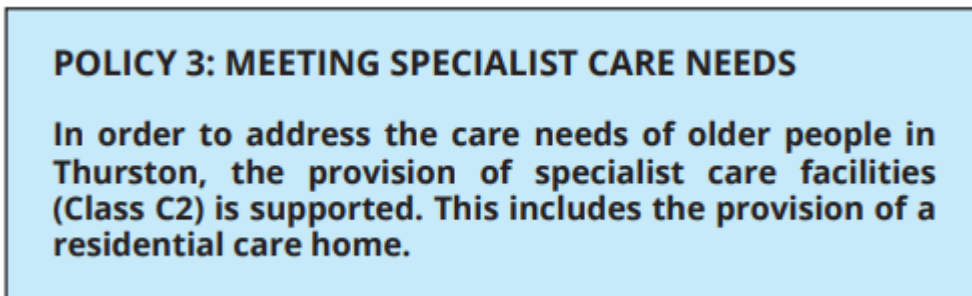


figure 5: **Extract from TNDP19: Policy 3**

3.1.2 The TNDP19 does not specifically allocate a site/s for care home purposes.

3.1.3 The sites that are allocated for development within the TNDP19 are those which relate to orthodox residential development where there is no element of care.

3.1.4 The first question to explore therefore when considering the merits of this proposal is – “To what extent is the fact that the application is outside of the defined settlement boundary in the TNDP19 and the Adopted Local Plan 98 an impediment to securing planning permission?”

- 3.1.5 To answer this question we need to look deeper into the TNDP19. [The Plan]
- 3.1.6 The supporting text to Policy 3 in the TNDP19 explains why the Plan supports the provision of care/assisted living facilities.

“Care home/assisted living

5.18 Feedback from questionnaires shows a clear need for housing that can cope with the various needs of an ageing population. The TNP Steering Group has engaged with a care provider that showed initial interest if a potential site could be made available. Given the nature of the occupiers, the provision of a care home would not expect to significantly increase the traffic pressures on the road system.

5.19 The types of housing envisaged under this policy have been informed by the ‘Housing our Ageing Population Panel for Innovation’ (HAPPI) report⁶ which defines suitable homes for older people. The report states that, “good retirement housing involves plenty of space and natural light, accessibility, bathrooms with walk-in showers, the highest level of energy efficiency and good ventilation, a pleasing natural environment outside, balconies/outside space”.

5.20 The development of homes suitable for older people, including affordable and market housing of a type and size that meet local need, will be supported on sites that satisfy the policies in this Plan.”

- 3.1.7 Clearly the plan is responding to an identified need and there is a strong expression of support for such facilities provided that they are on sites that satisfy the policies in [The Plan].
- 3.1.8 So what does the TNDP19 say about development in Thurston and specifically that which is responding to care needs?
- 3.1.9 To address this question we first need to look to Policy 1 of The Plan as this sets out the spatial strategy for Thurston.
- 3.1.10 Policy 1 opens at Part A with:

A. New development in Thurston parish shall be focused within the settlement boundary of Thurston village as defined on the Policies Maps (pages 75-76).

figure 6: **Extract from TNDP19: Policy 1 A**

- 3.1.11 The Policies Maps on pages 75-76 show the settlement boundary and that the boundary has been drawn to include five large sites that currently already benefit from planning permission for residential development. [the plan on page 76 is merely an inset of that shown on page 75. Policy 1 affords support for development proposals within the settlement boundary subject to compliance with other policies in The Plan. [Policy 1, Part B]

9 POLICIES MAPS

Figure 12 Locations within the parish

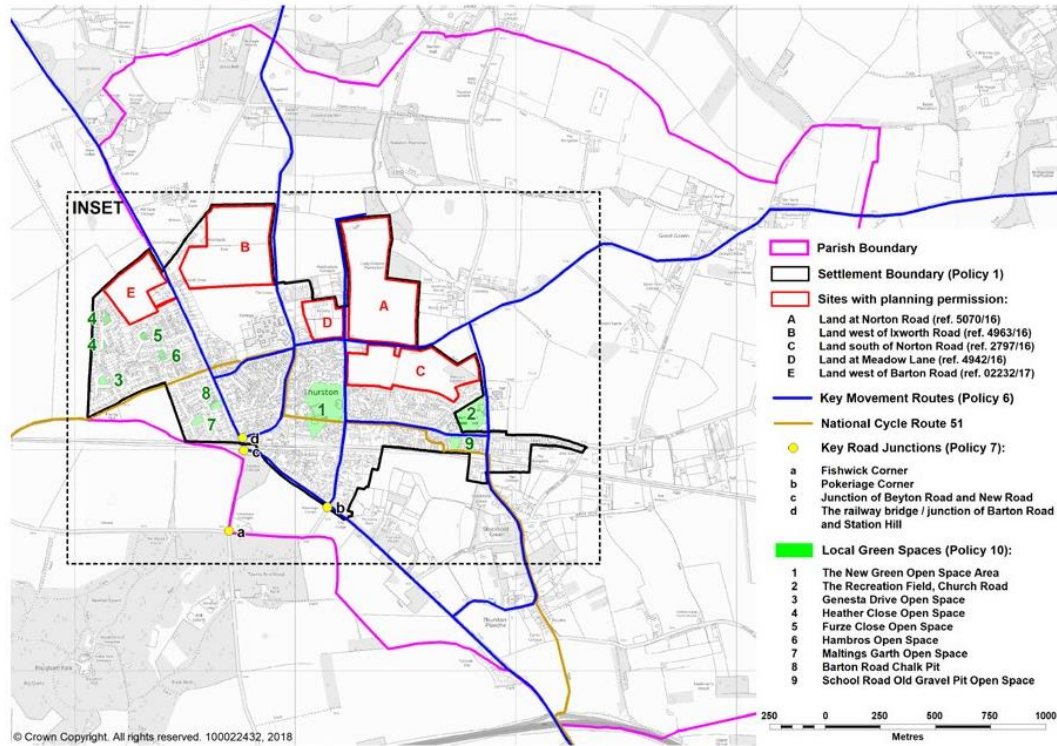


figure 7: Extract from TNDP19: Figure 12 – policies map

- 3.1.12 Whilst there is a requirement for new development to be focused within the settlement boundary, there does not appear to be a site that is available for the larger extra care facility being proposed by the applicant within the settlement boundary in the case of the application before the Committee as all of the specifically allocated sites have the benefit of planning permission for orthodox housing.
- 3.1.13 That being the case and as the application site is outside of the settlement boundary what does the TNDP19 say about development outside of the settlement boundary in this case.
- 3.1.14 Policy 1 that addresses specialist housing and care needs on sites that are outside of settlement boundary. This is Policy 1, part D. It states:

D. Development proposals to meet specialist housing and care needs on sites that are outside the settlement boundary will be permitted where it can be demonstrated that no available and deliverable site exists within the settlement boundary.

figure 8: Extract from TNDP19: Policy 1 D

- 3.1.15 On the basis that the TNDP19 supports the delivery of care/assisted living facilities but does not allocate a site within the defined settlement boundary and as there appears not be no immediately available site for such a use Policy 1, part D is engaged.
- 3.1.18 The application site sits within a wider triangle of land two sides of which are bounded by residential development. The hypotenuse of this triangle defined by the railway lines.
- 3.1.19 As a result it does not intrinsically read as part of the wider countryside as that character effectively only fans out from the other side railway line.
- 3.1.20 Certainly the wider site hereabouts reads as open land and that has a character and inevitably residents whose properties currently overlook the wider site gain some enjoyment from that aspect.
- 3.1.21 This proposal if approved will inevitably encroach into and dilute some of that character.
- 3.1.22 A significant element of open land beyond the application site will however remain and will continue to provide amenity.
- 3.1.23 Officers are of the opinion that the development can be approved without undermining objective E1 of the TNDP19 for the reasons described above.
- 3.1.24 In trying to interpret the position it is noted that Thurston Parish Council in its formal consultation response of 21 September 2021 opened by expressing:

“continued support of this application and is of the opinion that this proposal will help address Objective H2 – “To address the specific housing needs of older people....”
- 3.1.25 Whilst the Parish Council went on to say that it anticipated the development setting the highest standards for design and global climate issues at a local level it is clear that it accepts the principle of the development in the location being proposed.
- 3.1.26 It is easy to see why the location, despite being outside of the defined settlement boundary is acceptable for the proposed use. It:
- Is principally for specialist housing and care needs
 - Immediately adjoins the settlement boundary
 - Is within easy walking distance of Thurston Station [just to the south-east] [staff and visitors]
 - Is well connected to existing village facilities [staff, visitors and residents where appropriate]
 - Is easily accessible
- 3.1.27 The location is considered therefore considered sustainable in terms of its accessibility and connectivity.

- 3.1.28 When considering whether the principle is acceptable one must also have regard to flood risk.
- 3.1.29 In terms of 'fluvial' flood risk [rivers and watercourses] the site lies within flood risk zone 1 where there is no sequential presumption against development of this nature.
- 3.1.30 In terms of 'pluvial' flood risk [from surface water/ rainfall events] is noted that the Council's Strategic Flood Risk Assessment produced as part of the Joint Local Plan evidence base indicates a small pocket of surface water flood risk within the site.
- 3.1.31 This therefore requires the Council to consider the sequential test in order to explore whether there is an alternative site within Thurston that is available for the proposed use that does not have any flood risk [fluvial and/or pluvial].
- 3.1.32 This committee report has already noted that there is not a site allocated within the defined settlement boundary for a use of this nature and size. The applicants have not identified such a site as being available themselves.
- 3.1.33 The Council is not aware of any other site outside of the defined settlement boundary being available for the specific development proposed and that supports the applicants own research prior to gaining an interest in the present application site.
- 3.1.34 Certainly the applicant is now able to demonstrate a genuine interest in the land the subject of this application and therefore an ability to deliver the project.
- 3.1.35 That being the case it is necessary to assess whether the identified potential surface water flood risk can be mitigated suitably and effectively.
- 3.1.36 Following discussion and negotiation with Suffolk County Council as the LLFA officers are of the opinion that the identified flood risk can be satisfactorily mitigated. This will be explored in greater detail later in this report.
- 3.1.37 That being the case the potential hurdle to development can be successfully overcome.

3.1.38 Sub-conclusion: Principle

- 3.1.39 The proposal is acceptable in principle as it accords with those policies of the TNDP19 that are most important to the consideration and determination of this application. Namely:

Policy 3: Meeting Specialist Care Needs; and,

Policy 1: Thurston Spatial Strategy, Part D. Specialist housing and care needs outside the settlement boundary

3.1.40 There is not a sequentially preferable site immediately available and the identified surface water flood risk can be suitably mitigated.

3.1.41 Having concluded that the principle of development is acceptable and as that conclusion is supported by Thurston Parish Council this report now moves on to considering the merits of the details of the proposal.

3.2.0 Details

3.2.1 Access

3.2.2 It is intended to access the site via a new vehicular access formed onto Heath Road at the eastern end of the site frontage. Suffolk County Council as local authority has indicated formally that it has no objection to this arrangement.

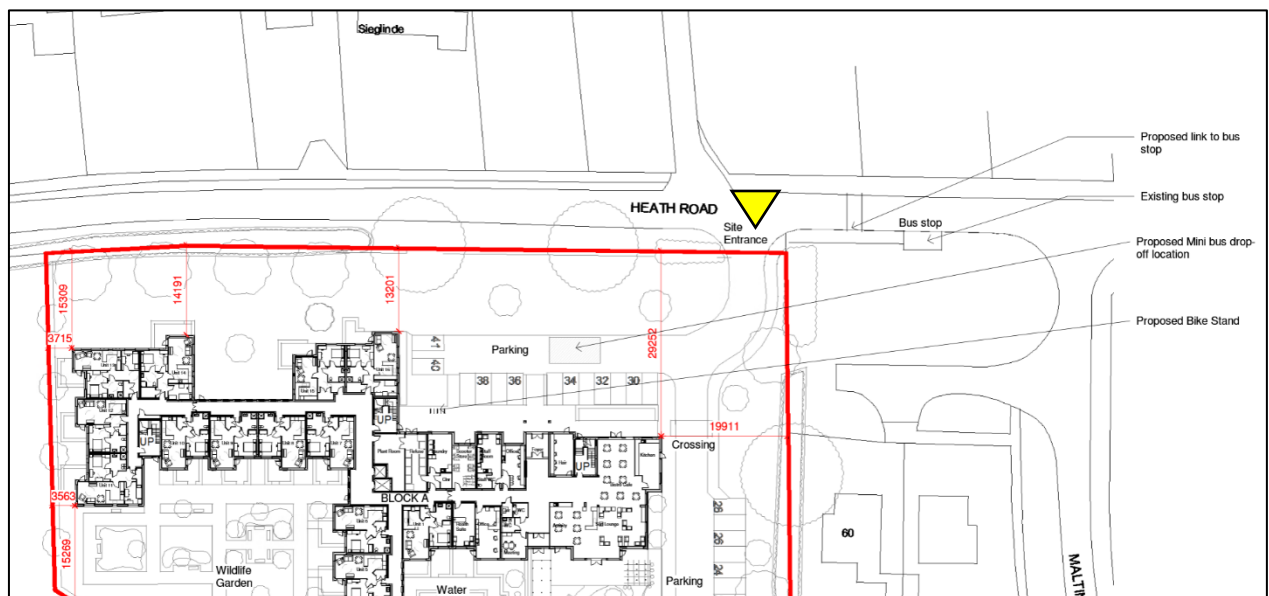


figure 9: **Proposed access**

3.2.3 This new access will also be connected by a new footway to the nearby bus stop just to the east of the site. The majority of existing footway runs along the north side of Heath Road.

