

# Public Document Pack



<b>COMMITTEE:</b>	<b>DEVELOPMENT CONTROL COMMITTEE B</b>
<b>DATE:</b>	<b>WEDNESDAY, 18 MAY 2022 9.30 AM</b>
<b>VENUE:</b>	<b>THE BLACKBOURNE CENTRE, ELMSWELL, IP30 9GY</b>

<b>Councillors</b>	
<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

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

## AGENDA

### PART 1

#### MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

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|---|--|--------|
| 1 | <b>APOLOGIES FOR ABSENCE/SUBSTITUTIONS</b>   |        |
| 2 | <b>TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS</b>         |        |
| 3 | <b>DECLARATIONS OF LOBBYING</b>  |        |
| 4 | <b>DECLARATIONS OF PERSONAL SITE VISITS</b>  |        |
| 5 | <b>SA/21/24 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 APRIL 2022</b>             | 5 - 8  |
| 6 | <b>TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME</b> |        |
| 7 | <b>SA/21/25 SCHEDULE OF PLANNING APPLICATIONS</b>  | 9 - 10 |

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

- |   |   |          |
|---|---|----------|
| a | <b>DC/21/05669 LAND TO THE SOUTH OF, FITZGERALD ROAD, BRAMFORD, SUFFOLK</b> | 11 - 136 |
|---|---|----------|

b DC/21/05063 LAND SOUTH OF, FOREST ROAD, ONEHOUSE, 137 - 236  
IP14 3HQ

c DC/21/02982 LAND EAST OF, ASPALL ROAD, DEBENHAM, 237 - 402  
SUFFOLK, IP14 6QA

## 8 SITE INSPECTION

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

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

### Notes:

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

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

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

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

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

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

### Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 6 July 2022 at 9.30 am.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01473 296384 or Email: [Committees@baberghmidsuffolk.gov.uk](mailto:Committees@baberghmidsuffolk.gov.uk)

### **Introduction to Public Meetings**

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

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# Agenda Item 5

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 20 April 2022 at 09:30am.

### **PRESENT:**

Councillor: Kathie Guthrie (Chair)  
David Muller BA (Open) MCMi RAFA (Councillor) (Vice-Chair)

Councillors: James Caston Peter Gould  
Andrew Mellen Mike Norris  
Andrew Stringer Rowland Warboys

### **In attendance:**

Ward Members: Harry Richardson  
Austin Davies

Officers: Area Planning Manager (JPG)  
Planning Lawyer (IDP)  
Planning Officer (JW)  
Governance Officer (AN)

### **120 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

120.1 None received.

### **121 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

121.1 None declared.

### **122 DECLARATIONS OF LOBBYING**

122.1 None declared.

### **123 DECLARATIONS OF PERSONAL SITE VISITS**

123.1 None declared.

### **124 SA/21/22 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 MARCH 2022**

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

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

125.1 None received.

**126 SA/21/23 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/21/04549	Julian West (Parish Council) Mark Slater (Agent) Councillor Austin Davies (Ward Member) Councillor Harry Richardson (Ward Member)

**127 DC/21/04549 LAND SOUTH OF HEATH ROAD, THURSTON**

127.1 Item 7A  
Application DC/21/04549  
Proposal 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  
Site Location Land South of Heath Road, Thurston  
Applicant Mr. M Slater

127.2 The Case Officer presented the application to the Committee outlining the proposal before Members including the Lead Local Flood Authorities (LLFA) withdrawing its holding objection, the location of the site, the constraints of the site, the proposed layout, the proposed elevations, the floor plans, Thurston Neighbourhood Plan policy, and the officer recommendation for approval.

127.3 The Case Officer responded to questions from Members on issues including: the implementation of a wildlife friendly lighting strategy, disabled parking provisions, wheelchair accessibility and storage within the proposed properties, energy efficiency of the proposed properties, and specialist provision for emergency vehicle parking.

127.4 Members considered the representation from Julian West who spoke on behalf of Thurston Parish Council.

127.5 The Parish Council representative responded to questions from Members on issues including: available land for the application within the Thurston development boundary.

127.6 Members considered the representation from Mark Slater who spoke as the Agent.

127.7 The Agent responded to questions from Members on issues including: distribution of proposed air source heat pumps, the fabrics proposed to be used in construction, the review of sustainability, provisions for emergency vehicle parking, the dimensions of the proposed wheelchair storage area, outside wheelchair storage provisions, and the fire risk of internal wheelchair storage in bungalows.

127.8 Members considered the representation from Councillor Austin Davies who spoke as the Ward Member.

127.9 Members considered the representation from Councillor Harry Richardson who spoke as the Ward Member.

127.10 The Area Planning Manager clarified an error in the report and confirmed that the application had been subject to pre-application advice.

127.11 Members debated the application on issues including: mobility vehicle storage provisions, the design of the application, compliance with the Thurston Neighbourhood Plan, emergency vehicle parking provisions, green space, the proposed fabrics for construction, and the healthcare provisions met by the application.

127.12 Councillor Muller proposed that the application be approved as detailed in the officer recommendation.

127.13 Councillor Caston seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That 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 or 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

And with confirmation of:

- Ecological Mitigation condition recommendation (Will include any wildlife friendly lighting)
- Highways condition shall include provision of disabled parking.
- EV shall be agreed prior to slab level as per SCC Highways condition.
- Energy statement – Prior to slab level an assessment/review of the proposal for energy efficient and details of appropriate measures to secure high energy efficient shall be agreed.

**128 SITE INSPECTION**

128.1 None received.

The business of the meeting was concluded at 10:38am.

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# Agenda Item 7

## MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL B COMMITTEE

18 May 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/21/05669	Land To The South Of, Fitzgerald Road, Bramford, Suffolk	Councillor James Caston / Bramford	Elizabeth Flood	
7B	DC/21/05063	Land South of, Forest Road, Onehouse, IP14 3HQ	Councillor John Matthissen / Onehouse	Daniel Cameron	
7C	DC/21/02982	Land East of, Aspall Road, Debenham, Suffolk, IP14 6QA	Councillor Kathie Guthrie / Debenham	Alex Scott	

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# Agenda Item 7a

## Committee Report

**Item No: 7A**

**Reference:** DC/21/05669

**Case Officer:** Elizabeth Flood

**Ward:** Bramford

**Ward Member/s:** Cllr James Caston

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## **RECOMMENDATION –GRANT RESERVED MATTERS PLANNING PERMISSION WITH CONDITIONS**

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### **Description of Development**

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).

### **Location**

Land To The South Of, Fitzgerald Road, Bramford, Suffolk

**Expiry Date:** 20/01/2022

**Application Type:** RES - Reserved Matters

**Development Type:** Major Large Scale - Dwellings

**Applicant:** Mrs R.M. Wintour & Hopkins Homes Limited

**Agent:** Mr Chris Smith

**Parish:** Bramford

**Site Area:** 9.08 ha

**Details of Previous Committee / Resolutions and any member site visit:** 11<sup>th</sup> March 2022, details below.

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

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

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

- The application is a Major Application, requiring determination by Planning Committee as the number of residential units proposed exceeds 15 no. in total.

### **Update following deferral of application at Planning Committee on the 11<sup>th</sup> March 2020**

This application was deferred at Planning Committee on the 23rd March 2022 for the following reasons:

Defer to resolve:

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

Following this referral, the developer has provided revised plans to try to resolve the Councillors' concerns.

This updated report provides an assessment of these revised plans and how they relate to the reasons for deferring the application. The pertinent paragraphs are 2.2, 2.3, 5.3, 6.8, and 11.1.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
FC02 - Provision And Distribution Of Housing  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
GP01 - Design and layout of development  
HB14 - Ensuring archaeological remains are not destroyed  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution

T09 - Parking Standards

T10 - Highway Considerations in Development

RT04 - Amenity open space and play areas within residential development

CL08 - Protecting wildlife habitats

#### Other Material Planning Documents

National Planning Policy Framework (2019)

Nationally Described Space Standards (2019)

Suffolk Adopted Parking Standards (2015)

Suffolk Design Guide (2000)

#### Emerging Local Plan

LA006 - Allocation: Land south of Fitzgerald Road, Bramford

#### **Neighbourhood Plan Status**

Bramford Parish Plan and Village Design Statement (2012) - The application site is not identified within the Parish Plan Area. The Parish Plan does not form part of the development plan but is considered to be a material consideration.

Sproughton Neighbourhood Plan (2020) - The application site is not within the plan area. Accordingly, the Neighbourhood Plan carries little weight.

#### **Consultations and Representations**

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

#### **A: Summary of Consultations Town/Parish Council (Appendix 3)**

##### **Bramford Parish Council**

Bramford Parish Council wishes to add further objections and comments to the outstanding Reserved Matters.

##### **Cycle provision**

The application has no mention of cycle provision on site, or any cycle links to other cycle paths in the local area. Popular National Cycle routes run very close to this site, we trust that the developer will improve the existing plan to accommodate cyclists providing safe access to Ipswich for commuting to reduce car journeys, and also pleasure cyclists

##### **Footpaths**

Pedestrian connectivity is poor, paths are not continuous and do not provide safe pedestrian routes on or off site. There is no provision for pedestrians to cross over Fitzgerald Rd to access schools, shops etc. Junction of PROW meeting Vicarage Lane is a danger, no visibility, an obvious accident spot. No paths are in place at road junctions on/off site. PROW that passes through development has a road crossing over it. No details of how the developer intends to make this safe for pedestrians. This path has high usage currently due to access to Sproughton and circular

river walks, it must be clarified. Could path running parallel to Fitzgerald Road on development be a shared path and cycle provision?