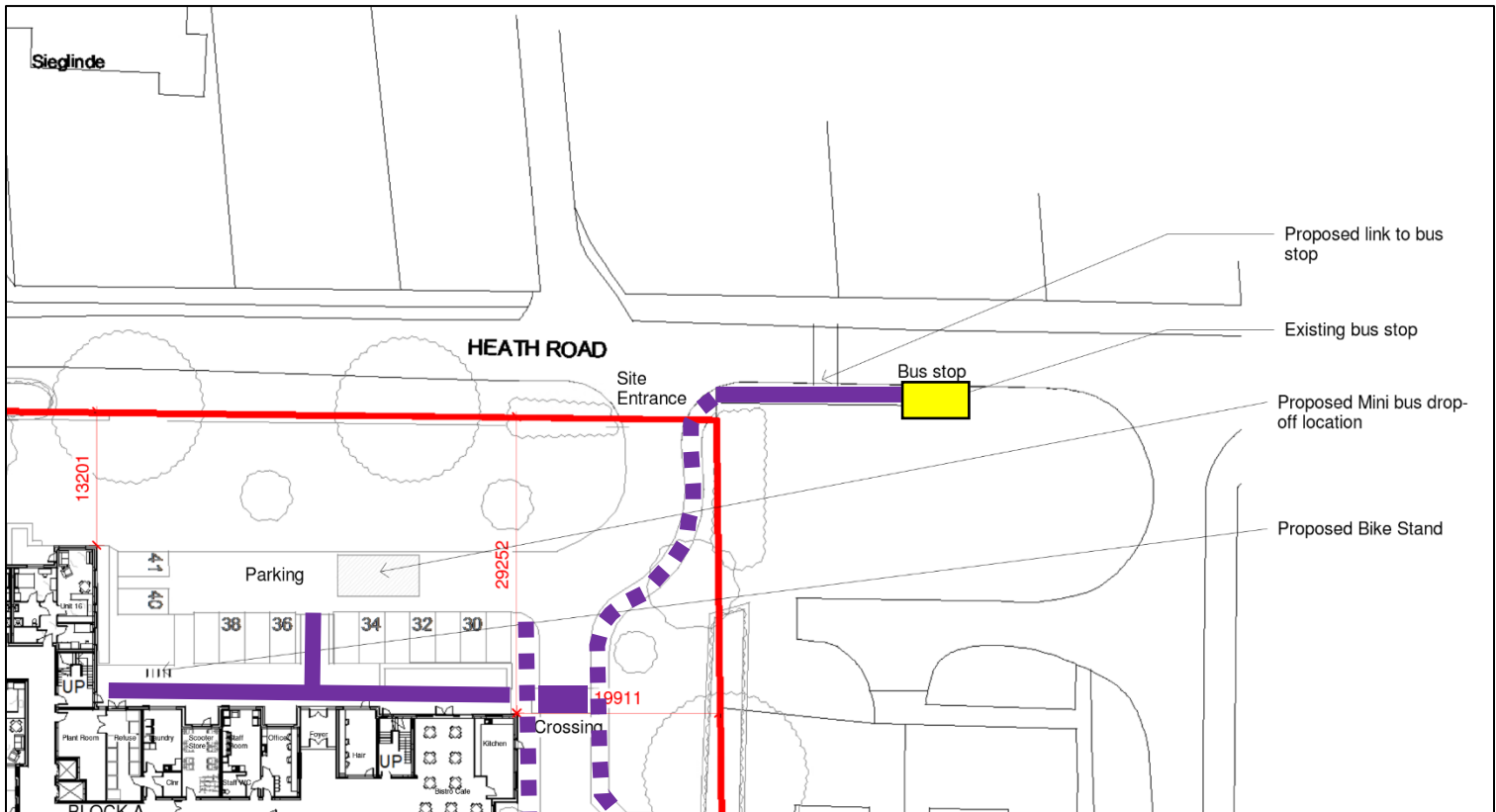


figure 10: **Proposed footway to bus stop, Heath Road**

3.2.4 The bus stop is on the route of the 384 & 385 Stowmarket – Thurston – Bury St Edmunds service.

Mon-Fri: Thurston to Bury St Edmunds

3 buses [384] per day from Heath Road
 5 buses per day incl from post office Barton Road

Return
 2 Heath Road
 4 post office

Sat: Thurston to Bury St Edmunds
 2 buses [384] from Heath Road
 4 buses incl 385 from post office Barton Road

Return
 2 Heath Road/Genista Drive
 3 post office

Mon-Fri: Thurston to Stowmarket

3 buses [384] per day from Heath Road
4 buses per day incl 385 from post office Barton Road

Return
2 Heath Road
4 post office

Sat: Thurston to Stowmarket
2 buses [384] per day from Heath Road
4 buses per day incl 385 from post office Barton Road

Return
2 Heath Road
3 post office

The above includes:

A school service [384] leaves Stowupland High School for Heath Road/Genista Drive at 15.50 Mon-Fri



figure 11: **Existing bus stop, south side of Heath Road near the application site and suggested footway connection [red shading]**

3.2.5 Cycling

3.2.6 It is noted that National Cycle Route 51 runs along Heath Road on its route through Thurston and that Thurston has an extensive and expanding cycle network. This suggests that staff

living within the vicinity who might wish to cycle to work at the extra care centre would find that an attractive prospect. *[subject to noting the staff shower point and the need to provide covered secure cycle parking made elsewhere in this report]*

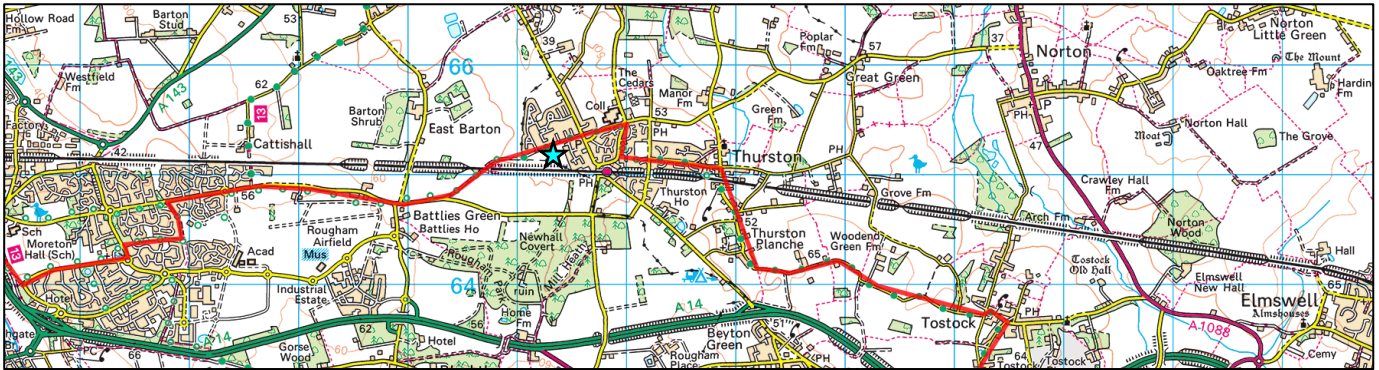


figure 12: **Route of National Cycle Route 51 in the vicinity of Thurston.** *[application site shown with turquoise star]*

3.2.7 Parking

3.2.8 Included within the proposal are:

- A mini-bus drop off point at the from the development [with turning head]
- A proposed bike stand [shown on the layout as having 5 hoops.
- 41 parking spaces

3.2.9 The Council’s Adopted Parking Standards [3rd edition 2019] specify the following parking requirements for a residential care home.

Standard:

Use	Vehicle Requirement	Cycle Minimum	PTW Minimum	Disabled Minimum
Residential care home	1 space per full time equivalent staff + 1 visitor space per 3 beds	2 spaces per 5 staff	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces).	Dependent on actual development, on individual merit, although expected to be significantly higher than business or recreational development requirement

figure 13: **Extract from Adopted Parking Standards [3rd edition 2019] residential care homes**

3.2.10

obs.

3.2.11 It also will provide 54 units of care accommodation.

3.2.12 Using the parking provision calculation described above that generates a parking expectation for:

$$16 \text{ staff} \times 1 = 16$$
$$54 \text{ units} \div 3 = 18$$

That creates a total requirement of 36 off street spaces.

3.2.13 Within the projected 16 FTE staff there will be shift working and so the provision of the proposed 41 spaces builds in a degree of welcomed capacity. It is therefore unlikely that the proposed use will result in parking spilling out onto Heath Road.

3.2.14 No car parking on spaces for residents are to be provided as a result of the nature of the care provided.

3.2.15 No **disabled parking spaces** appear to have been proposed. For staff or visitors. This should be rectified and **should be secured by condition**.

3.2.16 Vehicle parking spaces measure 5m x 2.5m. This meets the dimension standard at paragraph 3.4.4.2 of the Parking Standards.

3.2.17 Noting the cycle parking requirement within the adopted standards 16 FTE staff generates a requirement for $16 \div 5 = 3.2$ spaces [rounded up to 3]. The layout therefore includes sufficient cycle parking.

3.2.18 Whilst it is noted that sufficient parking rack space is to be provided, it is considered appropriate for this facility to be **covered and secure**. That requirement **should be secured by condition**.

3.2.19 The staff area within main block A [closest to the parking racks] appears not to have a shower facility. This is not what the Council expects from employers seeking to encourage cycling to work. One might also expect staff to have access to a shower.

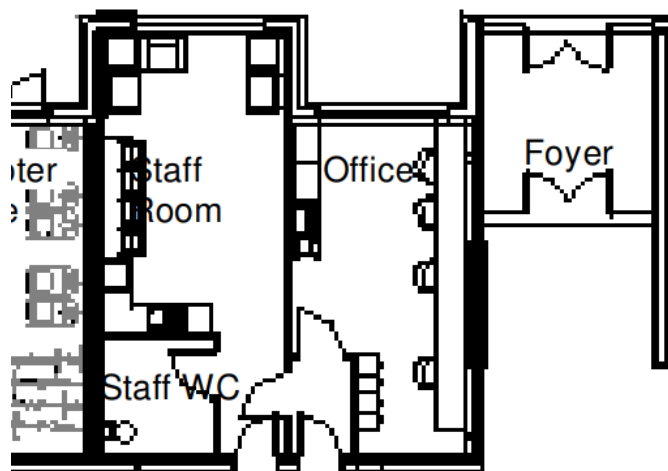


figure 14: **Block A staff room**

3.2.20 The applicant has been asked to expand on whether or not **shower facilities for staff** are included. If not then these **should be secured by condition**.

3.2.21 Layout

2.2.22 The proposed layout will create an interesting campus style development comprising a truncated cruciform shaped main block on the northern half of the site arranged to create two internal and contained garden courtyards. This will create an intimate attractive sense of place for residents.

2.2.23 These outdoor spaces provide what are described as:

- a sun lounge courtyard
- water courtyard with water features
- wildlife garden

2.2.24 It is clear that the outdoor spaces will also provide a delightful and enthralling sensory experience.



figure 15: **Extract from proposed layout plan – northern half of site**

2.2.25 The southern half of the site features a series of six smaller individual blocks containing 14 bungalows, this time arranged generally in a horse-shoe pattern – development on three sides with the fourth side open to create intimate defensible space that will give residents their own communal amenity space and provide a sense of identity.

2.2.26 Eight of these units will have their own small garden.

2.2.27 Scale and Form of buildings

2.2.28 The scale of development falls into two distinct components. A main two storey-building in the northern half of the site and single storey development in the southern half.



figure 16: **Proposed storey heights**

2.2.29 The truncated cruciform shape of the building allows clusters of apartments to be arranged along a full-length corridor from a central access hub comprising both a staircase and lifts

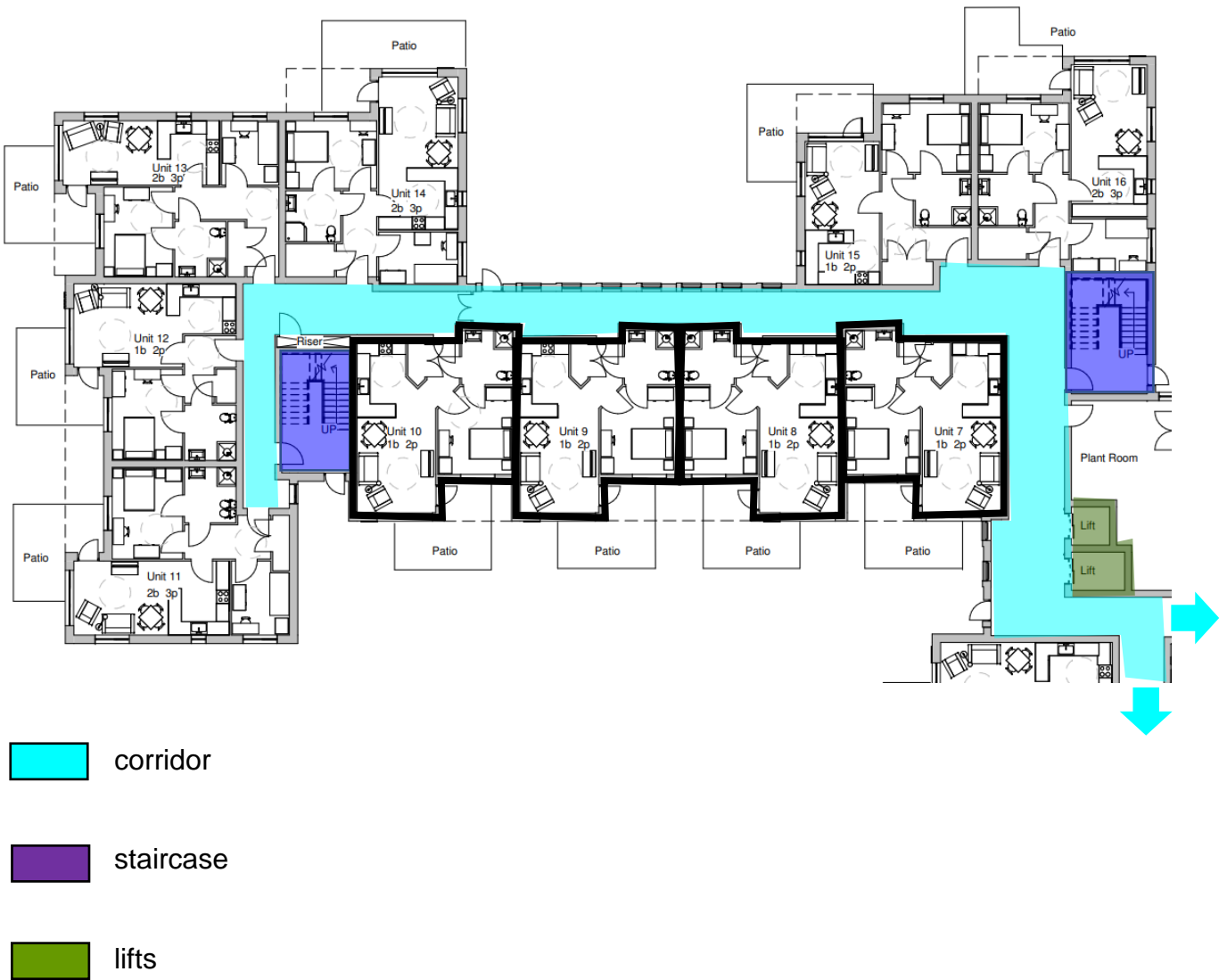


figure 17: **Internal circulation space and access [gr fl block A]**

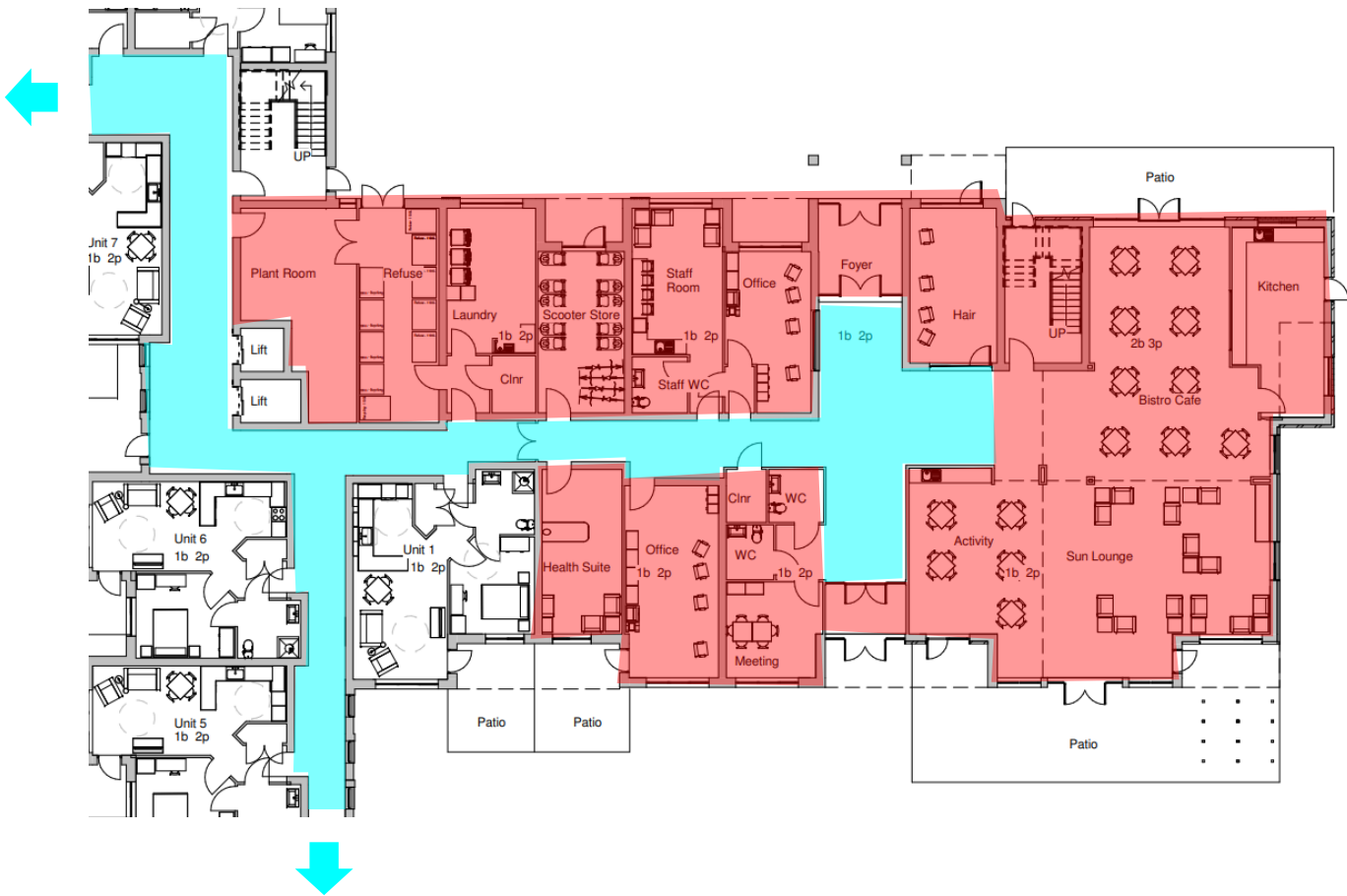


figure 18: **Internal circulation space and ancillary space [gr fl block A]**

2.2.30 Whilst Members may have worries that a block of this size might appear monolithic the architect has cleverly broken down the scale and mass by the use of articulation, changes to materials, decorative brickwork, projecting and recessed balconies at second floor and the inclusion of projecting wings of varying sizes and gables. This has the effect of creating what appear to be as series of juxtaposed buildings. There will be interesting elements of light and shade much of which will change with the passage of the sun. The building therefore should not appear institutional.

2.2.31 These design elements will all work together to present visually interesting elevations. This is particularly true on the sites Heath Road frontage which will be the most prominent to public view.

2.2.32 The following two images show how what might appear at first glance to be a flat elevation is in fact dynamic.

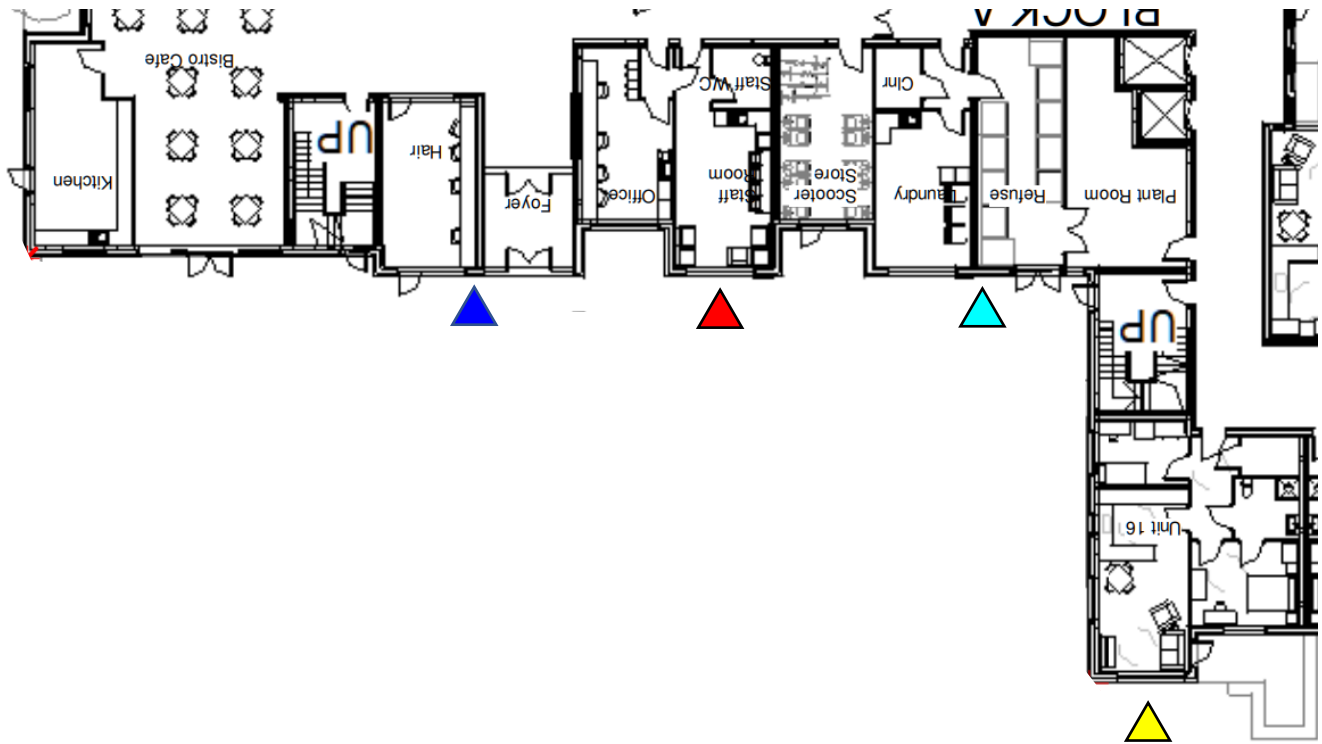


figure 19: **Proposed elevations block A**



figures 20

**Proposed rear elevation
block A courtyard**

2.2.33 The single storey elements also successfully use articulation and projection to break up the form, thereby adding visual interest and a sense of rhythm that avoids sterile blandness.



figures 21: **Typical bungalow cluster**

2.2.34 Thurston Parish Council has not objected to the scale of the proposed development

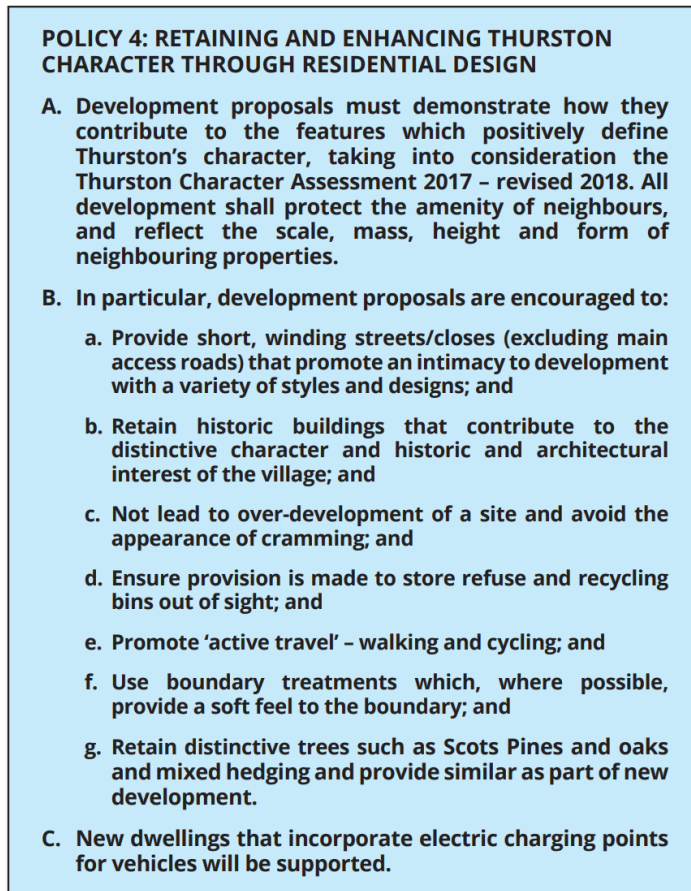
2.2.35 Design/Appearance

2.2.36 The buildings have been designed to produce a fresh modern character.

2.2.37 The nature of the proposed development is such that it is bound to have a character of its own when judging appearance against the requirements of the TNDP19, The Adopted Local Plan, the Suffolk Design Guide and even the National Design Guide. The layout is of a campus style and the elevations have been designed to reflect that fact the each of the buildings is part of a wider whole.

2.2.38 Whilst there is a coherent approach to the design it is not bland or unsubtle. There are design cues and themes that appear across the development that tie it together in a lively and interesting way.

2.2.39 As a result it is difficult to strictly apply THNDP19 Policy 4: 'Retaining and Enhancing Thurston Character Through Residential Design' which states:



POLICY 4: RETAINING AND ENHANCING THURSTON CHARACTER THROUGH RESIDENTIAL DESIGN

A. Development proposals must demonstrate how they contribute to the features which positively define Thurston's character, taking into consideration the Thurston Character Assessment 2017 - revised 2018. All development shall protect the amenity of neighbours, and reflect the scale, mass, height and form of neighbouring properties.

B. In particular, development proposals are encouraged to:

- a. Provide short, winding streets/closes (excluding main access roads) that promote an intimacy to development with a variety of styles and designs; and
- b. Retain historic buildings that contribute to the distinctive character and historic and architectural interest of the village; and
- c. Not lead to over-development of a site and avoid the appearance of cramming; and
- d. Ensure provision is made to store refuse and recycling bins out of sight; and
- e. Promote 'active travel' - walking and cycling; and
- f. Use boundary treatments which, where possible, provide a soft feel to the boundary; and
- g. Retain distinctive trees such as Scots Pines and oaks and mixed hedging and provide similar as part of new development.

C. New dwellings that incorporate electric charging points for vehicles will be supported.

figure 22: TNDP19 Policy 4

2.2.40 Looking at the Thurston Neighbourhood Plan Character Assessment revised 2018 the site sits adjacent to and not within what has been defined as Character Area 1 Barton Road/Heath Road Area



figures 23: **Character Assessment Revised 2018. Character Area 1**

2.2.41 The TNPCA revised 2018 summarises the existing character of Heath Road, Maltings Garth, Heath Court, The Crescent and The Hawthorns as:

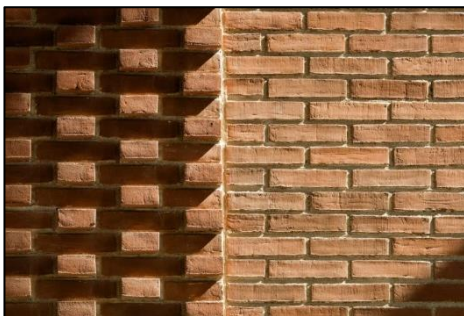
HEATH ROAD, MALTINGS GARTH, HEATH COURT, THE CRESCENT, THE HAWTHORNS



Heath Road is a narrow road with a mix of housing on good sized plots. Area on the northwest boundary was formerly heath land. Arable field lies on the south side. Mature trees and garden hedges. Maltings Garth – early 1970s housing with generous plots, open green spaces and some distinctive trees.

figure 24: **Character Assessment Revised 2018. Character Area 1: Extract**

- 2.2.42 The proposed character cannot be said to be reflective of the established character of Heath Road in the immediacy of the application site. It will if approved have a character all of its own.
- 2.2.43 That character is not inappropriate as it will sit between the railway line and the south side of Heath Road and read as a self-contained development with a unique appearance that reflects the sense of place that it is trying to create for its residents whose particular needs require an element of care within a pleasant and contained environment.
- 2.2.44 Thurston Parish Council has not objected to the design [save for **ev charging** provision which can be increased through the application of a **suitable condition**]
- 2.2.45 An example of the use of interesting design elements is the use of panels of projecting bricks laid in an alternate pattern to create texture and allow sunlight to play across them casting moving shadows as the sun arcs across the sky.



figures 25: **Detailing example**

- 2.2.46 Thurston Parish Council has not objected to the proposed elevations

2.2.47 **Materials**

- 2.2.48 Where consistency with Policy 4 of the TNDP19 can be achieved is in the use of materials from the traditional palette. In places the drawings show buildings in cream bricks which are typical of the Suffolk palette, elsewhere the bricks appear to be of a buff multi. This is less synonymous with Suffolk. It is recommended that a condition requiring the further submission of brick details is appropriate and that the palette should include soft red stock bricks as well as cream and/or buff bricks provided the latter are not yellow in hue.
- 2.2.49 Typically bricks in this part of Suffolk are Suffolk Whites, Gault cream bricks and soft red/orange stock bricks]
- 2.2.50 The submitted drawings do not specifically identify the type of roof material intended for use – the application form merely describing them as grey tiles.
- 2.2.51 The Council will expect the roof materials to be either real Welsh slate or artificial slates of a size, colour, profile, texture and thickness that us authentic with real slate. Large format concrete tiles are not acceptable.
- 2.2.52 It is recommended that the use of appropriate traditional materials from the vernacular Suffolk palette be secured by condition.**
- 2.2.53 Amenity Space** [for residents of the development]
- 2.2.54 The application includes a range of spaces for residents from formal communal garden space, small private amenity to many of the ground floor units, incidental space beside pathways and strategic landscaping.
- 2.2.55 These not only combine to provide excellent enclosed amenity for recreation but also create a sense of airiness. The communal gardens are accessible and feature extensive seating and pathways.

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figure 26 follows.....

Amenity Areas and Landscaping



figure 26: Amenity Areas and Landscaping Northern half of site



Figure 27: **Amenity Areas detail extract**

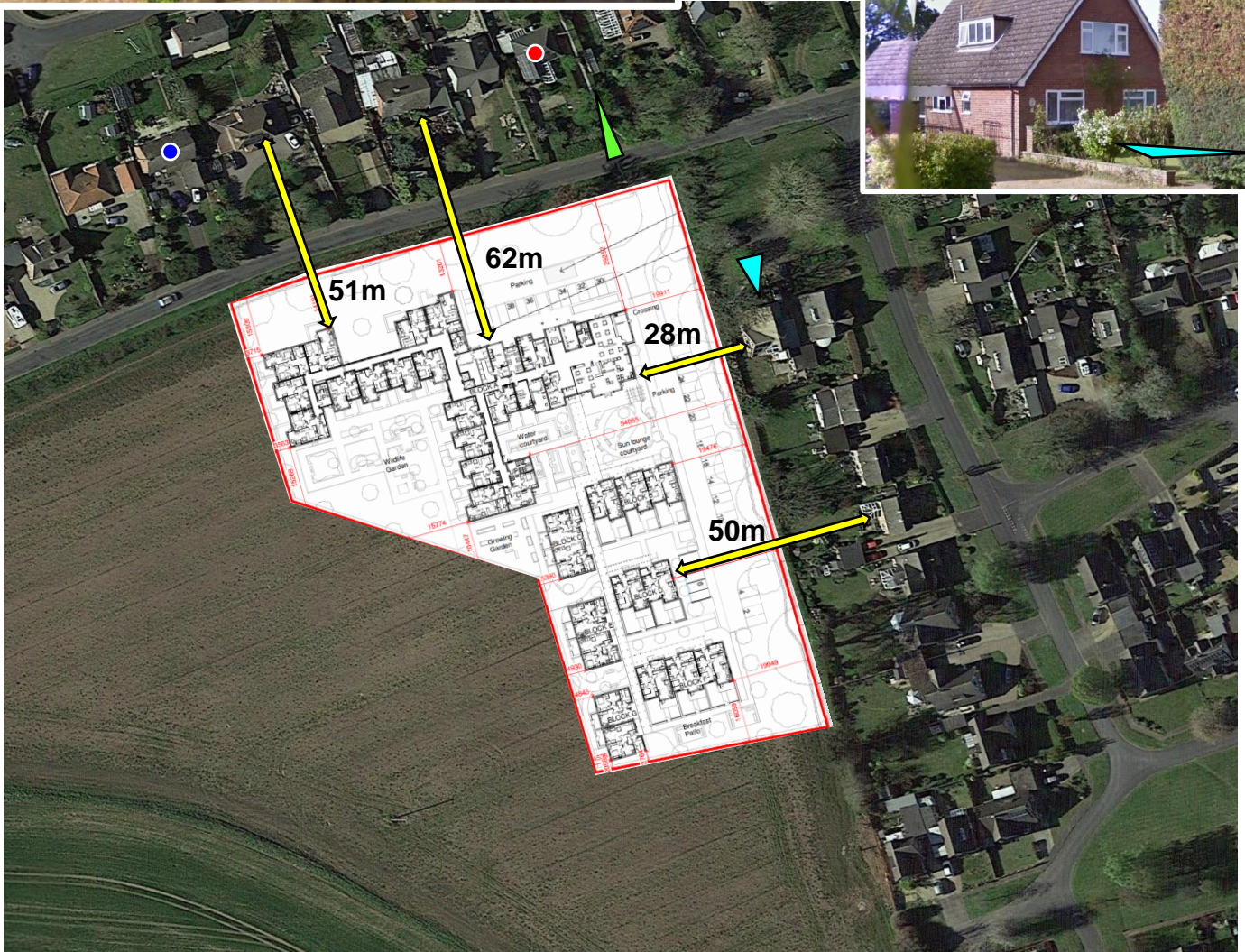
2.2.56 Residential Amenity [adjoining properties]

2.2.57 The elongated two-storey building proposed to front Heath Road will be set back from the edge of the carriageway behind an approximately 13m deep landscape belt. This will immediately soften the visual impact of the development on the streetscene by reinforcing the dominance of flora.