### **Access roads and levels**

Whilst the access roads have been agreed in previous application, Hopkins are unable to provide information on how they plan to construct the roads at the junctions of Fitzgerald Road as there is a change of ground levels. Concerns are raised that residents of street facing properties of Fitzgerald Rd may choose the park in the street.

### **Inappropriate road surface**

Some of the road surfaces to homes have been designed with a non-permeable 'tar spray and shingle finish in buff colour' Bramford Parish Council raise concerns that this surface is not in keeping with the sensitive rural location.

### **House Type**

Bramford Parish Council do not feel the house type 886 is in keeping with the local area.

### **Play Area**

Whilst Bramford Parish Council are pleased with the provision of a large green space, we feel the play area is not large enough for the potential footfall being so close to the busy PROW.

### **Maintenance of Green Space**

There appears no plan regarding maintenance of the green space and trees.

### **Tree species and numbers**

Whilst they are native, many are not local, we wish to see more trees and wildlife hedgerows planted with an edible landscape approach including local apple and pear. NPPF Para 131 requests tree lined streets, which are not part of this application. A greater number of trees would be preferred on the far boundary that runs parallel with the River Gipping. Comments from DC/19/01401 state the development should not have a visible impact of walkers on the River Gipping public footpath. With current design the new development will be visible, any trees planted will take many years to soften this view, therefore it is important they are planted as soon as possible and as large as possible.

### **Basins**

There are no details of the inlet/outlet pipes for the SuDS basin, we request that due to prominent location they are not precast concrete with galvanised handrail as in other Hopkins development in the village. These are unsightly and constantly a target of vandalism. There is no detail of depth of these ponds or fencing. We require more details on this matter as they are very close to PROW and children's play area and have potential to cause harm. Developer states they are creating a 'natural wetland area' but there are no specifics regarding this

### **Ecology/Wildlife Friendly Construction**

Bramford Parish Council would like to request a wildlife-friendly construction

1. Swift bird-friendly bricks
2. Hedgehog highway
3. Bee bricks
4. Amphibian friendly kerbing

### **New homes producing less carbon**

We ask that whilst legislation does not force the developer on this project to choose alternative heat sources, use of solar, recycling water etc we hope that Hopkins Homes will be a trailblazer moving forward and install appropriate carbon reducing facilities on all new developments moving forward starting with this application. It is not appropriate new builds are provided with heating etc that would not be compliant only months later.

### **Sproughton Parish Council**

Sproughton parish Council are concerned that the parking provisions appear inadequate and in line with our previous comments, the SUDS facilities are inadequate.

### **National Consultee (Appendix 4)**

#### **Natural England**

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application could:

- have an adverse effect on the integrity of the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site
- damage or destroy the interest features for which the underpinning Sites of Special Scientific Interest (SSSIs) of the above European sites have been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A Landscape and Ecology Management Plan and the Biodiversity Enhancement Strategy, as required in order to discharge conditions 15 and 16.

*Officer note: these documents have been provided as part of the application.*

#### **National Highways**

No objection

### **County Council Responses (Appendix 5)**

#### **Highways:**

The proposed layout is acceptable to the Highway Authority.

All of the necessary highway related conditions were included in the outline permission (DC/19/01401) and whilst the parking and bin collection elements of this proposal are generally acceptable, they do not contain enough details to supersede or fully discharge those conditions (8 and 9).

Condition 18 (landscaping): It should be noted that any trees close to adoptable roads and footways may complicate and/or delay a Section 38 road adoption agreement. Whilst we do not object to the discharge of this condition, the above comments should be noted as it may result in future adoption or planning complications. No comments on the other conditions listed above.

#### **Subsequent comments following revised plans:**

The slightly amended layout remains acceptable to the Highway Authority so our previous comments dated 24/01/22 (ref: SCC/CON/0222/22) still apply.

#### **Floods and water**

The following submitted documents have been reviewed and we recommend approval of the reserved matter application and a partial discharge condition 12 a) to f) only at this time:

- Planning Layout Ref BRA3 003 Rev C
- Soft Landscape Proposals 1 of 4 Ref LA5019 002 Rev E
- Soft Landscape Proposals 4 of 4 Ref LA5019 005 Rev E
- Drainage Strategy Ref 216203 P04

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

1. Submit a completed construction surface water management plan (item g) by the principal contractor a. It shall include.
  - i. Construction Surface Water Drainage System Design
  - ii. Construction Management, Maintenance and Remediation Schedules
  - iii. Required Consents (e.g. Land Drainage Act, Environmental Permit etc)
  - iv. Flood Risk Controls
  - v. Pollution, Water Quality & Emergency Control Measures
  - vi. Phasing Plan (if required)
  - vii. Construction Site Plan showing compounds, material storage areas, temporary site parking etc

### **Public Rights of Way**

The proposed site does contain a public right of way (PROW): Bramford Public Footpath 34 and Bramford Public Footpath 35.

We have the following comments:

- We welcome Bramford Public Footpath 34 being set in a green corridor.
- However, where the estate road crosses Bramford Public Footpath 34 dropped curbs are required to ease movement across the road.
- In addition, the northern section of Bramford Public Footpath 34 between the path junction immediately east of plot 89, and where Bramford Public Footpath 34 meets the junction of Fitzgerald Road and Vicarage Lane, needs to be tarmac. This is to accommodate the significantly higher footfall the path will receive as a result of this development, with the obvious desire line being towards The Street in Bramford.

*Officer note: the above comments have now been satisfied.*

### **Fire and Rescue Service**

The Suffolk Fire & Rescue Service do not need to comment on the Reserved Matters

### **Travel Officer**

No comments

### **Suffolk Police - Designing out Crime Officer**

- There are five flying freeholds incorporated at plots 1-2; plots 11-12; plots 13-14; plots 78-79 and plots 110-111. Flying freeholds are proven generators of crime, with no surveillance and they allow offenders easy access.
- It looks like a number of on plot parking spaces appear to be set back too far.
- There are two rear parking courtyards, along with a number of single plots that have rear parking incorporated. Rear parking is discouraged by police as these areas tend to have no surveillance and can place the fear of crime upon a vehicle.



- There are a number of parking spaces that are sighted too far to the side of their respective plots, which include plots 26, 32, 36, 58, 69, 82, 84. It is a documented fact that where parking spaces are either too far from respective properties or in short supply, such problems usually lead to antisocial behaviour, either from residents frustrated at not being able to park within their own living space, or from visitors.
- There are six alleys incorporated, which are a concern.
- It is good to note from the boundary plan that a number of vulnerable areas that could be used for unauthorised off-road parking will be prevented by post and rail.
- There is no post and rail indicated for around the Suds Basin area on the central southern side. It would be preferred if this area was also bordered off with something similar to post and rail.
- There is no lighting plan, so it is not known how the area will be lit? There are three main pedestrian walkways leading up from the southern area. Footpaths must have clear lines of sight and adequate luminescence at critical points, especially where paths connect in order to make users feel safe to use them and if there is to be any vegetation either side of these pathways, it needs to be low lying and regularly maintained to prevent offenders hiding behind them. All footpaths should be at least 3m wide to allow people to pass one another without infringing personal space and to accommodate passing wheelchairs, cycles and mobility scooters
- Where footpaths join existing roads, or other pathways, they need to be well lit in accordance with BS5489:2020 to provide reassurance that people will feel safe and not fearful of using such areas.
- There needs to be good security around the pumping station.

### **Internal Consultee Responses (Appendix 6)**

#### **Heritage**

No comments

#### **Environmental Protection – Land Contamination**

No objections

#### **Environmental Protection – Noise, odours etc**

Recommend conditions

#### **Environmental Protection – Air Quality**

No objections

#### **Environmental Protection – Sustainability**

No comments

#### **Public realm**

No objection to this development as the level of open space and play provision is appropriate for this location. We welcome the natural grassland and native hedgerow choices. We would recommend that any new hedging is planted at a sufficient distance from garden fences so that householders have a maintenance strip between the hedge and their fence. This also prevents the hedge from damaging the fences as it grows.

#### **Landscaping**

Several points raised in our previous letter are still to be resolved, as listed below:

- Materials have now been specified for the circulatory footpaths, however we would recommend that the entirety of PROW 3156 should be the same material for continuity and to help direct the users along its length through the site.
- It is still our recommendation that where private gardens of plots abut the public realm and no external planting is provided to provide offset that these boundaries should be formed of 1.8m high walls. We recommend that the boundaries be reviewed and revised accordingly.
- We welcome the indicative section in the Drainage report, though would recommend that sections of this site are submitted showing the context of the basins. Furthermore proposed finished levels of the site are yet to be provided.
  - The previously raised point regarding tree lined streets has not been addressed.
- Details of inlets and outlets for the SuDS basins are still to be provided. We are still unable to support this application to discharge of Reserved Matters, Conditions 15 and 18.

*Officer note: the above comments are bar comment two have now been satisfied.*

### **Subsequent comments**

Condition 15 Landscape Ecology Management plan, the submitted document focuses primarily on the maintenance of the site for ecological and biodiversity benefit in line with the condition wording. We have no landscape objections to the recommendations provided,

Landscape details in relation to the outstanding Reserved Matters and Condition 18. Unfortunately there is still insufficient information for us to fully assess the landscape scheme. Furthermore some of the previous recommendations which we believe are still relevant have not been fully addressed, including: - Walls for private boundaries which meet the Public Realm should be 1.8m walls. - Details of proposed levels have not been supplied. - Lack of street trees for secondary streets. - Identification of any areas of advanced landscaping is missing. - Alternatives to the heavily engineered SuDS basins have not been explored. - Details of inlets and outlets for the SuDS basins have not been provided.

The detail and design of the SuDS basins and swales should consider the rural location of the site. Currently the shape and profiles look to be very formal and engineered in appearance. We would recommend that these should be more organic in shape and profile, with the planting also used to create a more naturalistic appearance. The proposed trees should have less regimented spacings, mixed species and potentially introduce an understorey. If levels within the piped network allow, we recommend that the basins are created to a shallower depth or consider reprofiling the surrounding landscape to provide a softer edge, reduce the need for fencing and therefore integrate the features within the POS more fully. Some of the planting has been revised, which raises concerns over species suitability for location eg *Castanea sativa* is now proposed along the southern boundary, close to the SuDS basins and would not be suitable for this location as it requires well drained soils. We would also recommend further enhancement of the existing boundary planting to help filter the views of parcel B

### **Strategic Housing**

Affordable housing is in line with the s.106 agreement  
There is an over proportion of 4 and 5 bed dwellings  
The affordable housing is not of a tenure-neutral design

## **Subsequent comments following revised plans.**

Looking at the information that has been submitted by the applicant as of 03.05.22 it appears that the affordable houses mirror what was published in our response and agreed on 11<sup>th</sup> November 2021.

Looking at the latest submission the only change seems to be that the Flat over car port has been replaced with 2 x Houses - which we are in agreement with.

## **Ecology**

We note that the Landscape Proposals – Rev F (IDP Landscape Ltd, April 2021) does not indicate that the provision of signage and dog waste bins. As a result, we recommend that an updated plan is submitted or that a prior to occupation condition is implemented to secure the finalised details, locations and maintenance of these features.

We also support the proposed soft landscaping for this development, as well as the planting schedule and specification that have been incorporated for this scheme. We are particularly pleased to see the provision of a wet attenuation basin, with an appropriate marginal planting mix for this feature. However, we do encourage the provision of shallow undulating sides on at least one side of the basin (e.g. max 1:3 slope), as well as uneven surfaces and convoluted edges to allow varied aquatic plant growth. This is recommended within the attenuation basin because this will provide the greatest habitat value, by providing optimal shelter, food and foraging and breeding opportunities for a variety of wildlife species, whilst also increasing the aesthetic of the SuDs feature.

Furthermore, we also support the aftercare of the soft landscaping plan, as outlined within the Landscape & Ecological Management Plan (IDP Landscape Ltd, December 2021). In addition, we support the submitted reasonable biodiversity enhancements, as contained within the Biodiversity Enhancement Strategy (IDP Landscape Ltd, October 2021). This includes appropriate locations, heights and orientations for bird, bat and insect boxes / integrated bricks, log piles, and hedgehog highways, as well as suitable installation and aftercare measures for these features. However, we do encourage the developer to have the finalised soft landscaping plans to be supported by a Biodiversity Gain Assessment.

It is highlighted that a wildlife friendly lighting scheme must also still be provided prior to occupation for this application (as required under condition 17 of the outline consent).

## **Other Comments**

### **Mid Suffolk Disability Forum**

Would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in this planning application. All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

We note that some bungalows are to be provided and these should also meet Part M4(2) to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with the road for ease of access. Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used

### **Anglia Water**

No comments

### **B: Representations**

At the time of writing this report at least 6 letters/emails/online comments have been received. It is the officer opinion that this represents 6 objections and 2 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Lacking information but from details provided appears to be acceptable quality
- Inadequate provision of renewable energy proposals, no pv solar panels, no alternative to gas boilers Proposed dwellings to not provide alternative means for energy
- Not clear what the requirements for attenuation basins are
- Inadequate parking
- Excessive lighting
- Loss of greenfield land
- Dangerous access
- Not in a sustainable location
- Dwellings are too close to Fitzgerald Road
- Lack of healthcare for new residents
- Requires bat boxes, owl boxes and swift boxes
- Traffic calming required along Fitzgerald Road
- Lack of cycle links through and out of the development
- Lack of archaeological/ heritage desk based assessment
- Result in additional water runoff
- Result in additional traffic
- New dwellings will not comply with government regulations relating to energy efficiency and renewal energy

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

### **PLANNING HISTORY**

**REF:** DC/19/01401

Outline Planning Application (some matters reserved)- Residential development of up to 115 dwellings and access, including open space and landscaping.

**DECISION:** GTD  
02.09.2021

## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

1.1 The application site comprises 9.08 hectares of agricultural land situated on the southern edge of Bramford (a Key Service Centre). The site forms the entirety of a field parcel, extending from the village edge south towards Sproughton. The site is located in the countryside as defined by Mid Suffolk Local Plan and Core Strategy at this time, but is allocated (Ipswich fringe) for 100 dwellings in the emerging Joint Local Plan.

1.2 The topography of the site is predominately flat, although there is a gentle decline towards the south towards river and commercial stables. In terms of ground cover, the site is relatively open to the centre with established hedgerows and trees to the periphery.

1.3 Fitzgerald Road (from which the site is proposed to be accessed) serves a number of mainly post war properties situated north of the site, which extends from an arterial vehicular highway known as the B1113 which flanks the site west. The site lies within the immediacy of existing development, with residential properties positioned to the north and north-east of the site. Residential units, stables and farmyard are also situated to the south.

1.4 The site is identified as being within Grade 2 and 3 agricultural land, divided centrally, and located west of the Gipping Special Landscape Area. The site is not in a vulnerable flood zone area and is not within or adjacent to a Conservation Area, nor is it within or adjacent to an Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Air Quality Management Area, Local Green Space, Area of Visual/Recreational Amenity, or any other land. The site is otherwise visually unconstrained.

### **2. The Proposal**

2.1. The application seeks reserved matters planning permission for the appearance, layout, scale and landscaping for the erection of to 115 no. new dwellings on the site. This would consist of 75 no. market dwellings and 40 no. affordable dwellings.

The accommodation schedule would be as following:

Market dwellings:

2 bedroom: 25 (3 bungalows)

3 bedroom: 23

4 bedroom: 24

5 bedroom: 3

Affordable dwellings:

1 bedroom: 6 (4 flats)

2 bedroom: 22 (6 shared ownership) of which 3 will be bungalows

3 bedroom: 12 (5 shared ownership)

2.2 Following the deferral at Planning Committee, the developer has removed Plot 886 which was the two bedroom flat above garage and replaced this with a two bedroom two storey dwelling.

2.3 Parking spaces will be provided for the dwellings including spaces within garages, in addition there are 30 visitor parking spaces. The parking provision (including garages) is above that required in the Suffolk Parking Guidance. Following the deferral at Planning Committee, four of the triple tandem parking spaces have been removed, leaving 7 triple tandem parking spaces all off the secondary accesses.

2.4 The proposed materials for the development are principally red and buff bricks with some rendered and weatherboard elevations and red and black pantiles and fibre cement slate.

2.5 Access was approved at outline stage, with two accesses located off Fitzgerald Road to the West of the site. Footpath 3156 bisects the site, the layout shows this within a green corridor of public open space. There would be additional to other footpaths through the open space, including on the west of the site providing an alternative route close to the B1113.

2.6 A large area of public open space is proposed on the south west corner of the site which will include a local area of play. The attenuation basin would be located on the south east corner of the site.

2.7 The dwellings would be located in two blocks, the larger of which would contain 90 houses located on the north side of the site. The dwellings would be sited along the curved spine road and facing onto the open space and Fitzgerald Road. Two clusters of affordable dwellings would be provided in this section of the estate.

2.8 The small section of development would be to the south east of the site, comprising 25 dwellings including a cluster of affordable dwellings. Here the properties would overlook the public open space and the boundary of the site.

### **3. The Principle Of Development**

3.1. The Principle of Development was determined with the granting of the outline planning consent under planning application no. DC/19/01401. The key test is whether the proposed appearance, landscaping, layout and scale of development responds appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies. Considerations also include housing mix and affordable housing provision and layout.

### **4. Nearby Services and Connections Assessment Of Proposal**

4.1. This matter was dealt with at Outline.

### **5. Site Access, Parking And Highway Safety Considerations**

5.1. Site access / egress has been established by the grant of outline planning permission DC/19/01401. Parking will be provided in line with Suffolk Parking Standards.

5.2 A 2 metre wide footway will be provided to the front of the site, this will become a 3 metre wide cycle/footway between the access to the site and Lorraine Way where it will join the

proposed cycle way along Lorraine Way which this development, amongst others is funding. The Highway Authority consider that the internal roads within the site are suitable for cycling.