2.2.58 Existing dwellings on the opposite side of Heath Road [*predominantly bungalows*] are themselves generally set back from the edge of road by substantial front gardens such that the building-to-building distances [existing to proposed] range from approximately 50m to 62m.

2.2.59 This is sufficient to ensure that there is not a significant infringement on the amenity enjoyed by the houses opposite in terms of potential loss of daylight/sunlight, harm to outlook from visual dominance, undue invasion privacy.

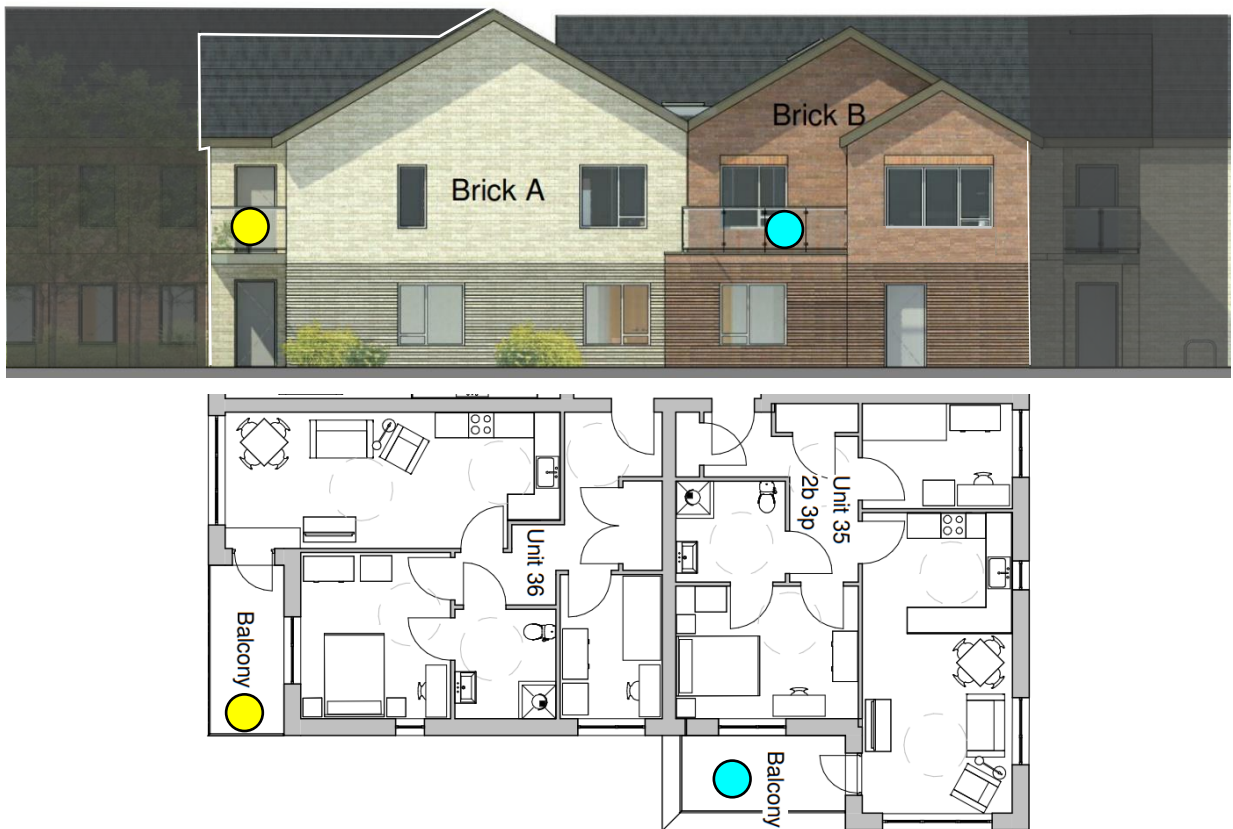
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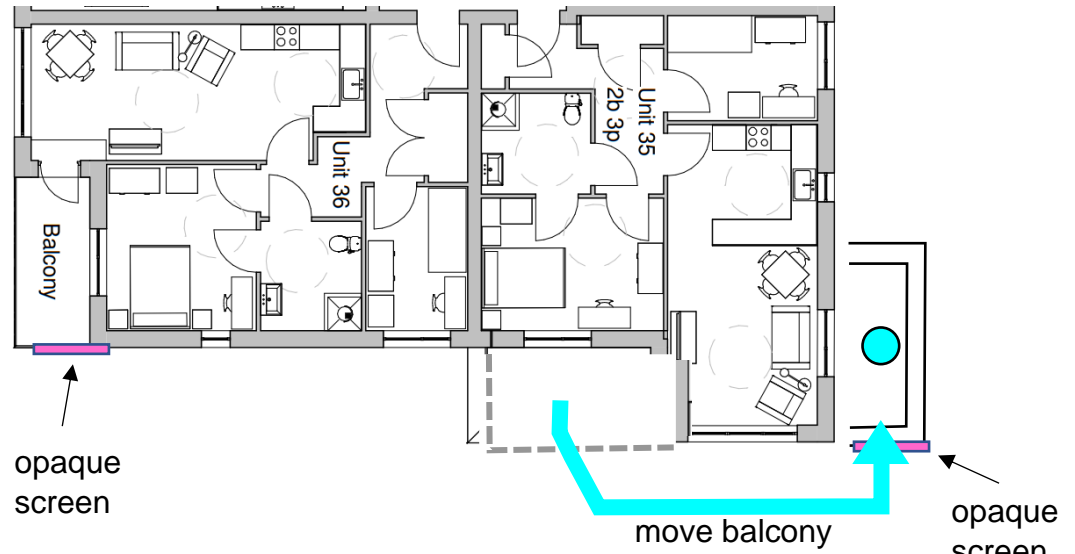
figures 28: Distances to adjacent dwellings

2.2.60 Looking now at the impact of the proposed development on existing properties that lie immediately to the east on the west side of Maltings Garth Members will note that existing rear gardens run up to the boundary of the proposed extra-care facility.

- 2.2.61 It is therefore important to assess whether proximity of proposed built-form and associated uses will cause unacceptable impact/s on the amenity enjoyed not just within rooms to the rear of those homes but also their gardens.
- 2.2.62 The closest of the neighbouring properties, number 60 Garth Maltings Garth, is some 28m from the closest part of the proposed building, thereby exceeding the Council's established back-to-back norm of 25m. The proposed building at this point is two storey and the elevation presented are end elevations.
- 2.2.63 Whilst the acceptable back-to-back distance is noted officers believe that the inclusion at first floor of balconies within the closest end wall to number 60 Maltings Garth may pose a risk of unacceptable overlooking. This can be easily remedied however, by relocating one balcony to the front elevation whilst serving the same apartment and room and an addition of a side screen to it and the other balcony. The latter is side on to number 60 whereas the one to be relocated is full on as shown below. The suggested remedy is shown in figure 30.



figures 29: **Possible amenity issues from balconies in end wall [east] of block A**



figures 30: **Resolving possible amenity issues from balconies in end wall [east] of block**

2.2.64 It is recommended that these adjustments are secured by condition.

2.2.65 Whilst it is proposed to provide parking spaces along much of the sites eastern boundary, arranged at right angles to the rear garden boundaries of properties in Maltings Garth this is unlikely to result in acceptable disturbance as vehicle turnover is likely to be low and there is intervening landscaping.

2.2.66 No properties lie to immediately the west or south of the application site and so the question of possible impact on residential amenity in these directions does not arise.

2.2.67 The single storey blocks are unlikely to pose any risk to the amenity of properties in Maltings Garth as a result of their low profile and the fact that in places they are more than 50m from adjoining houses [back-to-back].

2.2.68 Boundary Detailing

2.2.69 The submitted landscape drawing indicates the following for the edges of the site:

- West, South West, South: MF1 - 1.2m high estate railing
- East: TF2 - Proposed timber post and rail fence with added stock proof mesh, to eastern boundary **[height to be confirmed]**

- North: landscaping

2.2.70 This is appropriate in principle but full detail is needed as to the type of posts and rails [timber or metal], the type of mesh [incl colour] and the full heights in all cases]. It is recommended that this information be secure by condition

2.2.71 Ecology and landscaping

2.2.72 Included in the design are:

Bird boxes
Bat boxes
Insect hotels
Log piles
Native hedging
Wildflower Meadow

2.2.73 The applicant has been asked to provide a Biodiversity Net Gain statement and the response will be reported verbally at the meeting.

2.2.74 That said, Members will have noted the consultation response from Place Services - Ecology which raises no objection subject to specific conditions.

2.2.75 The ecological impact is therefore considered acceptable with the added conditions suggested by Place Services.

2.2.76 Whilst the advice of Place Services – Landscape is noted in respect of the benefit of receiving a Landscape Visual Assessment, development management officers are of the opinion that the fact that this site is already bounded on two sides by residential development and the railway on its third side it does not read as part of the open

countryside. Indeed views in and out of the site are already constrained by the intrusion of the railway.

2.2.77 Members will have noted the support offered by Thurston Parish Council to this proposal.

2.2.78 Indeed the Parish Council hopes to work with the Thurston Relief in Need charity that owns the application site and land around it in the event of planning permission being granted for the extra care facility to recreational use of the wider site for the benefit of the community. This will further reinforce the character of the land as informal recreational space rather than countryside per se.

2.2.79 In terms of the proposed detailed landscaping within the site this is considered acceptable.

2.3.0 Drainage

2.3.1 The application has been the subject of ongoing discussion and as reported earlier further information is being submitted and considered at the time of writing this report. Officers are working with the LLFA and the applicant on establishing that that ground water flood risk can be satisfactorily mitigated such that the buildings can be kept safe and flood risk not increased elsewhere. Recent discussion suggests a positive outcome can be achieved. That said **a verbal update for Members will be provided at the meeting if not in tabled papers.**

2.3.2 Members will have noted that the application has:

- not attracted objection from the Environment Agency
- not attracted objection from Anglian Water
- and is outside of the East Suffolk Drainage Boards catchment

2.4.0 Archaeology

2.4.1 Members will have noted the comments from SCC Archaeology and the fact they raise no objection subject to conditions:

“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.” - extract

2.5.0 Lighting

2.5.1 The comments made by Thurston Parish Council in respect of the need for sensitive lighting are shared by officers and what's more echoed by Place Services. it is recommended that if Members are minded to grant planning permission then a **specific condition be added** to any permission [if such is forthcoming] **requiring submission of a lighting strategy and full external lighting details** – in the interest of safeguarding wildlife, residential amenity and to prevent unnecessary unacceptable skyglow whilst providing a safe and secure environment for residents, staff and visitors of/to development.

2.7.0 Heritage

2.7.1 Noting the consultation advice of the Council's Heritage Officer:

“The site lies adjacent to existing residential development on two sides and will appear entirely within the context of this existing development. There do not appear to be any heritage assets whose setting would potentially be affected by the proposal. Accordingly I do not consider the proposal would result in any harm to any heritage assets.”

...Members can be assured that this development will not have no harm heritage assets.

2.7.2 Having undertaken the necessary assessments Members are advised that the proposed development is acceptable within the context of the Section 16 of the NPPF 21: Conserving and enhancing the historic environment and the Council's duties under S66 of the Planning (Listed Building and Conservation Areas) Act 1990.

2.8.0 Wider highway considerations

2.8.1 In determining this application care needs to be given to ensure that the proposal conforms to TNDP19 Policy 7: Junction Capacity at Key Junctions. It states:

Extract from TNDP19 follows....

POLICY 7: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS

A. Where a Transport Assessment or Transport Statement is required, this should address the transport impacts on road junctions, particularly including the following junctions on the Policies Maps:

a. Fishwick Corner;

b. Pokeriage Corner;

c. Junction of Beyton Road and New Road;

d. The railway bridge/junction of Barton Road and Station Hill.

figure 31: **TNDP19 Policy 7A**

2.8.2 The County Council as local highway authority has not raised conflict with TNDP19 Policy 7 as an issue in this case.

2.8.3 Whilst Heath Road provides access to Barton Road from which a traveller can head north towards the Bunbury Arms Junction or south under the railway bridge towards either Pokeriage Corner or Fishwick Corner the expected level of traffic to be generated is so low as not to pose a highway capacity issue at any of the junctions identified in policy 7.

2.8.4 Thurston Parish Council has not raised conflict with policy 7 as a material issue in this particular case.

2.8.5 Members will be familiar with proposed developments within Thurston where this has been the case.

2.8.6 In the context of the low traffic generation Policy 6 B [a] [b] is not engaged and there is no need for junction improvements required to accommodate this development on the local highway network.

2.9.0 Sustainability

2.9.1 In the supporting Sustainability Statement the agent describes the following features as being included in the design to enhance the green credentials of the development.

- Orientation and passive design to maximise solar gain at different times of the day

- Fabric first approach [exceeding⁵ Building Regulations by a minimum of 48%]
- Mechanical Ventilation Heat Recovery [MVHR]
- Apartment heating will be supplied by low surface temperature electric panel heaters
- Hot water via electric immersion
- EV charging to one in five spaces
- SuDS drainage system

Renewable energy

“A full review will be undertaken of renewable energy sources which will be best suited to the site and building will be completed at the technical design stage. This will include looking at solutions to provide heating and hot water.”

- 2.9.2 Members will have noted that the Council’s sustainability officer raises no objection subject to conditions and with a recommendation that ev charging point numbers be increased.
- 2.9.3 Officers have already indicated that support for the Parish Council’s concerns about a seeming lack adequate ev changing is recommended through the addition of an appropriate **condition requiring further details and additional charging points.**

PART FOUR – CONCLUSION

3.0.0 Planning Balance and Conclusion

- 3.1.0 It is clear from this report that a variety of adopted policies within the various elements of the Council’s Adopted Development Plan may be said to be relevant to the consideration of this proposal. These policies all sit within the within the basket of relevant policies and regard needs to be and has been given to them in this report.
- 3.1.1 The Adopted Development Plan is the starting point for determining any application.
- 3.1.2 The Thurston Neighbourhood Development Plan 2019 [TNDP19] is the most recently adopted expression of planning policy relevant to the determination of this planning application.
- 3.1.3 The most important policies for the determination of this planning application are Policies 1 and 3. These specifically relate to the settlement boundary of the village and meeting specialist care needs in Thurston. It contemplates such needs being satisfied *outside* of

⁵ Report prepared July 2021

the Settlement boundary for Thurston in certain circumstance that apply here with the application before Members.