5.3 Following the deferral at planning committee the informal footpath parallel to Lorraine Way has been widened to 2 metres and provided with a self binding gravel finish, this will make it suitable for cycles. In addition the parking court to the rear of plots 22-29 has been removed and replaced with a new layout with a small parking court to the side of the side of plots 22-25.

## **6. Design And Layout [Impact On Street Scene]**

6.1 Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.

6.2 Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.

6.3 Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.

6.4. The development layout is generally consistent with the indicative layout considered at the time of the outline application. The generous amount of open space provides key views across the site, from the corner of Fitzgerald Road and Lorraine Way to the open countryside and the river gipping and from Lorraine Way to the St Mary the Virgin Church, Bramford.

6.5 The development layout also provides public open space on the southern section of the site, protecting the setting of the Grade II Runcton Farm located to the south of the site. The spine road through the site would be tree lined there would also be a hedge and trees along the boundary with Fitzgerald Road. The LEAP would be provided within the centre of the open space between the two sections of housing. This would allow the LEAP to be easily accessible from the development. It will also be located just off the public footpath, providing wider access to the LEAP.

6.6 The development will provide a mix of 2, 3 and 4 and 5 bedroom dwellings, both private and affordable. The development provides a reasonable amount of smaller dwelling of which there is a known need. The development is therefore considered to be in accordance with Paragraph 130 of the NPPF which states that development must provide appropriate amount and mix of development and Policy CS 9 of the Mid Suffolk Local Plan states that new housing development should provide a mix of house types, sizes and affordability to cater for different accommodation needs. The affordable dwellings all meet National Space Standards.

6.7 There will be three clusters of affordable dwellings, 11 social rented and shared ownership dwellings, include a two storey block of flats located on the east side of the spine road, 15 social rented dwellings in the centre of the site, diagonally opposite the first cluster, and 15 social rented and shared ownership dwellings in the South East corner of the site.

6.8 The dwellings are of a traditional design, with brick features. Following committee deferral, the non-functioning chimneys have been removed from the proposals. Although there are some examples of half boarding, which is not a traditional feature of Suffolk villages, this will provide some variety and is also used on other new developments within the vicinity, such that it is not considered to be out of keeping with the locality,

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

7.1. Existing boundary trees and hedges on the east, west, and south of the site would be retained and supplemented especially along the Western elevation. Additional landscaping in the form of a hedge and trees will be provided along the southern edge of the site, where it adjoins Fitzgerald Road. Within the public open space, new trees will be added. In addition street trees will be provided along the spine road.

7.2 Ecology, biodiversity and protected species were dealt with at outline stage. This application includes details to discharge conditions 15 Landscape and Ecology Management Plan and condition 16 Biodiversity Enhancement Strategy. The Ecological Management Plan and Biodiversity Enhancement Strategy are considered to be acceptable by Place Services Ecology.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

8.1 These details were considered at outline stage; Condition 19 of the outline planning application requires a land contamination assessment. Conditions 12 and 7 of the outline planning application covers Surface Water Management. The Flood and Water Officer has confirmed that Condition 12 can be partially discharged.

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

9.1. The proposed layout closely follows the indicative layout provided for the outline application. The layout at outline was designed to retain the setting of the Grade II Runcton House, by not developing the southern part of the site and key views of the Grade I listed Church of St Mary. While the Heritage Officer has not commented on the reserved matters, the layout is considered to be acceptable from a Heritage consideration as it follows the advice given at outline stage.

## **10. Impact On Residential Amenity**

10.1. The nearest neighbouring property are the dwellings located of the opposite side of Fitzgerald Road, the nearest of which would be located approximately 28metres from the proposed dwellings. To the front of the site is proposed a hedge and a footway. Although the outlook for the dwellings of Fitzgerald Road would radically change, the proposal is not considered to be detrimental to the amenity of the neighbouring properties.

10.2 The new dwellings will all have private amenity space. The layout of the individual dwellings will ensure that there is limited overlooking from the development.



## **11. Parish Council Comments**

11.1 The majority of matters raised by Bramford Parish Council have been considered in the above report, but the following issues have also been raised:

- Cycle provision: A short section of cycle path from the development to Lorraine Way has been provided. The full application included a financial contribution, to be pooled with other development contributions to provide a cycle path along Lorraine Way between Bramford and Sproughton
- Footpaths: It is accepted that the Junction of PROW meeting Vicarage Lane lacks visibility, therefore an alternative footpath has been provided to Fitzgerald Road. It is proposed to have dropped curbs where the PROW meet the spine road and this has been accepted by the Highway Authority. The bulk of the dwellings are located prior to the road crossing for the PROW which will limit the number of cars using this element of the scheme.
- Plot 64 (886) the flat above garage has now been removed from the proposed layout.
- The play area would provide 7 different pieces of equipment which is considered acceptable for a development of 115 dwellings.
- Local tree species are now proposed. The public open space within the development is likely to be maintained by a private management company.
- Energy efficiency. Condition 21 of the outline application requires agreement of a scheme of water, energy and resource efficiency. Following committee deferral the developer has confirmed that all the dwellings will be provided with air source heat pumps and there will be no mains gas provided to the dwellings.

## **12. Discharge of Conditions**

12.1 The application also includes details to discharge concurrently required details relating to 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).

12.2 As stated within the body of the report the Flood and Water Officer is recommending approval of the reserved matters and partial discharge of the Surface Water Drainage details as the Construction Water Surface Water Management Plan has not yet been received. Place Services: Ecology have agreed to the Ecological Management and Biodiversity Enhancement Strategy. Details of Landscaping and Housing Mix have been provided and as set out in this report are considered acceptable.

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## **PART FOUR – CONCLUSION**

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### **13. Planning Balance and Conclusion**

13.1. The principle of the 115 dwelling development is established by the grant of outline planning permission. The quantum of development accords with the outline approval DC/19/01401.

13.2 There are elements of the scheme that are endorsed by Officers, which include: the retention of existing landscape features, protection of the setting of the listed buildings and view of the

church, location of the PROW within a green corridor the significant amount of public open space standard compliant affordable housing provision,

13.3 On the whole, the details submitted in support of the reserved matters application and conditions are deemed acceptable. Following the committee deferral, the plans have been revised to try to overcome the concerns of the Planning Committee. The reserved matters are recommended for approval.

### **RECOMMENDATION**

**That the application is GRANTED reserved matters planning permission and discharge of conditions 12 (partial), 15, 16, 18 and 22, subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)

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

- Pro active working statement



# Application No: DC/21/05669

## Location: Land to the South of Fitzgerald Road, Bramford

Page No.

Appendix 1: Call In Request		
Appendix 2: Details of Previous Decision	DC/19/01401	
Appendix 3: Town/Parish Council/s	Bramford Parish Council Sproughton Parish Council	
Appendix 4: National Consultee Responses	Natural England National Highways	
Appendix 5: County Council Responses	Highways Flooding and Water Public Rights of Way Fire and rescue service Travel Officer	
Appendix 6: Internal Consultee Responses	Heritage Environmental Protection – Land contamination Environmental Protection – Noise, odours etc Environmental Protection – Air quality Environmental Protection – Sustainability Public Realm Landscaping	
Appendix 7: Any other consultee responses	Anglian water Mid Suffolk Disability Forum	
Appendix 8: Application Site Location Plan		



Babergh and Mid Suffolk District Councils



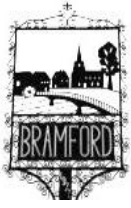
Appendix 9: Application Plans and Docs		
Appendix 10: Further information		

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



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Babergh and Mid Suffolk District Councils



# BRAMFORD

## PARISH COUNCIL



Bramford Parish Council, The Parish Room, Ship Lane, Bramford, Suffolk, IP8 4AN  
Tel: 01473 747433 e-mail: [bramfordparishcouncil@btinternet.com](mailto:bramfordparishcouncil@btinternet.com)

DC/21/05669- DC/21/05669 – Application for approval of outstanding reserved matters following grant of Outline Planning DC/19/01401 – Residential development of up to 115 dwellings and access, and landscaping to Land to the South of Fitzgerald Road, Bramford.

The proposed trees for the green space on the estate South of Fitzgerald Road are as follows:

*Fagus sylvatica* Beech  
*Betulus Nigra* River Birch  
*Alnus Glutinosa* Common Alder  
*Sorbus Aucuparia* Rowan  
*Prunus Avium* Flowering Cherry  
*Pinus Sylvestris* Scots Pine  
*Betula Pendula* Silver Birch  
*Acer Campestre* Field Maple

I don't feel this is a good choice of species apart from the last two on the list. Beech isn't a common tree in the area, River Birch and Common Alder are riverside trees and will need a lot of watering to establish and into maturity because although the field is close to the flood plain it gets very dry in a standard summer and those species need constant moisture. Neither Rowan nor Scots Pine are locally indigenous and the Flowering Cherry whilst a lovely decorative tree has little wildlife value.

I would prefer the following species list instead which would be a better fit with the local ecology, encourage a greater wildlife biodiversity value to the area and in the majority provide a local food source for the village.

*Tilia Cordata* Small Leaved Lime  
*Prunus Avium* Wild Cherry  
*Prunus Domestica* Damson  
*Malus Domestica* Apple/Crab Apple  
*Corylus Avellana* Hazel  
*Castanea Sativa* Sweet Chestnut  
*Sorbus Torminalis* Wild Service  
*Acer Campestre* Field Maple

*Quercus Robur* English Oak.

Most of these Suffolk Tree Wardens can supply and in the case of the last two in the list there are already saplings onsite at the eastern boundary. I would also echo the Place Services recommendation for species to be included in any mixed species hedges to be planted on the boundary. All these species are in the locality: 20% Field maple (*Acer campestre*) - 10% Hazel (*Corylus Avellana*) - 5% Trees (wild cherry, oak or hornbeam) - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose

In addition a plan should be instituted to provide proper care and watering for any new planted trees to establish strongly. We would also ask that close attention is paid to the grassland mix and that a suitable mowing regime is recommended to encourage wildflowers and benefit local pollinating insects.

Ian Dicker Bramford Parish Council - Tree Warden



# BRAMFORD

## PARISH COUNCIL



Bramford Parish Council, The Parish Room, Ship Lane, Bramford, Suffolk, IP8 4AN  
Tel: 01473 747433 e-mail: [bramfordparishcouncil@btinternet.com](mailto:bramfordparishcouncil@btinternet.com) [www.bramford.suffolk.cloud](http://www.bramford.suffolk.cloud)

**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). | Land To The South Of Fitzgerald Road Bramford Suffolk**

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**Bramford Parish Council wishes to add further objections and comments to the outstanding Reserved Matters.**

The proposed development was strongly opposed by the community in 2018/19, however the Parish has come to accept the decision to grant permission to develop this green field but wish to have some involvement in its detail. We have been very disappointed that there has been no engagement with the community by Hopkins Homes since the public exhibition in July 2018 and only today, 23<sup>rd</sup> November 2021 has a meeting taken place after the Parish Council approached Hopkins requesting communication.

Communication is key to ensure a development such as this is successful in a small village, we hope to work closely with the applicant to ensure this development is the best it can be for the new and existing residents of Bramford, the environment and ecology.

**There is no Landscape and Ecological Management Plan (Condition 15) or Biodiversity Enhancement Strategy (Condition 16) provided with this application.** Therefore, these conditions still remain outstanding.

### Cycle provision

The application has no mention of cycle provision on site, or any cycle links to other cycle paths in the local area. Popular National Cycle routes run very close to this site, we trust that the developer will improve the existing plan to accommodate cyclists providing safe access to Ipswich for commuting to reduce car journeys, and also pleasure cyclists.

**Outline Planning Permission DC/19/01401 reads ‘The applicant is advised that the local planning authority will have particular regard to the importance of prioritising cycling infrastructure and its delivery in considering the layout of the development in order to ensure that appropriate cycling infrastructure may be secured for future residents to connect with services and facilities within the locality and within the Ipswich cycle route**

**network.**’ Also it is stated on the Planning Committee Action Sheet a cycling infrastructure should be provided. This has not been considered.

### **Footpaths**

Pedestrian connectivity is poor, paths are not continuous and do not provide safe pedestrian routes on or off site. There is no provision for pedestrians to cross over Fitzgerald Rd to access schools, shops etc. Junction of PROW meeting Vicarage Lane is a danger, no visibility, an obvious accident spot. What alternatives are there?

No paths are in place at road junctions on/off site.

More detailed plans are required on this matter.

PROW that passes through development has a road crossing over it. No details of how the developer intends to make this safe for pedestrians. This path has high usage currently due to access to Sproughton and circular river walks, it must be clarified.

No details provided on how pedestrians using PROW will be kept safe during construction phase.

Could path running parallel to Fitzgerald Road on development be a shared path and cycle provision? NPPF Para 112 states ‘*Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas*’

There is also no provision for safe road crossing to access bus stop on Fitzgerald Road.

The development is not encouraging walking to amenities with lack of safe provision for pedestrians.

### **Access roads and levels**

Whilst the access roads have been agreed in previous application, Hopkins are unable to provide information on how they plan to construct the roads at the junctions of Fitzgerald Road as there is a change of ground levels. This information is not available and must be clarified.

Concerns are raised that residents of street facing properties of Fitzgerald Rd may choose the park in the street which has happened on other developments in the village and caused hazards. Bramford Parish Council requires reassurance this will not be possible due to design, but information is not currently available. It must be considered that double yellow lines are completed on development side of Fitzgerald Road.

### **Inappropriate road surface**

Some of the road surfaces to homes have been designed with a non-permeable ‘tar spray and shingle finish in buff colour’ Bramford Parish Council raise concerns that this surface is not in keeping with the sensitive rural location and requests an alternative dark colour permeable surface is used in all areas where this tar spray is located. The colour is of great concern.

Place Services comment ‘The SuDS systems proposed is heavily engineered, in order to reduce the need for engineered surface water management solutions and improve the green infrastructure and ecological offering we recommend: - that the proposed impervious ‘tar spray & shingle’ should be changed to a permeable surface such as block paving or a specification permeable bonded aggregate.’

### **House Type 886**

Bramford Parish Council do not feel the house type 886 is in keeping with the local area. It consists of 3 open carports below and a 2-bed home above. We request an alternative design for this plot in character with the village.

### **Play Area**



Whilst Bramford Parish Council are pleased with the provision of a large green space, we feel the play area is not large enough for the potential footfall being so close to the busy PROW. We would encourage developer to enhance the play area further providing more equipment for all ages and seating for the local community.

### **Maintenance of Green Space**

There appears no plan regarding maintenance of the green space and trees. These must be maintained by the developer or a third party, and a plan in place for the period when this ceases.

### **Basins**

There are no details of the inlet/outlet pipes for the SuDS basin, we request that due to prominent location they are not precast concrete with galvanised handrail as in other Hopkins development in the village. These are unsightly and constantly a target of vandalism. There is no detail of depth of these ponds or fencing. We require more details on this matter as they are very close to PROW and children's play area and have potential to cause harm. Developer states they are creating a 'natural wetland area' but there are no specifics regarding this.

### **Tree species and numbers.**

We wish to have some discussions about the tree species listed in the application. Whilst they are native, many are not local, we wish to see more trees and wildlife hedgerows planted with an edible landscape approach including local apple and pear.

NPPF Para 131 requests tree lined streets, which are not part of this application. Climate control requires us to plant more trees, and this is an opportunity to do so.

Greater number of trees would be preferred on the far boundary that runs parallel with the River Gipping. Comments from DC/19/01401 state the development should not have a visible impact of walkers on the River Gipping public footpath. With current design the new development will be visible, any trees planted will take many years to soften this view, therefore it is important they are planted as soon as possible and as large as possible.

### **Ecology/Wildlife Friendly Construction**

Bramford Parish Council would like to request a wildlife-friendly construction. The developers must understand the delicate environment they will be building in near our beautiful river and meadows, and the nature and wildlife that has called it home all these years. We support growth and development but not at the destruction of species, we request some simple amendments to the construction to support the ecology of this site, the developer could be trailblazers in this field, and we would be very happy to support them in achieving this.

1. Swift bird-friendly bricks: the style of modern construction has put swift populations under pressure. The swift brick developed with the RSPB helps the birds during summer months when they stay in the UK to raise their young. Cracks and crevices of our old buildings have been homes for these birds for thousands of years. A recent scheme in neighbouring Claydon installed swift boxes and bricks in homes to support our local summer population. Would you consider the same please? A small cost involved that would provide a safe area to allow Swifts to nest.
2. Hedgehog Highways: Developers in new developments now have to include 'hedgehog highways' following a petition organised by the British Hedgehog Preservation Society in 2019. Small holes must be cut in bases of fences, allowing

hedgehogs to move freely between properties. Numbers have declined in recent years but we have a large population in our village and we would like to continue to support these precious creatures as they search for food at night, space to roam is crucial.

3. Bee Bricks: Cast tubes in bricks provide nesting sites for solitary bees. They are slowly appearing on more biodiversity planning guidance documents across the country, and we would very much welcome them in your development.
4. Amphibian-friendly kerbing: With the location near flood plain, streams, ditches and River Gipping, amphibians are present on this site. In developments these creatures make their way along our roads naturally following the line of the kerb as they travel. The wildlife kerbs prevent frogs etc falling through into the gully to die of starvation. This kerbing avoids gully's and provides a 'bypass pocket' that amphibians can follow.
5. Bat boxes.

Bramford has had, and continues to have huge development agreed, but taking a few moments to think about our environment rather than housing and profit would be very much appreciated by the residents, both humans and creatures of the village. We all need to support each other, and we know what they say about the bees, no bees, the end of civilisation shortly follows!! This plan would complement the wildflower meadows, natural wetland and green spaces created by the developer.

#### **New homes producing less carbon.**

In January 2021 the government issued its response to the Future Home Standard (FHS) consultation. Setting out the building regulations changes in England on conservation, power and ventilation. The FHS is to ensure all homes built after 2025 will produce 75 to 80% less carbon than those currently completed under current regulations, with the commitment that new homes will not require refurbishment to reach zero carbon, and no new home built under FHS will rely on fossil fuels. In the interim homes built from 2022 will produce 31% less CO2 than under current standards ahead of full implementation in 2025.