- 3.1.6 The proposed development is considered to accord with those policies and Thurston Parish Council's support for the principle of this development on this site reinforces that point.
- 3.1.7 It is also considered to conform to Policy 2 [part E] Meeting Thurston's Housing Needs [addressing the needs of older people] of the TNDP19. This view is shared by Thurston Parish Council who support the principle of delivering this extra care facility on this site. This too needs to be given significant weight.
- 3.1.8 In such circumstances the benefits associated with the development and the fact that it complies with the most important policy for the determination of the application [TNDP19 Policy 3] means that any harm that may arise from a development outside of the settlement boundary for Thurston is significantly outweighed in the planning balance.
- 3.1.9 The proposal is consistent with other relevant policies within the TNDP19 as analysed earlier. Regarding other policies of the development plan, where taken together policies CS1, CS2, and H7 strictly control new development in the countryside, the development in this case is held to be acceptable because in the words of policy CS2 it would represent a facility meeting a proven local need. Even if conflict were identified, and the direction of those policies differed from that of the TNDP19, they would yield because the TNDP19 is the most recently adopted development plan document. It therefore remains that because of the specific nature of this proposal it is the policies of the TNDP19 that should be followed.

Overall, the development is considered to accord with the development plan as a whole.

- 3.1.10 The proposed development is consistent with paragraph 8 of the NPPF21 in that it is a sustainable development.
- 3.1.11 In terms of economic-sustainability it represents *amongst other things*:
- a significant financial investment within the District
 - an opportunity for short-term construction jobs and opportunities for local suppliers and contractors
 - an opportunity to create 16 FTE direct jobs in the healthcare sector
 - an opportunity to support indirect jobs via local suppliers
- 3.1.12 In terms of environmental-sustainability it represents *amongst other things*:
- the chance to enhance biodiversity
 - the occasion to plant additional landscaping [accepting that the development will itself introduce built-form into the landscape south of Heath Road and north of the railway line and that this will in any event require softening].
 - The opportunity to include electric vehicle charging and energy and water conservation measures

- A chance to facilitate improved accessibility to an existing bus stop [*albeit largely for staff and visitors to the extra care campus*].
- The chance to create tranquil spaces that engage and stimulate the senses through the medium sight, sound, touch and smell.

3.1.13 In terms of social-sustainability it represents *amongst other things*:

- an opportunity to provide much needed specialist care in a safe and supportive environment to those who need it from the older community.
- the chance for the proposed development to include over time ancillary facilities such as a possible hairdressers and/or a small café facility that can also be used by the wider population helping to foster a sense of cohesion and integration between the new residents and the established community
- the chance for the land owner, The Thurston Relief in Need [TRiN] Charity to secure funding through the sale of the land to invest in charitable activity within Thurston.
- An opportunity for Thurston Parish Council to engage with TRiN after the sale to explore whether there is an opportunity for joint working to deliver new community facilities on the remainder of the site [or part of it]. Whilst this desire sits outside of the consideration of the application before Members it has been reported that TRiN is not in a position to explore additional community use until the future of the application site has been resolved.

3.1.14 In the light of the above the positive benefits in terms of sustainability lend weight to the proposal.

3.1.15 The proposed use with its light traffic generation expectations is not considered to pose significant highway safety or capacity issues. It is supported by Suffolk County Council as local highway authority. It takes due regard of T10 of the Adopted Local Plan 98 and TNDP19 Policy 6 - Key Movement Routes, Policy 7: Highway Capacity at Key Road Junctions and policy 8: Parking Provision and paragraph 110 of the NPPF21 and is therefore considered acceptable from a highway point of view.

3.1.16 With the mitigation suggested in this report the proposed development is unlikely to result in any unacceptable harm to the amenity enjoyed by nearby residential properties. This sympathetic juxtapositioning with careful attention within the layout and design to create a good neighbour should attract positive weight.

3.1.17 The proposed development will not result in harm to any heritage asset. It therefore complies with the Adopted Development Plan and Section 15 of the NPPF 21 Conserving and Enhancing the Historic Environment.

3.1.18 The introduction of built form on the part of the south side of Heath Road will inevitably change the character of the wider parcel of land within which it sits. That landscape has

no special designation. However, the proposed mitigation in terms of landscaping and biodiversity enhancement is considered suitable. The application site sits in the elbow of continuous length of development that currently borders the application site on two sides. The fact that the railway line runs close by means that the wider parcel of land does not read with the wider rural landscape that spreads out beyond the railway. Its landscape impacts are therefore limited. It is officer judgement that the impact of this development with its mitigation on the landscape and/or ecology is significant. This can therefore be given low weight.

3.1.19 The design and appearance of the development will be of a high quality and will lend its own character to the area in way that is considered acceptable. This should attract substantial weight as should the fact that this is a sustainable development within the meaning of the golden thread of sustainability that runs throughout the NPPF21, with particular reference to paragraph 8 therein the NPPF21.

3.1.20 Conclusion

3.1.23 The proposed development is considered acceptable for the reason fully described in this report should be approved without delay in accordance with Paragraph 11 c of the NPPF21.

RECOMMENDATION

1. That in the event of the LLFA being able to formally withdraw its holding objection as a result of being satisfied that the additional drainage information recently submitted has adequately addressed their concern's;

then:

2. Authority be delegated to the Chief Planning Officer to GRANT full planning permission subject to conditions that shall include:
 - 2 year commencement condition
 - Use restricted to the purpose of extra care and ancillary purposes only and no other use [in whole of part] including any use that may ordinarily fall within the same use class or constitute permitted development
 - No occupation until a footway to the satisfaction of the local highway authority has been provided from the development to the nearby bus stop on the south side of Heath Road. That path to remain in perpetuity
 - Approved drawings subject to modification of prescribed balcony positions and the inclusion of suitably opaque screens to prescribed balconies as described in the report

- No additional windows apertures or other openings to be installed in the eastern flank wall/s of block A and no dormers skylights or other openings to be installed into roof spaces
- Additional ev charging points to the satisfaction of the Council prior to occupation
- Additional details of precise materials to be used and these to be from a traditional vernacular palette
- Further details as to heights of boundary enclosure and the types of posts, rails and mesh to be used
- Prior to proceeding above slab level, the submission of external sensitive lighting scheme. Such scheme as shall have been approved by the lpa shall be implemented prior to occupation and thereafter retained.
- Tree protection and hedge protection measures
- Staff shower facilities
- Secure and covered cycle parking
- Landscape management plan
- Construction method statement
- Ecological mitigation
- Implementation of ecological appraisal recommendations
- Energy statement
- Communications strategy
- Regular liaison with the Parish Council throughout the construction phase of the development
- Such conditions as may be required by the LLFA and are considered reasonable by the CPO
- As required by SCC Highways
- As required by Environmental Health
- as required by SCC Archaeology

Along with such other conditions as may be deemed reasonable and necessary by the CPO;

- 3 In the event that the LLFA is unable to withdraw its holding objection then the CPO is not able to determine the planning application and it must be re-presented to Committee.



Application No: DC/21/04549

Location: Land south of Heath Road, Thurston

		Page No.
Appendix 1: Call In Request	<i>No. This is a Committee item outside of the scheme of delegation</i>	
Appendix 2: Details of Previous Decision	<i>n/a</i>	
Appendix 3: Parish Council	<i>Thurston Parish Council</i>	
Appendix 4: National Consultee Responses	<i>NHS Historic England Highways England [now National Highways] Sport England Environment Agency Natural England</i>	
Appendix 5: County Council Responses	<i>Highways Floods & Water Development Contributions Fire & Rescue Archaeology</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Strategic Housing Arboricultural officer EHO air quality EHO land contamination EHO noise smoke odour EHO sustainability Place Services Landscape Place Services ecology Waste Management</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	<i>Anglian Water East Suffolk Drainage Board Suffolk Wildlife Trust West Suffolk District Council</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/A	

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



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

Sent: 20 Dec 2021 11:36:10

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/04549

Attachments:

From: Thurston Parish Council <info@thurstonparishcouncil.gov.uk>

Sent: 17 December 2021 15:01

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

Subject: Re: MSDC Planning Re-consultation Request - DC/21/04549



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 Vincent,

Having reviewed the further documentation submitted for this application, the Parish Council would like to state that overall it continues with its support of this application and is of the opinion that this proposal will help address Objective H2 - "To address the specific housing needs of older people". However, in the anticipation that this proposal creates an opportunity to set the highest standards of design for the whole site and tackle some of the global climate issues at a local level, the Council is concerned that Points 8 and 9 of its submission dated 23rd September 2021 have not been addressed (repeated below for clarity):

Point 8: The parish council is concerned that there are only two communal electric vehicle charging point for the residents and staff plus visitors. and would like to request that the applicant takes into consideration the fact that the number of electric charges in use will increase significantly over the coming years. Reference should be made to the draft Suffolk County Council Climate Action Plan.

Point 9: The applicant should also be encouraged to ensure that the location for the electric charging facility is most practical and will meet the needs of different users including occupants, visitors and people with disabilities. Further consideration should also be given as to how additional facilities can be accommodated in a variety of ways, in terms of location, allocation and design.

Following the consultation by the government in July-October 2019, a number of proposals were consulted upon and new measures are to be introduced which will mandate charge point infrastructure into new homes. The Parish Council would like to request that the proposal is conditioned following the guidelines set out for residential buildings undergoing major renovation ensuring that where there are to be more than 10 parking spaces within the site, there is to be at least one electric vehicle charging point for each dwelling with associated parking within the site boundary and cable routes in all spaces without charge points. Point 9 also needs to be considered and addressed in terms of location ensuring that the needs of all users are fully met in terms of accessibility.

Regards

Vicky

Mrs V S Waples

Clerk & Proper Officer to the Council

Thurston Parish Council

New Green Centre

Thurston

IP31 3TG

Telephone: 01359 232854

Clerk's Mobile: 07579 211938

Website: <https://thurstonparishcouncil.uk/>



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Thurston Parish Council, Parish Council Offices, New Green Centre, Thurston, IP31 3TG

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

Sent: 26 November 2021 14:09

To: Thurston Parish Council <info@thurstonparishcouncil.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/04549

Please find attached planning re-consultation request letter relating to planning application - DC/21/04549 - Land South Of Heath Road, Thurston, ,

Kind Regards

Planning Support Team

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integrated working



West Suffolk
Clinical Commissioning Group

Our ref: WSCCG/001121/THU
Email: planning.apps@suffolk.nhs.uk
Date: 14/12/2021

www.westsuffolkccg.nhs.uk

Your Ref: DC/21/04549

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

Dear Sir, Madam

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.
Location: Land South Of Heath Road, Thurston

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

Background

2. The proposal comprises a development of up to 54 extra care dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are no GP practices within a 2km radius of the proposed development, there is one GP practice closest to the proposed development and this is within circa 6km. This practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL



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processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91.

The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing. The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focusing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal



impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The 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 Mount Farm Surgery or through other solutions that address capacity and increased demand as outlined in the Health & Wellbeing Statement. For this a proportion of the cost would need to be met by the developer.

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Mount Farm Surgery	13,677	920.72	13,427	-17
Total	13,677	920.72	13,427	-17

Notes:

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

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



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

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

Yours faithfully



Chris Crisell
Estates Strategic Planning Manager
West Suffolk Clinical Commissioning Group

From: Martin, Eric <Eric.Martin@HistoricEngland.org.uk>
Sent: 23 August 2021 14:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/04549

Thank you for your notification of 18 August 2021 regarding the above application for planning permission to erect 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping at Land South of Heath Road, Thurston, Suffolk.

In our view, and on the basis of the information provided, you do not need to notify Historic England of this application under the relevant statutory provisions, details of which are attached

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

With regards

Eric Martin

Eric Martin | Business Officer
Regions: East of England
Tel: 01223 582737

Historic England | Brooklands
24 Brooklands Avenue | Cambridge | CB2 8BU

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

From: Hoque, Shamsul

Sent: 30 November 2021 13:49

Subject: 2021 11 30 Re-consultation Response from National Highways DC/21/04549

Dear Sir/Madam,

Thank you for your consultation on the above planning application, dated 26 November 2021.

We have reviewed the details and information provided. The amendments proposed to this planning application are not in conflict with National Highway's previous formal response, dated 25 August 2021, recommending No Objection.

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

Regards

Shamsul Hoque (Dr), Assistant Spatial Planner
Spatial Planning Team
Operations (East) | National Highways (former, Highways England)
Woodlands | Manton Lane | Bedford | MK41 7LW
Web: www.nationalhighways.co.uk

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

Sent: 30 Nov 2021 09:58:24

To:

Cc:

Subject: FW: DC/21/04549

Attachments:

From: Planning North <Planning.North@sportengland.org>

Sent: 30 November 2021 08:38

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

Subject: DC/21/04549

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional **housing** (then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Yours sincerely,

Planning Administration Team
Planning.north@sportengland.org

From: Ipswich, Planning **Sent:** 22 September 2021 12:57
To: BMSDC Planning Mailbox
Subject: RE: Planning application - DC/21/04549

We have no comments on this application thank you.

Pat

Date: 27 August 2021
Our ref: 365325
Your ref: DC/21/04549



Vincent Pearce
Mid Suffolk District Council
planningyellow@babberghmidsuffolk.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Vincent Pearce

**Planning consultation: Erection of a 54no. unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping
Location: Land South of Heath Road, Thurston**

Thank you for your consultation on the above dated 18 August 2021 which was received by Natural England on 18 August 2021

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Dominic Rogers
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Protected landscapes

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
 - Planting additional street trees.
 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Your Ref: DC/21/04549
Our Ref: SCC/CON/5401/21
Date: 9 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/04549

PROPOSAL: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

LOCATION: Land South Of Heath Road, Thurston, ,

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

Further to the submission of additional documents, we are satisfied with the proposal, subject to the following planning conditions:

Recommended conditions:

Condition: No part of the development shall be commenced until details of the proposed access and footway improvements as indicatively shown on drawings 961-WWA-B1-00-A-0003 Rev P5 and J32-5515-001 Rev A have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to the occupation of the building. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access and highway works are designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

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

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

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 961-WWA-B1-00-A-0003 Rev P5 for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

Condition: Before any building is constructed above ground floor slab level details of EV charging infrastructure 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 promote the use of electric vehicles in accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. J32-5515-001 Rev A with an X dimension of 2.4 metres and a Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

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

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and

- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

Condition: Before the development is commenced details of the areas to be provided for secure covered cycle storage for both visitors and employees and details of changing facilities including storage lockers and showers 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: In the interests of sustainable development as set out in the NPPF, Cycle Infrastructure Design Local Transport Note 1/20 and Core Strategy Objectives SO3 and SO6.

Note 1: The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff.

Condition: Within one month of first occupation, each employee on the commercial site shall be provided with Travel Information Pack that contains the sustainable transport information and measures identified in the Transport Statement (dated July 2021) to encourage the use of sustainable transport.

Not less than 3 months prior to the occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. The Travel Information Pack shall be maintained and operated thereafter.

Reason: In the interests of sustainable development as set out in the NPPF and Core Strategy Objectives SO3 and SO6.

Note 2: The Employee Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers)

Notes:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

SCC Passenger Transport Comments/ Contribution Requests:

This site is ideally placed to make use of existing bus services into the centre of Thurston or Bury so improvements to the nearest bus stop would be a suitable condition for the developer.

There is a shelter with small patch of hardstanding on the development side of the road on the grassed area at Maltings Garth. This is not linked to anywhere by footway, but depending on the site entry would require a maximum of around 130m being built to join it up with the site. Opposite there is no marked stop as currently buses only serve this part of Thurston as a one-way clockwise loop via Genesta Drive and Furze Close after this stop. As such, it would be useful to also secure a contribution of around £5,000 to put in a raised kerb and pole opposite should routes change as a result of demand from the scheme.