We ask that whilst legislation does not force the developer on this project to choose alternative heat sources, use of solar, recycling water etc we hope that Hopkins Homes will be a trailblazer moving forward and install appropriate carbon reducing facilities on all new developments moving forward starting with this application.

It is not appropriate new builds are provided with heating etc that would not be compliant only months later. The expense for homeowners to replace out of date systems not even a year old is inappropriate and not forward thinking.

We must all play our part in reducing carbon, and Hopkins have the opportunity to be one of the first to do so.

Bramford Parish Council hope to see amended detailed plans shortly of a future proof development, that is safe for its occupants and visitors, environmentally friendly and supports the wildlife and habitat.

We are keen to work closely with the developer to make this project sustainable and a model for future projects.

Parish Clerk on behalf of  
Bramford Parish Council

**From:** BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

**Sent:** 08 Nov 2021 03:18:51

**To:**

**Cc:**

**Subject:** FW: DC/21/05669

**Attachments:**

---

**From:** sproughtonpc@gmail.com <sproughtonpc@gmail.com>

**Sent:** 05 November 2021 18:00

**To:** BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/05669



**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 Sirs

Please see below our response to the above application.

We are concerned that the parking provisions appear inadequate and in line with our previous comments, the SUDS facilities are inadequate. We note that the Suffolk County Council flood water team's response remain holding an objection and we would be interested to know what the outcome of that would be'

Kind Regards

Mrs Kirsty Webber

Sproughton Parish Council, Parish Clerk & RFO

Tel: 07538311567

(Please be aware I am contracted for part-time hours. I will therefore respond to your email as soon as I can)

**From:** BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

**Sent:** 01 Nov 2021 02:55:14

**To:**

**Cc:**

**Subject:** FW: DC/21/05669

**Attachments:**

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**From:** sproughtonpc@gmail.com <sproughtonpc@gmail.com>

**Sent:** 01 November 2021 12:17

**To:** BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/05669



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Dear Sirs

Please see our comments below on the above application.

Sproughton parish Council are concerned that the parking provisions appear inadequate and in line with our previous comments, the SUDS facilities are inadequate.

We note that the Suffolk County Council flood water team's response remain holding an objection and **we would be interested to know what the outcome of that would be!**

Kind Regards

Mrs Kirsty Webber

Sproughton Parish Council, Parish Clerk & RFO

Tel: 07538311567

(Please be aware I am contracted for part-time hours. I will therefore respond to your email as soon as I can)

Date: 18 November 2021  
Our ref: 372944  
Your ref: DC/21/05669



planningpink@babberghmidsuffolk.gov.uk  
**BY EMAIL ONLY**

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

T 0300 060 3900

Dear Elizabeth Flood,

**Planning consultation:** 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).  
**Location:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

Thank you for your consultation on the above dated 21 October 2021 which was received by Natural England on the same date.

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

## **SUMMARY OF NATURAL ENGLAND'S ADVICE**

### **NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application could:

- have an adverse effect on the integrity of the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site <https://designatedsites.naturalengland.org.uk/>.
- damage or destroy the interest features for which the underpinning Sites of Special Scientific Interest (SSSIs) of the above European sites have been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A Landscape and Ecology Management Plan and the Biodiversity Enhancement Strategy, as required in order to discharge conditions 15 and 16.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

## Further advice on mitigation

- We are unable to locate the Landscape and Ecology Management Plan and the Biodiversity Enhancement Strategy required in order to discharge conditions 15 and 16. Submission of these documents at this stage is advised to ensure that public open space and green infrastructure on-site will be high-quality, informal and semi-natural. These qualities will ensure that recreation is suitably retained on-site, away from the Stour and Orwell Estuaries SPA and Ramsar as per our advice at the Outline application stage.

## SSSIs

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

## Other advice

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

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

Should the proposal change, please consult us again.

Yours sincerely

Sam Kench  
Lead Adviser, Norfolk and Suffolk Team

## Annex A – Additional advice

Natural England offers the following additional advice:

### Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (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 to respond to 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 174 and 175). 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.

### Protected Species

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### 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 175 and 179 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. List of priority habitats and species can be found [here](#)<sup>2</sup>. 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](#).

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

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

### **Ancient woodland, ancient and veteran trees**

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### **Environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 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.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

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).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

### **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 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

### **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](#).

## National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)  
Operations Directorate  
East Region  
National Highways  
[PlanningEE@highwaysengland.co.uk](mailto:PlanningEE@highwaysengland.co.uk)

To: Babergh and Mid Suffolk District Councils      FAO, Elizabeth Flood

CC: [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@highwaysengland.co.uk](mailto:spatialplanning@highwaysengland.co.uk)

**Council's Reference:** DC/21/05669      **National Highways Ref:** A14-M123460

**Proposal:** 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).

**Location:** Land to the South of Fitzgerald Road, Bramford, Suffolk

Referring to the consultation on a planning application dated 21 October 2021, referenced above, in the vicinity of the A14, that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.<sup>1</sup>

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk) and may not determine the application until the consultation process is complete.

<b>Signature:</b> S. H.	<b>Date:</b> 10 November 2021
<b>Name:</b> Shamsul Hoque	<b>Position:</b> Assistant Spatial Planner
<b>National Highways</b> Highways England   Woodlands   Manton Lane   Bedford   MK41 7LW	

#### **Annex A National Highway's assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This proposed development application site is located in the westbound direction of the A14, at the north-west side of junction 54 within Bamford area.

I have reviewed the details and information provided in relation to a number of planning conditions (for example, No. 12, 15, 16, 18 and 22). Due to the location and scale of this proposed development site, National Highways do not have any objection to those planning conditions.

In addition, with respect to the reserved matters application (for Appearance, Landscape, Layout and Scale), it is unlikely to have any severe impact upon the A14, part of the Strategic Road Network (SRN).

Therefore, we offer no objection.

Your Ref: DC/21/05669  
Our Ref: SCC/CON/1466/22  
Date: 27 April 2022  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Elizabeth Flood - MSDC

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05669**

**PROPOSAL:** 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).

**LOCATION:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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

The slightly amended layout remains acceptable to the Highway Authority so our previous comments dated 24/01/22 (ref: SCC/CON/0222/22) still apply.

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref: DC/21/05669  
Our Ref: SCC/CON/0222/22  
Date: 24 January 2022  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Elizabeth Flood - MSDC

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05669**

**PROPOSAL:** 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).

**LOCATION:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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

**The proposed layout is acceptable to the Highway Authority.**

All of the necessary highway related conditions were included in the outline permission (DC/19/01401) and whilst the parking and bin collection elements of this proposal are generally acceptable, they do not contain enough details to supersede or fully discharge those conditions (8 and 9).

Condition 18 (landscaping): It should be noted that any trees close to adoptable roads and footways may complicate and/or delay a Section 38 road adoption agreement. Whilst we do not object to the discharge of this condition, the above comments should be noted as it may result in future adoption or planning complications.

No comments on the other conditions listed above.

**Notes:**

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long term maintenance, of the new streets.

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

Please note that this development may be subject to the Advance Payment Code and the addition of non statutory undertakers plant may render the land unadoptable by SCC Highways for example flogas and LPG.

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

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

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

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

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref: DC/21/05669  
Our Ref: SCC/CON/5698/21  
Date: 12 January 2022  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Elizabeth Flood - MSDC

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05669**

**PROPOSAL:** 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).

**LOCATION:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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

Whilst the proposal is now generally acceptable to the Highway Authority, there is a lack of provision for cycle links to existing and future cycle routes from the development. In accordance with LTN1/20, the internal estate roads are considered suitable for cycling but the layout should provide facilities to enable cyclists to transition onto cycle routes from the development as included in Note 4 of the outline planning permission.

Details of how this will be accommodated should be shown in the layout and/or information provided.

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref: DC/21/05669  
Our Ref: SCC/CON/4848/21  
Date: 10 November 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Elizabeth Flood - MSDC

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05669**

**PROPOSAL:** 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).

**LOCATION:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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

**There are a number of highway related issues with the proposed layout:**

1. Pedestrian connectivity:

Most local amenities are located to the north of the development site and in most cases would be accessed via Fitzgerald Road to the north west of the site. The proposed layout does not provide sufficient pedestrian (or cycle links) to the north via footway connections and there are very limited opportunities to access the existing footway network to the north west, due to the footway being set back from the road with the only link being via a narrow PROW that meets the road at an unsuitable crossing location.

It should also be considered how the large area of tree lined verge between the proposed footway and road would be managed in the future, because it is unlikely that the Highway Authority would take on the full extent of this area.



## 2. Development Layout:

These comments only need to be addressed if the estate roads and footways will be adopted by the Highway Authority.

Junction stagger - minimum stagger of 20 metres is required.

Lengths of straight road without speed restraints - no straight lengths exceeding approx. 60 metres are permitted to control vehicle speeds.

Shared surface road junctions - footway crossovers are not suitable as junctions into shared surface roads. The western end junction area of the central shared surface road is not an acceptable radius and the necessary ramp would not be perpendicular to the flow of traffic entering the junction.

Shared surface roads - these require a ramp at the entry point to control vehicle speeds.

Footway provision - estate roads serving this number of dwellings should have footways on both sides of the road and consideration should be given to who will manage large areas of tree lined verge between roads and footways, and whether utilities can be located within these areas.

## 3. Parking:

Triple tandem parking layouts for 4-5 bedroom dwellings onto or close to adoptable roads are shown in several locations. This is not supported.

## 4. Other comments:

Bin collection points at plots 22 - 25 are not shown.

There appear to be several gaps in the internal footpath network, that provides key links and recreational walks within the site.

**Holding objection until the above comments have been addressed.**

Yours sincerely,

**Ben Chester**

**Senior Transport Planning Engineer**

Growth, Highways and Infrastructure

Dear Elizabeth Flood,

Subject: Land To The South Of, Fitzgerald Road, Bramford, Suffolk Ref DC/21/05669 - Reserved Matters Application & Discharge of Conditions Surface Water Drainage (Condition 12)

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/05669.

The following submitted documents have been reviewed and we recommend approval of the reserved matter application and a partial discharge condition 12 a) to f) only at this time:

- Planning Layout Ref BRA3 003 Rev C
- Soft Landscape Proposals 1 of 4 Ref LA5019 002 Rev E
- Soft Landscape Proposals 4 of 4 Ref LA5019 005 Rev E
- Drainage Strategy Ref 216203 P04

#### Condition 12

Concurrent with the submission of the first reserved matters application(s) a surface water drainage scheme shall be submitted to, for approval in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage

system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- Temporary drainage systems

- Measures for managing pollution / water quality and protecting controlled waters and watercourses

- Measures for managing any on or offsite flood risk associated with construction

h. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved in writing by the local planning authority prior to the first occupation of any dwelling any occupation of the development.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

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

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

1. Submit a completed construction surface water management plan (item g) by the principal contractor
  - a. It shall include.
    - i. Construction Surface Water Drainage System Design
    - ii. Construction Management, Maintenance and Remediation Schedules
    - iii. Required Consents (e.g. Land Drainage Act, Environmental Permit etc)
    - iv. Flood Risk Controls
    - v. Pollution, Water Quality & Emergency Control Measures

- vi. Phasing Plan (if required)
- vii. Construction Site Plan showing compounds, material storage areas, temporary site parking et

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

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

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

Sent: 17 December 2021 15:34

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

Subject: MSDC Planning Re-consultation Request - DC/21/05669

Please find attached planning re-consultation request letter relating to planning application - DC/21/05669 - Land To The South Of, Fitzgerald Road, Bramford, Suffolk

Kind Regards

Planning Support Team

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

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of th

**From:** GHI Floods Planning  
**Sent:** 27 October 2021 08:24  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Elizabeth Flood; Grace Waspe  
**Subject:** 2021-10-27 JS reply Land To The South Of, Fitzgerald Road, Bramford Ref DC/21/05669 VAR & DoC

Dear Elizabeth Flood,

Subject: Land To The South Of, Fitzgerald Road, Bramford, Suffolk Ref DC/21/05669 - Reserved Matters Application & Discharge of Conditions Surface Water Drainage (Condition 12)

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/05669.

The following submitted documents have been reviewed and we recommend a **holding objection** to the reserved matter application and a **refusal** to discharge condition 12 at this time:

- Planning Layout Ref BRA3 003 Rev A
- Soft Landscape Proposals 1 of 4 Ref LA5019 002 Rev C
- Soft Landscape Proposals 4 of 4 Ref LA5019 005 Rev C
- Adoptable Drainage General Layout Ref 216203-CCL-XX-00-DR-C-3000 P01
- Adoptable Drainage Surface Water Schedule Ref 216203-CCL-XX-00-DR-C-3005 P01
- Adoptable Drainage Construction Details Sheets 1 Ref 216203-CCL-XX-XX-DR-C-3900 P01
- Drainage Strategy Ref 216203 P03

#### Reserved Matters Application

A holding objection is necessary because the proposed layout and the surface water drainage strategy drawings are different and there needs to be additional information regarding the landscaping of the infiltration basins.

**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. Demonstrate how the basin base will be planted
2. Ensure that the surface water drainage strategy drawings and the proposed layout depicted the same layout

#### Surface Water Drainage (Condition 12)

Concurrent with the submission of the first reserved matters application(s) a surface water drainage scheme shall be submitted to, for approval in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
  - Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
  - Temporary drainage systems
  - Measures for managing pollution / water quality and protecting controlled waters and watercourses
  - Measures for managing any on or offsite flood risk associated with construction
- h. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved in writing by the local planning authority prior to the first occupation of any dwelling any occupation of the development.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

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

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

1. Updated some of the surface water drainage strategy drawings as they do not reflect the proposed planning layout
2. Resubmit the flood exceedance plan to demonstrate where water goes if the infiltration basins design capacity is exceeded
3. Submit a designer's risk assessment for all open SuDs features
4. Submit a construction surface water management plan (item g)).
  - a. A template can be found here, [Construction Surface Water Management Plan | Suffolk County Council](#)

Kind Regards

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



**From:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

**Sent:** 23 Nov 2021 11:58:28

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/05669

**Attachments:**

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

**Sent:** 23 November 2021 11:48

**To:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

**Cc:** GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>

**Subject:** RE: MSDC Planning Consultation Request - DC/21/05669

## **PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE**

**REF: DC/21/05669**

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Bramford Public Footpath 34 and Bramford Public Footpath 35. The Definitive Map for Bramford can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Bramford.pdf>. A more detailed plot of public rights of way can be provided. Please contact [DefinitiveMaps@suffolk.gov.uk](mailto:DefinitiveMaps@suffolk.gov.uk) for more information. Note, there is a fee for this service.

**We have the following comments:**

- **We welcome Bramford Public Footpath 34 being set in a green corridor.**
- **However, where the estate road crosses Bramford Public Footpath 34 dropped curbs are required to ease movement across the road.**
- **In addition, the northern section of Bramford Public Footpath 34 between the path junction immediately east of plot 89, and where Bramford Public Footpath 34 meets the junction of Fitzgerald Road and Vicarage Lane, needs to be tarmac. This is to accommodate the significantly higher footfall the path will receive as a result of this development, with the obvious desire line being towards The Street in Bramford.**

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

1. PROW are divided into the following classifications:

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

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

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

3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
  - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
  - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. **There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

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

Thank you for taking the time to consider this response.

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

**From:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>  
**Sent:** 12 Nov 2021 12:02:29  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/05669 Land to the South of Fitzgerald Road Bramford- Res Matters  
**Attachments:**

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**From:** Water Hydrants <Water.Hydrants@suffolk.gov.uk>  
**Sent:** 12 November 2021 11:34  
**To:** BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>  
**Subject:** FW: DC/21/05669 Land to the South of Fitzgerald Road Bramford- Res Matters

Fire Ref.: F216255

Good Morning,

Thank you for your reminder of the above planning application.

The Suffolk Fire & Rescue Service do not need to comment on the Reserved Matters detailed in this letter. Condition 13 is relevant to us.

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

Thank you.

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

Tel.: 01473 260564  
Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

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



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

**From:** Chris Ward  
**Sent:** 21 October 2021 14:33  
**To:** Elizabeth Flood  
**Cc:** BMSDC Planning Area Team Pink  
**Subject:** RE: MSDC Planning Consultation Request - DC/21/05669

Dear Elizabeth,

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

Kind regards

**Chris Ward**  
Active Travel Officer  
Transport Strategy  
Strategic Development - Growth, Highways and Infrastructure  
Suffolk County Council



Planning Application (DC/21/05669).

Site: Planning Application of up to 115 dwellings at Land to the south of Fitzgerald Road, Bramford, IP8 4AB

Applicant/Agent: Mr Chris Smith for Wintour & Hopkins Homes Ltd. Melton, Woodbridge.

Planning Officer: Ms Elizabeth FLOOD

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice e, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines. **(Suppliers of suitably accepted products can be obtained by visiting [www.securedbydesign.com](http://www.securedbydesign.com).)**

Dear Ms FLOOD

Thank you for allowing me to provide an input for the above Planning Application.

On behalf of Suffolk Constabulary, I have viewed the available plans and would like to register the following comments with regards to Section 17 of the Crime and Disorder Act.

It is good to see that the majority of properties will be back-to-back. I have concerns regarding the parking, in particular where the spacings are set too far back and where there are there five flying freeholds (undercofts) incorporated. Flying freeholds are proven generators of crime, as they allow an offender access with no surveillance.

In its current form with these flying freeholds incorporated the police cannot fully support this development, unless changes are made to reduce the perceived crime levels that is believed these current proposals would generate. Alternative methods should be looked at in order to allow prospective local residents to feel safe and reduce the fear of crime.

I also have concerns regarding the alleys incorporated.

The development is on what is currently open land, with open land on two main sides. However, the area around it is well populated and a busy location. Further details on crime within the area can be found at Para 4.0.