If we are already getting the footway through other means (i.e. not as a pure bus stop contribution) then £10,000 for an RTPPI screen is requested.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 29 Nov 2021 09:09:52
To:
Cc:
Subject: FW: 2021-11/29 JS Reply Land South Of Heath Road, Thurston, Ref DC/21/04549
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 29 November 2021 08:18
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: 2021-11/29 JS Reply Land South Of Heath Road, Thurston, Ref DC/21/04549

Dear Vincent Pearce,

Subject: Land South Of Heath Road, Thurston Ref DC/21/04549

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/04549.

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

- Flood Risk Assessment & Outline Drainage Strategy ref FRA 21 1006 F0
- Site Location Plan ref 961- WWA- 00- 00- A- 0001 P3
- Proposed Block Plan Ref 961-WWA-00-RF-A-0006 P3

A holding objection is necessary because points 2 to 4 of our previous consultation reply have not been addressed.

Note: After taking advice, the LLFA notes that the requirement of a sequential/exception test is a matter for the LPA to consider and shall not form part of the previous consultation reply.

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

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

1. Address points 2 to 4 of the previous LLFA consultation reply

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****

Your ref: DC/21/04549/FUL
Our ref:Thurston: Land South of Heath Road.
Matter No: 60149
Date: 8 September 2021
Enquiries to: Isabel Elder
Tel: 01473 265040
Email: isabel.elder@suffolk.gov.uk



By e-mail only:

planningyellow@babberghmidsuffolk.gov.uk
Vincent.pearce@babberghmidsuffolk.gov.uk

Dear Vincent

Thurston : Land South of Heath Road – developer contributions.

I refer to the proposal: Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

This letter sets out the infrastructure requirements which arise, which will be covered by CIL

Summary table of infrastructure requests:

	Infrastructure Type	Capital Contribution
CIL	Libraries improvements	£11,664

Policy background

The National Planning Policy Framework (NPPF) which was first published in March 2012 and was subsequently updated in July 2018, February 2019 and July 2021 sets out the governments requirements for planning polices in England and how these are expected to be applied. Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests ²⁶ :

- (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.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:
Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure. Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning applications 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.

COMMENT: This site is allocated in the emerging joint local plan as LA086, for 110 dwellings. This application covers part of the site and is for older person extra care housing. As a result there will be no education or early years contributions sought, only a small contribution towards libraries. Residents will use the Bury St Edmunds HWRC and there are no immediate projects planned for this, so no contributions requested. My colleague Ed Abbott has been in touch with Robert Feakes from BMSDC and issues dealt with between them, therefore no further comment required.

Community Infrastructure Levy : Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes Regulation 123 (S106 pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

Transport issues. Refer to the NPPF Section 9 ‘Promoting sustainable transport’. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail.

Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019). The guidance can be viewed at <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>

Libraries. Refer to the NPPF Section 8: ‘Promoting healthy and safe communities.’ In particular, paragraph 92(a) states that planning decisions should aim to achieve healthy and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with one another... Paragraph 93 states that planning decisions should provide the social, recreational and cultural facilities and services the community needs by (a) planning positively for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A S106 contribution of £216 per dwelling is sought which will be spent on enhancing and improving provision serving the development. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. 54 dwellings x £216 = £11,664

Libraries CIL contribution:	£11,664.00
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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.

No contributions requested

Sustainable Drainage Systems. Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Paragraphs 152 – 169 refer to planning and flood risk and paragraph 169 states: ‘Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.’

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

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.

Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 ‘Supporting high quality communication’. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

Time Limits. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Babergh and Mid Suffolk Council for CIL funds if planning permission is granted and implemented.

Should the required developer contributions not be forthcoming then SCC may object to this application. If the LPA decide to determine the application without securing the county councils request for contributions, we would wish to be reconsulted prior to determination to enable us to make a further representations to be included in the committee report.

Yours sincerely,

Isabel Elder
Developer Contributions Consultant
Growth, Highways, & Infrastructure Directorate

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/F305983
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 20/08/2021

Dear Sirs

Land south of Heath Road, Thurston IP31 3PP

Planning Application No: DC/21/04549

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

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

/continued

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: mark.s@wwa-studios.com

Enc: Sprinkler information

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

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

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

Date: 20 August 2021

Planning Ref: DC/21/04549

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land south of Heath Road, Thurston IP31 3PP
DESCRIPTION: 54 units extra care affordable housing
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

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

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

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

Our Ref: 2021_04549
Date: 20th August 2021

For the Attention of Vincent Pearce

Dear Mr Isbell

**Planning Application DC/21/04549/FUL – Land South of Heath Road, Thurston:
Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), in close proximity to a section of Roman road (HER ref nos. THS 002, THS 007 & SUF 098) and finds spots dating from the Late Iron Age (THS 004) and Roman period (THS 002). Archaeological investigations north of the site have identified Neolithic pits (THS 011 & THS 030) and ditches associated with the Roman road (THS 030). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2021).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

Consultee Comments for Planning Application DC/21/04549

Application Summary

Application Number: DC/21/04549

Address: Land South Of Heath Road Thurston

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Case Officer: Vincent Pearce

Consultee Details

Name: Paul Harrison

Address: BMSDC Heritage, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Vincent

The site lies adjacent to existing residential development on two sides and will appear entirely within the context of this existing development. There do not appear to be any heritage assets whose setting would potentially be affected by the proposal. Accordingly I do not consider the proposal would result in any harm to any heritage assets.

Paul Harrison

BMSDC Heritage

7.9.21

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Vincent Pearce – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 3 September 2021
Subject: Application for planning permission
Proposal: DC/21/04549

Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road Thurston

1. Key Points

An Extra Care proposal comprising 54 units, of which 40 are apartments and 14 are bungalows. It is intended that all units will be affordable; a mix of social rent and shared ownership.

The design of the development includes a number of elements intended to support older people and those with dementia; it may be beneficial for these to be assessed further.
--

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 SHMA indicates that in Mid Suffolk there is a need for **127** new affordable homes per annum. The Council's Choice Based Lettings system has **10** applicants registered for affordable housing, who are seeking accommodation in Thurston as at the end of August 2021, 2 of whom are aged over 55 and 1 requires an adapted property¹. This figure increases to 203 applicants aged over 55, of whom 91 require an adapted property, in terms of the number of applicants on the register currently seeking accommodation somewhere in Mid Suffolk.

¹ Due to reduced mobility.

2.3 The SHMA also indicates a need for 1,005 additional specialist housing units in Mid Suffolk, of different types, between 2014 and 2036². This development could make a contribution to meeting this need. Given the range of different facilities and levels of support which different specialist housing schemes provide, it is difficult to pigeonhole individual proposals, and the labels used for different types of housing can be overlapping, contradictory and/or confusing.

2.4 The application documents describe this proposal as being 'Extra Care', and it appears that this proposal would fit somewhere between what the SHMA would categorise as 'Enhance Sheltered Housing' and 'Extracare Housing', based on the definitions on provided in the footnotes of page 92. The SHMA sets out a need for 249 units of these types of housing, so this development meets a significant proportion of Mid Suffolk's need.

2.5 Schemes such as these – affordable Extra Care Housing schemes which include features for supporting people with dementia – are understood to be a priority for the County Council.

2.6 The Thurston Neighbourhood Plan is supportive of the principle of specialist housing for older people. The NDP was supported with a survey of housing needs, carried out in 2017, which identified specialist housing and bungalows as a priority housing need locally.

2.7 This development could help enable downsizing by local residents. It is worth noting that the 2011 Census calculated that under-occupation levels in both Thurston (85.1%) and Mid Suffolk (80.6%) are significantly higher than England as a whole (68.7%), suggesting a demand for downsizing. There are wider housing market and economic benefits to enabling downsizing by older households.

2.8 With the ageing population, it can be expected that this development would contribute to meeting overall needs for housing for older people, but further analysis of the development is set out below.

3. Affordable Housing

3.1 The development is intended to bring forward 54 affordable units; a mix of social rent (56%) and shared ownership (44%). The tenure split / mix, and unit floorspaces, are as follows. Please note that this information has been sought from the Agent and it has not been specified within the application documents.

² See Table 6.2e, page 185. <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/E-EvidenceBase/Housing-EH/EH02-Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-2-May-2017.pdf>

The SHMA includes a calculation of district-wide needs for what it classifies as sheltered housing, enhanced sheltered housing and extra care housing.

Tenure	Number	Description	Gross Internal Floor Areas (m ²)
Social Rent	26	1-bed Flat	53.0 - 58.7 (54.5 average)
	2	2-bed Flat	66.1 - 68.5 (67.3 average)
	2	2-bed Bungalow	65.9 - 67.4 (66.5 average)
Older Person's Shared Ownership	2	1-bed Flat	53.0 - 58.7 (54.5 average)
	10	2-bed Flat	66.1 - 68.5 (67.3 average)
	12	2-bed Bungalow	65.9 - 67.4 (66.5 average)

3.2 Whilst the SHMA does not estimate a requirement for affordable specialist housing units, the evidence provided in this memo (above) indicates that there is a current demand for affordable housing with adaptations.

3.3 It is understood that the applicant intends to allocate units in line with the usual approach for Extra Care facilities, through a panel made up from representatives from Suffolk County Council, Mid Suffolk District Council and Housing 21.

3.4 All units meet and exceed the overall Gross Internal Floor Areas required for the Nationally Described Space Standards. Further information regarding the design of these units is set out below.

4. Design

4.1 As a development aimed at the over 55s, which includes care services, the way in which the design reflects the needs of an aging population is particularly pertinent.

4.2 Whilst not currently a planning policy requirement, the design is understood to meet the requirements of Part M4(2) of the Building Regulations. This does not appear to be specified in the application documents, but the applicant has indicated that this is the case. If it needs to be confirmed, colleagues from the Council's Building Control team may be able to advise.

4.3 Part M4(2) is a set of design requirements for residential development which is intended to support residents as their mobility changes, for example with:

- Low level windows and window handles, services and switches at specified heights.
- Bathrooms walls to be strong enough to support grab rails
- Bedrooms and bathrooms of a size and layout to support provision of care with 'access zones' around beds.

M4(2) represents the Government's codification of the Lifetime Homes Standard into the Building Regulations, through the 2015 Housing Standards Review. The M4(2) standard is not specifically designed for people in wheelchairs, but should still make it easier for those with reduced mobility to occupy these dwellings.

4.4 The Design and Access Statement notes, on page 4 of part 4, that 'the design uses HAPPI principles', meaning the recommendations made by the All Party Parliamentary

Group on Housing Our Ageing Population in 2009.³ The 'made' Thurston Neighbourhood Plan also references HAPPI as a set of important criteria for older people's housing (albeit without setting it in policy). It may be appropriate to thoroughly examine the design, with reference to these principles, as a way of determining the suitability and quality of the design.

4.5 Reference is also made to design measures which could support those with dementia, for example legible layouts with wayfinding elements. There are also principles which can be used to assess the suitability of design of residential development the public realm in respect of supporting those with dementia; with research from Stirling University and the Royal Town Planning Institute.

4.6 The provision of on-site facilities, including internal and external social areas, and guest accommodation, is welcomed.

³ www.housinglin.org.uk/Topics/type/The-Housing-our-Ageing-Population-Panel-for-Innovation-HAPPI-Report-2009/

From: David Pizzey
Sent: 26 August 2021 11:33
Subject: DC/21/04549 Land South Of Heath Road, Thurston

Hi Vincent

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. No trees are proposed for removal and all appear to have been given adequate space within the layout design.

Please let me know if you require any further input.

Kind regards

David

David Pizzey FArborA
Arboricultural Officer

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

Sent: 08 Dec 2021 08:52:26

To:

Cc:

Subject: FW: DC/21/04549 - Air Quality

Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

Sent: 07 December 2021 14:16

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

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

Subject: DC/21/04549 - Air Quality

Dear Vincent

YOUR REF: 21/04549

OUR REF: 300979

SUBJECT: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Land South Of Heath Road, Thurston

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above 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: BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>
Sent: 02 Dec 2021 10:20:32
To:
Cc:
Subject: FW: (300981) DC/21/04549 Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 02 December 2021 08:42
To: BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: (300981) DC/21/04549 Land Contamination

EP Reference : 300981
DC/21/04549. Land Contamination
Land South of, Heath Road, Thurston, BURY ST EDMUNDS, Suffolk.
Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Many thanks for your request for comments in relation to the above application. I can confirm that I have no variation to make to those comments made on 9th September 2021.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

From: Nathan Pittam
Sent: 09 September 2021 12:26
To: BMSDC Planning Area Team Pink
Cc: Vincent Pearce
Subject: DC/21/04549. Land Contamination

EP Reference : 297150
DC/21/04549. Land Contamination
Land South of, Heath Road, Thurston, BURY ST EDMUNDS, Suffolk.
Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

Sent: 29 Nov 2021 03:40:39

To:

Cc:

Subject: FW: WK300982 DC2104549

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 29 November 2021 15:25

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

Subject: WK300982 DC2104549

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/04549

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road, Thurston, ,

Reason(s) for re-consultation: Please see documents submitted 26.11.21

Thank you for the opportunity to comment on the documents submitted on 26.11.2021. I have no observations or comments to make in relation to those.

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: Peter Chisnall
Sent: 27 August 2021 17:36
Subject: DC/21/04549

Dear Vincent,

APPLICATION FOR PLANNING PERMISSION - DC/21/04549

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road, Thurston, ,

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 Planning and Sustainability Statement. I note the contents therein and welcome the Applicant's recognition of the Climate Emergency and the sustainability requirements that are needed as a result. The fabric first approach, higher than Building Regulations air tightness, minimal thermal bridging, use of MVHR systems and other water and resource efficiency measures are good practice.

However I would suggest that the provision of one electric vehicle charging point per five parking spaces will be insufficient for future needs considering the sale of new fossil fuelled cars and vans will be prohibited in the UK from 2030.

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

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

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

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



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

17/12/2021

For the attention of: Vincent Pearce

Ref: DC/21/04549; Land South Of Heath Road, Thurston

Thank you for re-consulting us on the Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping. This response focuses on the additional information submitted 26/11/2021.

The site is outside of the settlement boundary of Thurston which would be considered development in the countryside and would be subject to Policy CL1 of the Adopted Mid Suffolk Local Plan, CS2 of the Mid Suffolk Core Strategy and SP03 of the emerging Joint Local Plan. While we accept the proposals have retained existing and proposed new planting in an effort to screen the development there will still be a significant and permanent change in the character of landscape. In terms of mitigating landscape and visual effects the use of vegetative screening should only be used if all other considerations, such as alignment and mass of buildings, have been fully exhausted to reduce potential adverse effects. Any design considerations which have been made to reduce the level of harm should be clearly evidenced and only then should the landscape scheme be used to remove or reduce any residual effects.

A Landscape and Visual Appraisal (LVA) should form part of the design process. It is a tool when working through the design of the layout for development and should also be used as a test at the end of the process to ensure the impacts have been considered and where possible removed or reduced.

Therefore, we are still of the opinion that a Landscape and Visual Appraisal (LVA) should be undertaken by a suitably qualified landscape professional and submitted prior to determination. This should not be confused with an LVIA which could be considered disproportionately onerous and expensive.

The Landscape and Visual Appraisal (LVA) should follow the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) should include:

- Context and character appraisal
- Landscape constraints and opportunities
- Analysis of visual impact from a number of viewpoint locations and key receptors
- Mitigation proposals and recommendations

Secondly, the LVA would highlight opportunities to better integrate the development with its surrounding, such as pedestrian links to the village and also any potential desirable views out onto the countryside for the enjoyment of residents. The current layout and screening could serve to segregate the development and create a perceived barrier which would inhibit integration with the surrounding community and landscape.

We trust the above clarifies our previous recommendation. If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



18 October 2021

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

By email only

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

Application: DC/21/04549
Location: Land South Of Heath Road Thurston
Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Dear Vincent,

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reviewed the Report on the Scoping Survey for the Ecological Assessment Report (Huckle Ecology, July 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in Report on Ecological Assessment Report (Huckle Ecology, July 2021) should be secured and implemented in full. This is necessary to conserve Protected and Priority Species.

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates



measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended to secure bespoke biodiversity net gains for protected and priority species. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy. The strategy should be secured prior to commencement as a condition of any consent.

However, to ensure that measurable biodiversity net gains will be achieved for this development, in line with paragraphs 174[d] and 180[d] of the NPPF 2021, we encourage the developer to provide a Biodiversity Net Gain Assessment using the DEFRA Biodiversity Metric 3.0 (or any successor). The Biodiversity Net Gain Assessment should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹. The Biodiversity Net Gain Report should then inform the finalised soft landscaping scheme / Landscape Ecological Management Plan for this application.

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

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

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

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment Report (Huckle Ecology, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."

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

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



2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

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

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

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

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.

Consultation Response Pro forma

1	Application Number	DC/21/04549	
2	Date of Response	31/08/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (Please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <hr style="width: 20%; margin: 10px auto;"/> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

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

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



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: 178897/1/0129683

Local Planning Authority: Mid Suffolk District

Site: Land South Of Heath Road Thurston

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping

Planning application: DC/21/04549

Prepared by: Pre-Development Team

Date: 2 September 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Thurston 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: Foul Sewage Utilities Statement. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.5 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/>

From: Planning <planning@wlma.org.uk>
Sent: 19 August 2021 14:31
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/04549

Good Afternoon,

Thank you for your consultation on planning application DC/21/04549. Having screened the application, the site in question lies outside the Internal Drainage Districts of the East Suffolk Internal Drainage Board and the Waveney, Lower Yare and Lothingland Internal Drainage Board as well as both Board's wider watershed catchments, therefore the Board has no comments to make.

Kind Regards,

Ellie

Eleanor Roberts, BSc (Hons)
Senior Sustainable Development Officer
Water Management Alliance
m: 07827 356752 | dd: 01553 819622 | ellie.roberts@wlma.org.uk



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

7th September 2021

Dear Vincent Pearce,

RE: DC/21/04549 - Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping. Land South Of Heath Road, Thurston

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

We have read the Ecological Assessment Report (Huckle Ecology Ltd, July 2021) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

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

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

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

Yours sincerely

Ellen Shailes
Ecology and Planning Advisor

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

Sent: 06 Dec 2021 03:49:32

To:

Cc:

Subject: FW: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with Affordable Housing scheme comprising of 40 apartments, 14 bungalows and

Attachments:

From: Barrow, Julie <Julie.barrow@westsuffolk.gov.uk>

Sent: 06 December 2021 15:48

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

Subject: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal

Dear Sirs,

Thank you for your letter of 26 November 2021 inviting comments on the above mentioned planning application.

West Suffolk Council has no comments to make at this time.

Regards,

From: Barrow, Julie

Sent: 08 September 2021 13:45

Subject: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Dear Sirs,

Thank you for your letter of 18 August 2021 inviting comments on the above mentioned planning application.

West Suffolk Council has no comments to make at this time.

Regards,

Julie Barrow
Principal Planning Officer
Planning Development



Email: Julie.barrow@westsuffolk.gov.uk

www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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[Report, pay and apply online 24 hours a day](#)

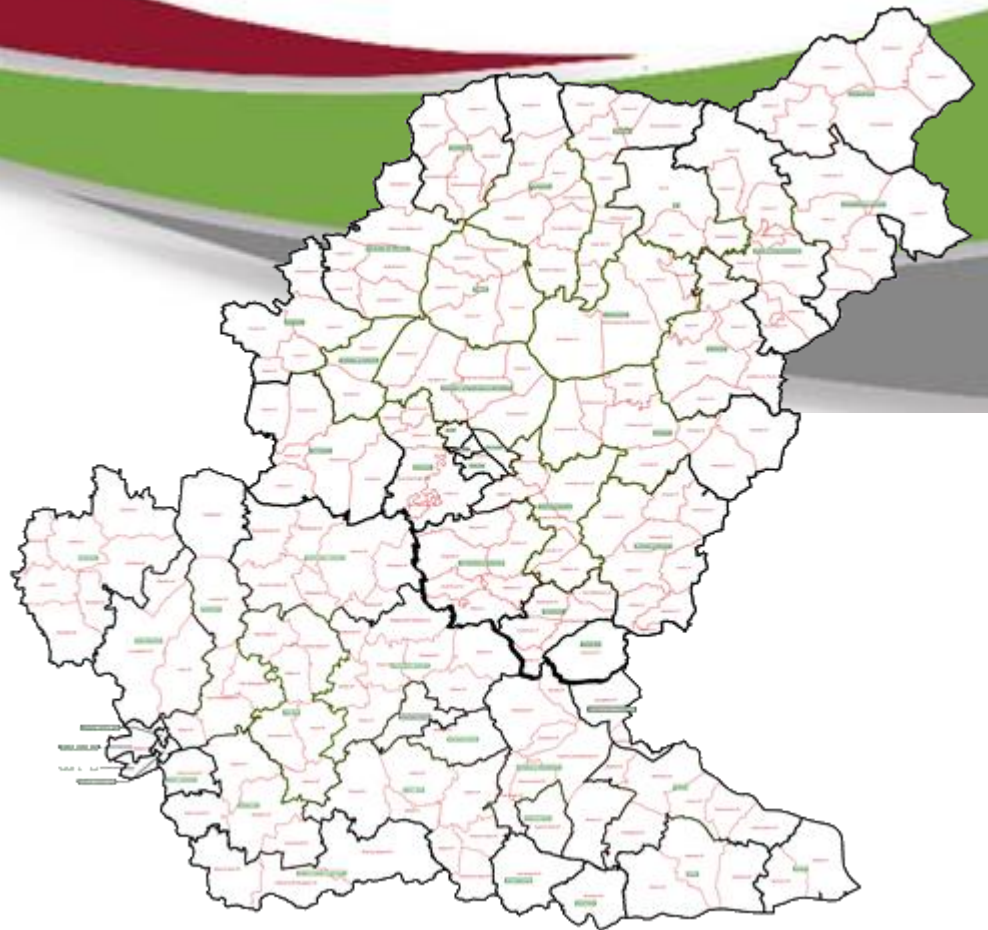
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Application No:
DC/21/04549

Address:
Land South Of Heath Road
Thurston





Aerial Map – wider view

Slide 3



Page 141



Page 142



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PS	2021-07-26	Issued for Planning	SB
PD	2021-07-21	Draft Planning Issues	SB
PI	2021-07-07	Planning Issue	SB
REV	DATE	DESCRIPTION	BY

SCALE BAR



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STATUS **Planning**

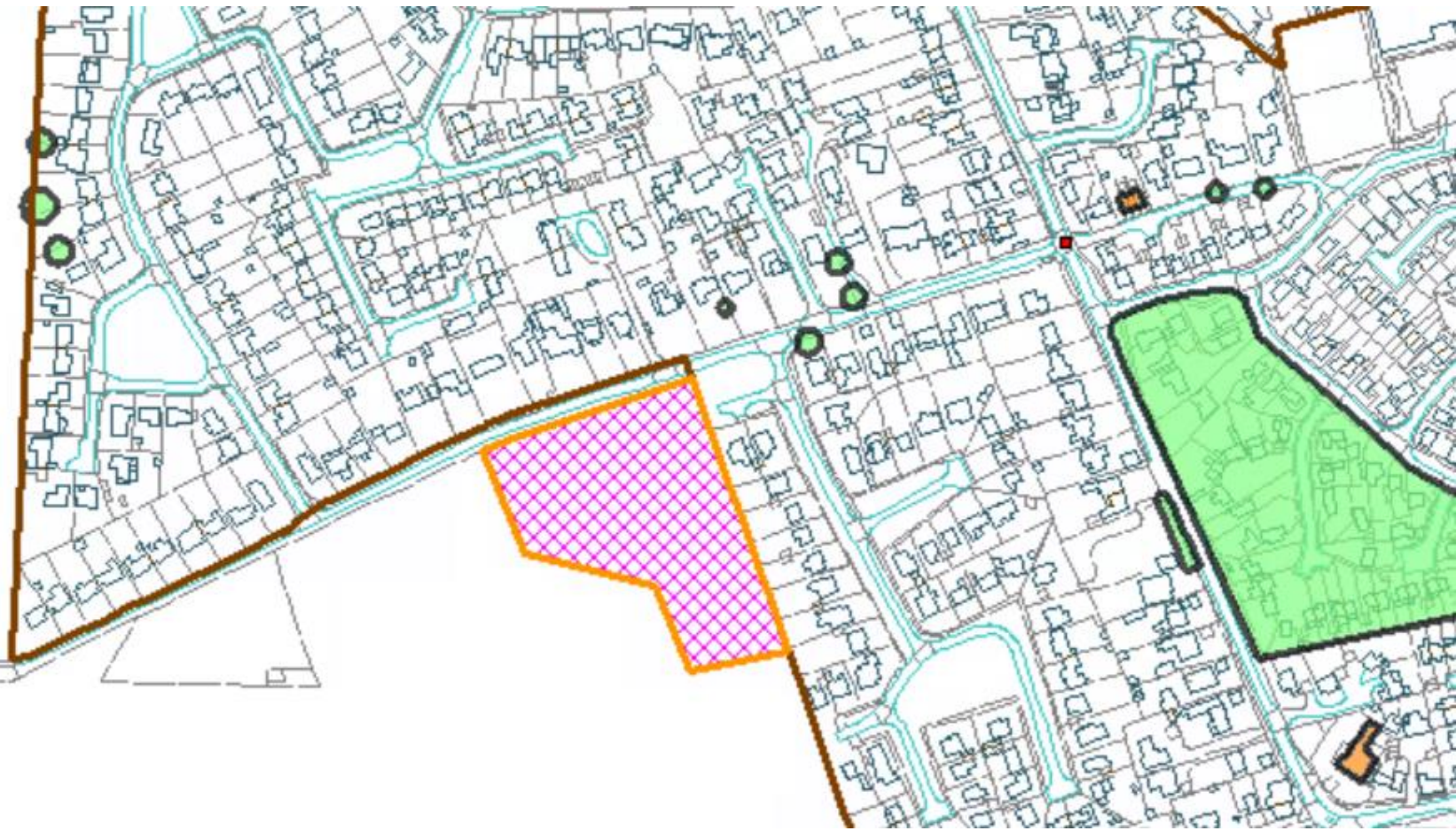
CLIENT	Housing 21
PROJECT	Land to south side of Heath Road, Thurston
TITLE	Existing Location plan

DRAWN SB	CHECKED MS	REV. P3
SCALE 1:1250@A3		DATE 2021-06-15
DOCUMENT ID 961- WWA- 00- 00- A- 0001		

Constraints Map

Slide 5

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



Proposed Block Plan

Slide 6



1 Block Plan
1 : 500

- Key:
- Bird Box (indicative Location)
 - Bat Box (indicative Location)



Notes and Comments:
This block plan shows the proposed layout of the development. It is not a site plan and does not show the exact location of buildings or other structures. The plan is for information only and should not be used for any other purpose. The plan is subject to change without notice. The plan is not a guarantee of any kind. The plan is not a contract. The plan is not a warranty. The plan is not a representation. The plan is not a statement of fact. The plan is not a statement of opinion. The plan is not a statement of intention. The plan is not a statement of belief. The plan is not a statement of value. The plan is not a statement of price. The plan is not a statement of cost. The plan is not a statement of profit. The plan is not a statement of loss. The plan is not a statement of gain. The plan is not a statement of harm. The plan is not a statement of benefit. The plan is not a statement of risk. The plan is not a statement of reward. The plan is not a statement of punishment. The plan is not a statement of praise. The plan is not a statement of blame. The plan is not a statement of honor. The plan is not a statement of dishonor. The plan is not a statement of glory. The plan is not a statement of shame. The plan is not a statement of joy. The plan is not a statement of sorrow. The plan is not a statement of love. The plan is not a statement of hate. The plan is not a statement of peace. The plan is not a statement of war. The plan is not a statement of life. The plan is not a statement of death. The plan is not a statement of birth. The plan is not a statement of death. The plan is not a statement of resurrection. The plan is not a statement of judgment. The plan is not a statement of mercy. The plan is not a statement of justice. The plan is not a statement of mercy. The plan is not a statement of justice. The plan is not a statement of mercy. The plan is not a statement of justice.

Rev	Description	Date
P1	Issued for review and comment	8/7/21
P2	Draft issue for planning	19/7/21
P3	Issued for planning	29/7/21



Status: PLANNING

Client: Housing 21
Project: Land to south side of Heath Road, Thurston
Title: Proposed Block Plan

Drawn by: MS
Checked by: P3
Scale (BA2): As indicated
Document ID: 961-WWA-00-RF-A-0006

29/07/2021 09:39:24

Proposed Site Plan



1 Site Plan
1:500

Revised 10/2021
The Client/Contractor shall retain the right to amend the drawings without notice. The Contractor shall be responsible for ensuring that the drawings are up to date and that they are used in accordance with the contract documents. The Contractor shall be responsible for ensuring that the drawings are used in accordance with the contract documents. The Contractor shall be responsible for ensuring that the drawings are used in accordance with the contract documents.

Rev	Description	Date
P3	Issued for consultants	19/7/21
P4	Draft issue for planning	19/7/21
P5	Issued for planning	29/7/21



Client: Housing 21
Project: Land to south side of Heath Road, Thurston
Title: Proposed Site Plan

Drawn by: KS
Scale: 1:500
Checked by: MS
Rev: PS
Rev Date: 29/7/21
Document ID: 961-WWA-B1-00-A-0003

29/07/2021 09:47:23

Proposed Levels Plans

Slide 8

Page 146



Levels Site Plan
1 : 500



Standard conditions:
This report has been prepared on the basis of the information provided to the consultant and is not intended to be used for any other purpose. The consultant shall not be liable for any loss or damage, whether direct or indirect, arising from the use of this report. The consultant shall not be responsible for any errors or omissions in this report. The consultant shall not be responsible for any changes to the information provided to the consultant. The consultant shall not be responsible for any changes to the information provided to the consultant. The consultant shall not be responsible for any changes to the information provided to the consultant.

Rev	Description	Date
P1	Draft issue for planning	19/7/21
P2	Issued for planning	29/7/21

W W A
WATER WARD ARCHITECTS
PLANNING

Client: Housing 21
Project: Land to south side of Heath Road, Thurston
Title: Proposed Levels Plan

Drawn by: KG	Checked by: MS	Rev: P2
Scale: (A3) 1:500	Rev Date: 29/7/21	
Document ID: 961-WWA-B1-00-A-0004		

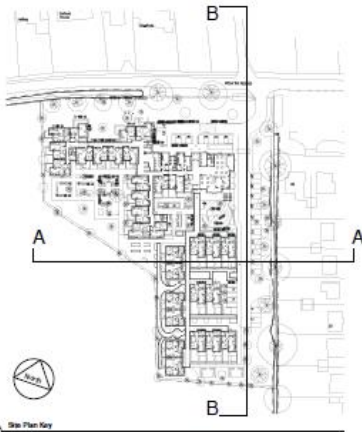
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Landscaping Plan

Slide 10



Proposed Site Sections



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Howtohy

Page 149



Section A-A
1:200



Section B-B
1:200

Date	Description	Drawn
18/02/21	Final	
18/02/21	Final	
26/02/21	Final	

PLANNING



Client	Housing 21	
Project	Land to south side of Heath Road, Thurston	
Title	Proposed Site Sections	
Drawn by	Checked by	Date
KCP	MS	18/02/21
Scale (A1)	As Indicated	Date Issue
		26/02/21
Drawing ID:	961-WWA-01-001-A-0300	

20/02/21 17:11:01

Site Perspectives

Slide 12



Perspective View 1



Perspective View 2



Perspective View 3



Perspective View 4

Notes and conditions:
 1. All dimensions are to be taken from the approved planning application.
 2. The proposed development is subject to planning permission.
 3. The proposed development is subject to planning permission.
 4. The proposed development is subject to planning permission.
 5. The proposed development is subject to planning permission.
 6. The proposed development is subject to planning permission.
 7. The proposed development is subject to planning permission.
 8. The proposed development is subject to planning permission.
 9. The proposed development is subject to planning permission.
 10. The proposed development is subject to planning permission.

Rev	Description	Date
P2	Issued for review and comment	8/7/21
P3	Draft issue for planning	19/7/21
P4	Issued for planning	29/7/21

W W A
 WEST WADDEY LEANARDS
 10000 WADDEY LEANARDS ROAD, THURSTON, IPSWICH, SUFFOLK, IP1 1AA

Status: **PLANNING**

Client:	Housing 21
Project:	Land to south side of Heath Road, Thurston
Title:	Proposed Perspectives

Drawn By:	SB	Checked By:	KG	Rev:	P4
Scale:	A3	Rev Date:	29/7/21	Doc ID:	961-WWA-XX-XX-A-0900

29/07/2021 14:21:13

Block A Elevations



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Handray:



Block A East elevation



Block A South elevation



Block A West elevation



Block A North elevation

Date	Description	Date
17/11	Issued for Client Comment	17/11
18/11	Issued for review and comment	18/11
19/11	Draft issue for planning	19/11
20/11	Issued for planning	20/11

STATUS	PLANNING
--------	----------



Client	Housing 21		
Project	Land to south side of Heath Road, Thurston		
Title	Proposed Block A Elevations		
Drawn by	Checked by	Scale	Date
MB	FE	1:200	20/11
Issue 01	Issue Date	20/11	
Document ID	961-WWA-81-EL-J-0200		

Block B Elevations

Page 152



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Block B North elevation



Block B East Elevation



Block B South elevation



Block B West elevation

No.	Description	Date
01	Issued for Check Comment	01/01
02	Issued for review and comment	01/01
03	Drawn issue for planning	16/01
04	Issued for planning	20/01

PLANING



Client	Housing 21	
Project	Land to south side of Heath Road, Thurston	
Title	Proposed Block B Elevations	
Drawn by	Checked by	Date
KD	MS	24
Scale (GPI)	Site Code	
1:200	20/01	
Document ID	961-WWA-BG-EL-4-0202	

Block C Elevations



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Block C East elevation



Block C North elevation



Block C West elevation



Block C South Elevation

Date	Description	Date
01/12/21	Issued for Client Comment	01/12/21
04/12/21	Revised for review and comment	04/12/21
19/12/21	Client review for planning	19/12/21
20/12/21	Issued for planning	20/12/21

Scheme: PLANNING



W W A
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Client:	Housing 21	
Project:	Land to south side of Heath Road, Thurston	
Title:	Proposed Block C Elevations	
Drawn by:	Checked by:	Rev:
KD	MS	P4
Scale (mm):	Site Date:	
1:200	20/12/21	
Document ID:	961-WWA-B3-EL-4-0203	

Block D Elevations



Technical Conditions
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 Check dimensions on elevations with cross-sections. In case of doubt
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View/Key



Block D North elevation



Block D West elevation



Block D South elevation



Block D East elevation

Date	Description	Date
P1	Issued for review and comment	07/01
P2	Draft issues for planning	14/01
P3	Issued for planning	28/01

Status: **PLANNING**

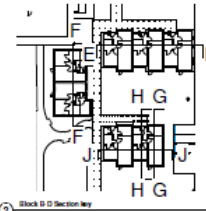


Class:	Housing 21	
Project:	Land to south side of Heath Road, Thurston	
Title:	Proposed Block D Elevations	
Drawn by:	Checked by:	Rev:
KG	MS	P3
Scale (app):	Plan Date:	
1:200	28/7/21	
Document ID:	961-WWA-B4-EL-A-0204	

Block B-D Sections



1 Block B Section B-C
1:100

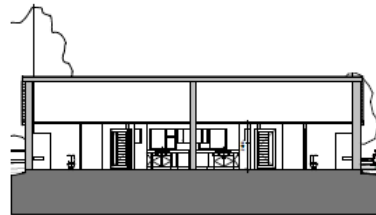


2 Block D Section Map
1:500



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House No: _____



3 Block C Section F-F
1:100



4 Block D Section G-G
1:100



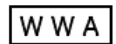
5 Block D Section H-H
1:100



6 Block D Section J-J
1:100

Date	Description	Date
07/11	Draft issued for planning	18/01/21
08/11	Issued for planning	28/01/21

Status: **PLANNING**



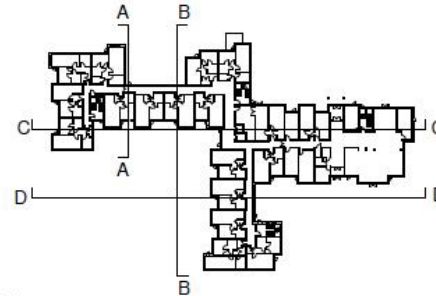
WEST WYMONDLEY ARCHITECTURE
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Client:	Housing 21	
Project:	Land to south side of Heath Road, Thurston	
Title:	Proposed Block B-D Sections	
Drawn by:	Checked by:	Date:
SS	MS	02/01/21
Scale (if any):	As indicated	Print Date:
		28/07/21
Document ID:	961-WWA-XXI-A-0302	

Block A Internal Elevations



Internal Elevation A - Block A (Apartment Block)



Block A Internal Elevations key 1:100



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Internal Elevation B - Block A (Apartment Block)



Internal Elevation C - Block A (Apartment Block)



Internal Elevation D - Block A (Apartment Block)

Date	Description	Drawn
01/01	Issued for Client Comment	01/01
01/01	Issued for review and comment	01/01
10/01	Drawn issue for planning	10/01
10/01	Issued for planning	10/01

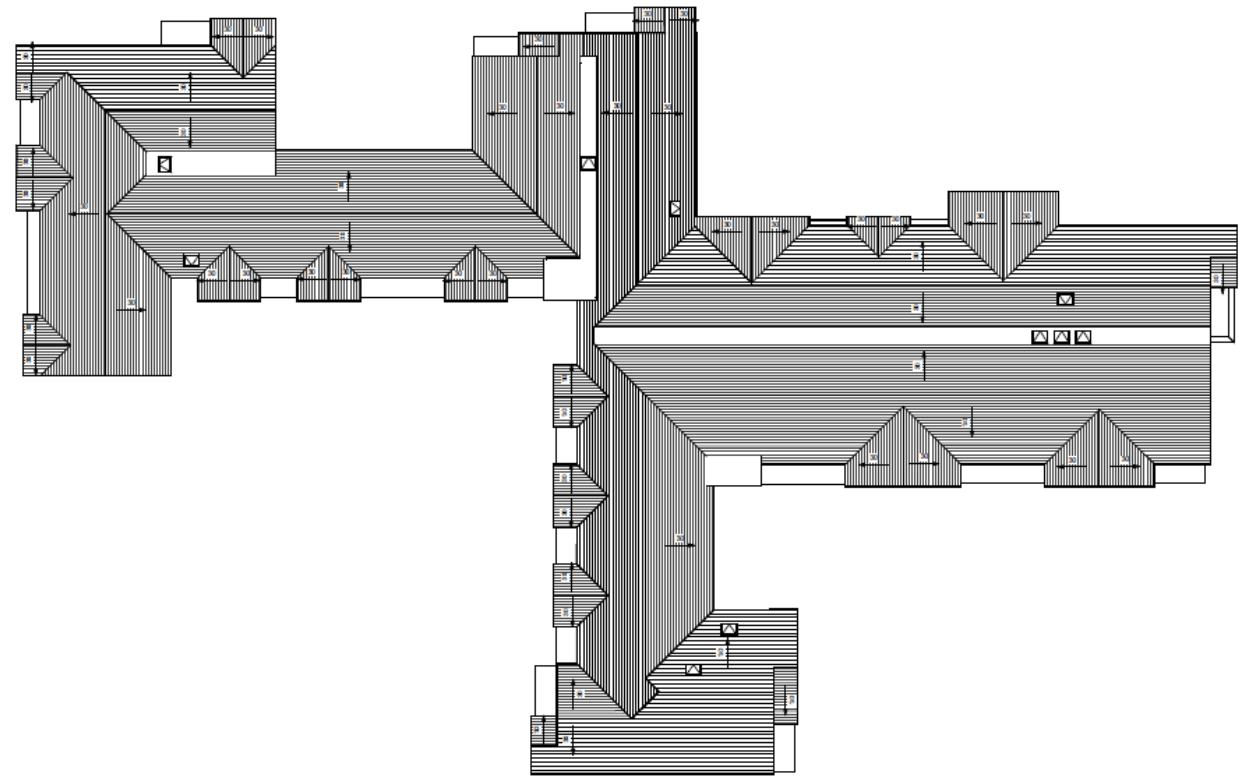
PLANNING



Client	Housing 21		
Project	Land to south side of Heath Road, Thurston		
Title	Proposed Block A Internal Elevations		
Drawn by	MS	Checked by	PL
Scale (mm)	1:200	Rev/Date	20/7/21
Document	961-WWA-B1-EL-4-0201		

Block A Roof Plan

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Headline: _____



Date	Description	Drawn
01/01	Issued for Client Comment	01/01
02/01	Issued for review and comment	01/01
03/01	Draft issue for planning	01/01
04/01	Issued for planning	01/01

PLANNING



Client:	Housing 21		
Project:	Land to south side of Heath Road, Thurston		
Title:	Proposed Block A Roof Plan		
Drawn by:	Checked by:	Day:	
MS	MS	26/7/21	
Scale (A1):			
1 : 150			
Document ID:	961-WWA-B1-RF-A-0102		

1 Block A Roof Plan
1:150

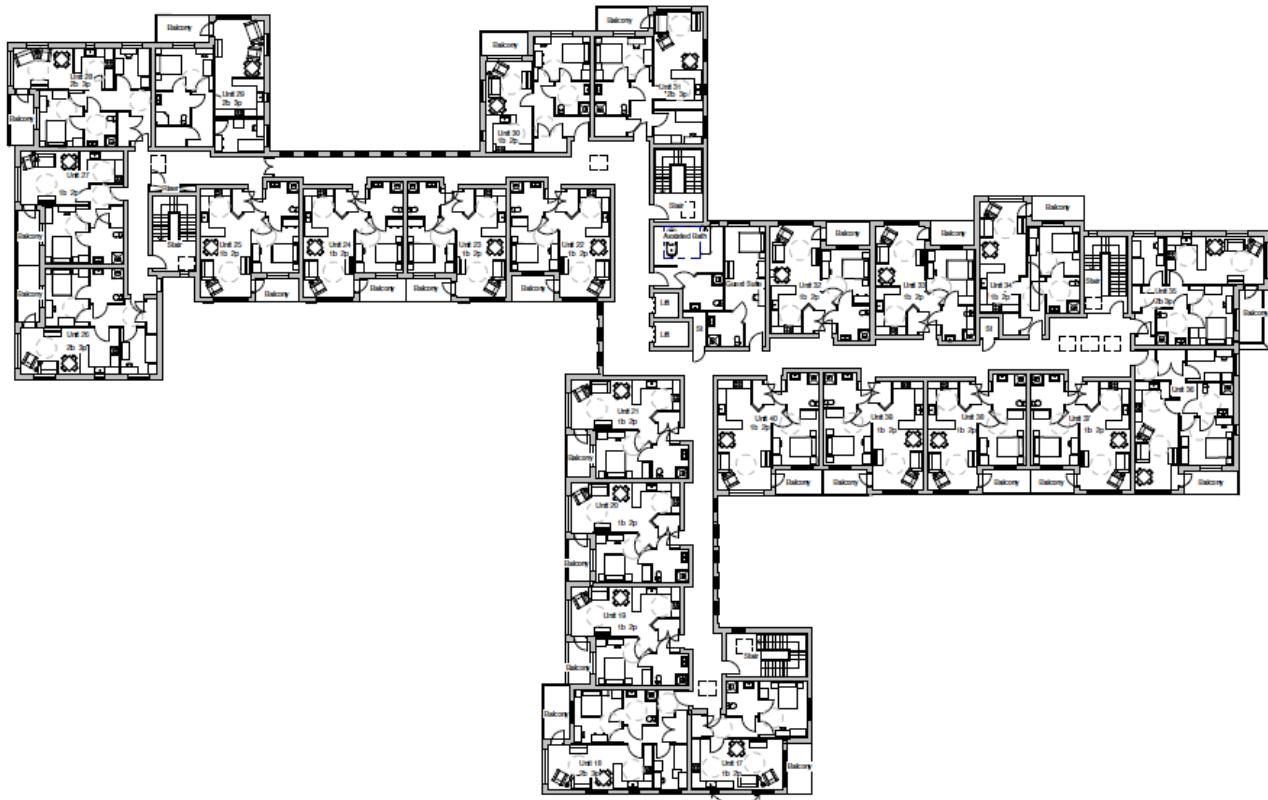
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Block A First Floor Plan

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North



File	Description	Date
01	Issued for Client Comment	26/11
02	Issued for review and comment	06/12
03	Draft issue for planning	10/12
04	Issued for planning	20/12

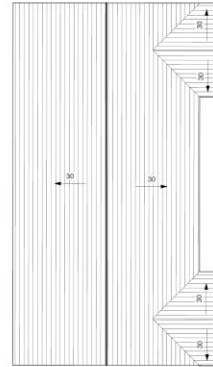
WA
PLANNING



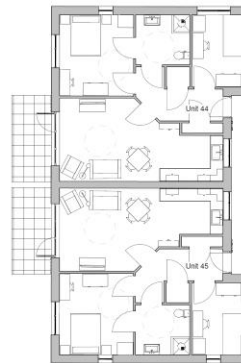
Client	Housing 21				
Project	Land to south side of Heath Road, Thurston				
Title	Proposed Block A First Floor Plan				
Drawn by	MS	Checked by	MS	Rev	PL
Scale: 1:150	Issue date	28/12/11			
Document ID	961-WWA-B1-01-4-0101				

Block C Ground and Roof Plan

Slide 21



2 Block C Roof Plan
1:100



1 Block C Ground Floor
1:100



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Rev	Description	Date
P2	Issued for review and comment	3/7/21
P3	Draft issue for planning	19/7/21
P4	Issued for planning	29/7/21



Stage: PLANNING

Client: Housing 21
Project: Land to south side of Heath Road, Thurston
Title: Proposed Block C Ground and Roof Plan

Drawn by	Checked by	Rev
SB	KG	P4
Scale: 1:100	Doc Ref: 961-WWA-B3-XX-A-0104	Rev Date: 29/7/21

29/07/2021 13:57:07

Block D Ground and Roof Plan



1 Block D Roof Plan
1 : 100



2 Block D Ground Floor
1 : 100



Notes and comments:
The Applicant is to meet with the planning committee to discuss the proposed development and to provide further information as requested. The Applicant is to provide a detailed site plan showing the proposed development and to provide a detailed site plan showing the proposed development and to provide a detailed site plan showing the proposed development.

Rev	Description	Date
P1	Issued for review and comment	8/7/21
P2	Draft issue for planning	19/7/21
P3	Issued for planning	29/7/21



Status: **PLANNING**

Client: **Housing 21**
Project: **Land to south side of Heath Road, Thurston**
Title: **Proposed Block D Ground and Roof Plan**

Drawn by	Checked by	Rev
SB	KG	P3
Scale (B2)	1 : 100	Rev Date
		29/7/21
Document ID: 961-WWA-B4-XX-A-0105		

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