The initial concerns from looking at the basic designs are;

- a) **There are five flying freeholds incorporated** at plots 1-2: plots 11-12; plots 13-14; plots 78-79 and plots 110-111. Flying freeholds are proven generators of crime, with no surveillance and they allow offenders easy access.
- b) **It looks like a number of on plot parking spaces appear to be set back too far** that include plots 5, 6, 8, 9-10, plots 34-35, 37, plots 40-45, 47, plots 72-77, 86-89, 91-93 and 114. The police do not recommend on plot parking spaces being too far back, as they open the side of properties to allow offenders to enter these areas and up to the rear gates of properties usually unobserved. (SBD Homes 2019, pages 22-23, paras 16.1-16.2 and 16.6 refer).
- c) **There are two rear parking courtyards, along with a number of single plots that have rear parking incorporated.** Plots 22-25 have rear parking and whilst there are floor plans listed the actual plans state they are for plots 177-180. The plans show active rear kitchen windows, but are these plans for plots 22-25? Whether or not the rear windows will be active the two visitors parking spaces and rear parking for plot 25, along with rear parking for plots 29-30 are also a real concern. In their current form plots 29-30 have no surveillance for their vehicles and the design opens up the rear of plots 2-3 and plots 28-29 to be more vulnerable to unlawful incursion. Plot 39 has rear parking. There is a rear parking court for plots 59-60 and 65-66. **Rear parking is discouraged by police as these areas tend to have no surveillance** and can place the fear of crime upon a vehicle

owner during the winter months when these areas tend to be in darkness (SBD Homes 2019 (V2), page 22, para 16.3 refers).

- d) **There are a number of parking spaces that are sighted too far to the side of their respective plots, which include plots 26, 32, 36, 58, 69, 82, 84.**
- e) **It is a documented fact that where parking spaces are either too far from respective properties or in short supply, such problems usually lead to antisocial behaviour,** either from residents frustrated at not being able to park within their own living space, or from visitors, particularly any who may have parked there in the past and now find it difficult to do so. The resulting problems that such shortages produce include antisocial behaviour, either verbal or physical, along with criminal damage, graffiti and assault. There is a thesis by prominent college professor, Rachel Armitage, from the University of Huddersfield on parking and antisocial behaviour, for further details use the following link:[https://live-cpop.ws.asu.edu/sites/default/files/problems/parking\\_garage\\_theft/PDFs/Car%20Parking\\_Crime\\_and\\_Anti\\_Social.pdf](https://live-cpop.ws.asu.edu/sites/default/files/problems/parking_garage_theft/PDFs/Car%20Parking_Crime_and_Anti_Social.pdf) **One of the main findings of this report stated “Developments must have allocated car parking spaces for visitors and the design allocation of on street and communal parking must take care to avoid neighbour disputes”.**
- f) **There are six alleys incorporated,** which are a concern:
- I. By plot 21 to access plot 20, backing onto the enclosed rear parking for visitors and plot 25, also opening up the rear of plots 6-7 to be more susceptible to unlawful incursion.
  - II. By plots 75-76, to access the rear of plots 62-63, making all the rear of these properties and plots 48-49 more vulnerable to unlawful incursion.
  - III. By the rear of plots 84-86, to access the rear of plots 82-83, making these and the rear of plot 87 more vulnerable to unlawful incursion.
  - IV. By the rear of plots 92-94 to access the rear of plot 95, making these and the rear of plots 97 and plots 100-101 more vulnerable to unlawful incursion.
  - V. By the side of plot 102 to access the rear of plot 103, making these and the rear of plot 91 more vulnerable to unlawful incursion.
  - VI. Finally by the rear of plots 110-111 to access plots 108-109, making these and the rear of plots 106 and 112 more vulnerable to unlawful incursion.
- g) **It is good to note from the boundary plan that a number of vulnerable areas that could be used for unauthorised off-road parking will be prevented by post and rail.** There is no post and rail indicated for around the Suds Basin area on the central southern side. It would be preferred if this area was also bordered off with something similar to post and rail (SBD Homes 2019 (V2) pages 18-21, at Paras 10-1-10.94 refer).
- h) **The northern rear sides of plots 91 and plots 102-104 do not show how these border lines will be perimetered off,** I take it they too will have 1,8m close boarded fencing, as they will border land towards the local church and there is a pathway along the eastern side (SBD Homes 2019, page 15 at Para 8.9 refers). **Research has shown that 85% of unlawful entries occur via the rear of a property** (SBD Homes 2019 (V2) page 15, Para 8.9 and pages 21-22, at Paras 13.1-13.2 refer).
- i) **There is no lighting plan, so it is not known how the area will be lit? There are three main pedestrian walkways leading up from the southern area.** Footpaths must have clear lines of sight and adequate luminescence at critical points, especially where paths connect in order to make users feel safe to use them and if there is to be any vegetation either side of these pathways, it needs to be low lying and regularly maintained to prevent offenders hiding behind them. All footpaths should be at least 3m wide to allow people to pass one another without infringing personal space and to accommodate passing wheelchairs, cycles and mobility scooters (SBD Homes 2019 (V2), pages 14-17 refer).
- j) **Where footpaths join existing roads, or other pathways, they need to be well lit in accordance with BS5489:2020 to provide reassurance that people will feel safe and not fearful of using such areas.** (<https://www.securedbydesign.com/guidance/research-case-studies-guidance/lighting-against-crime/viewdocument/36> refers). (SBD Homes 2019 (V2), pages 16-17, paras 8.19-8.21 and pages 25-26, Paras 18.1-18.6 refer).

k) **There needs to be good security around the pumping station.**

The role of a Design Out Crime Officer (DOCO) within Suffolk Police is to ensure that new developments are designed to minimise the opportunity for crime to occur which in the main is through the analysis method of Crime Prevention Through Environmental Design (CPTED) which is an analysis that is adopted for every proposed planning application no matter what the scheme. Further information on CPTED can be found at [Crime prevention through environmental design - Wikipedia](#) or [Crime Prevention Through Environmental Design – Design For Security](#) Which is backed up by further security principles through the national Police Secure By Design (SBD) methodology. Further information on Secure By Design can be found at [Secured By Design](#)

Suffolk Police also provide an interpretation of the basic Principles of Secured by Design outlined in their “Residential Design Guide” at [Design Guide New Format \(suffolk.police.uk\)](#)

## 1.0 **GENERAL INFORMATION**

- 1.1 **Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.**
- 1.2 **Any cycle storage areas should be designed in line with Secure By Design guidelines and have the use of ground anchors or a shed shackle (SBD Homes 2019 (V2), pages 68-69, Paras 56.1-57.3 refer).**
- 1.3 **The design should look at techniques and principles to assist with the orientation and navigation of the site, creating identifiable spaces to discourage and minimise the risk of crime and Anti-Social Behaviour through natural and informal surveillance.**
- 1.4 **In particular the detailed design should take account of the following principles:**
  - **Access and movement:** *Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
  - **Structure:** *Places should be structured so that different uses do not cause conflict with no recesses, or obstacles for an offender to hide.*
  - **Surveillance:** *In places where all publicly accessible spaces are overlooked CCTV should be co-ordinated within the lighting and landscape design. Lighting design should be co-ordinated with a CCTV installation and the landscape design to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.*
  - **Lighting:** *Lighting should be designed to conform to BS 5489-1:2020 and light fittings should be protected where vulnerable to vandalism. The colour rendering qualities of all lamps should be to SBD standard of a minimum of at least 60Ra on the colour rendering index.*
  - **Ownership:** *Places that promote a sense of ownership, respect, territorial responsibility and community.*  
**Physical protection:** *Places that include necessary, well-designed security features.*
  - **Activity:** *Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.*
  - **Management and maintenance:** *Places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.*

## 2.0 **SECURE BY DESIGN (SBD)**

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of a Design Out Crime Officer within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a ‘fortress environment’.

It would be good to see the development, or at least the Social Housing element built to Secured by Design SBD Homes 2019 accreditation.

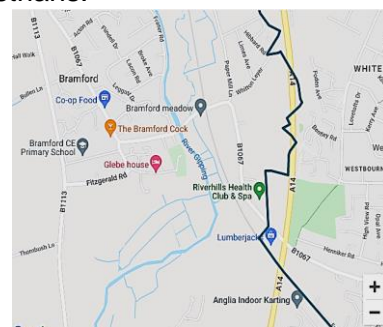
A further downloadable document can be obtained using the following link:  
[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019\\_NEW\\_version\\_2.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf)

### 3.0 REFERRALS

- 3.1 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to prevent crime and dis-order.
- 3.2 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.3 The Suffolk Design Guide for Residential Areas- Shape of Development – (Design Principles Security) Looking at the careful design of a new development in regard to landscaping, planting and footpaths.
- 3.4 Department for Transport – Manual for Streets (Crime Prevention) The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

### 4.0 CRIME STATISTICS FOR POST CODE AREA IP8 4AY

- 4.1 The crime figures for this area have been obtained from the Suffolk Police Crime Computer base and the National Police Crime Mapper web. The Police Crime Mapper Web site is available for any member of the public using the following link: [Hadleigh | Police.uk \(www.police.uk\)](http://www.police.uk) or Suffolk Observatory for Bramford at the following link: [Suffolk - Overview - Ward | Bramford | InstantAtlas Reports \(suffolkobservatory.info\)](http://suffolkobservatory.info)



- 4.2 The graph right indicates a breakdown of the offences committed around this area between August 2021 to January 2022, totalling 46 offences, the majority relating to Violent and Sexual offences which totalled 31 offences. Followed by Antisocial Behaviour totalling 6 offences.

Offence	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021	Jan 22
Burglary/Theft		1	1	2		nil
Robbery						nil
Vehicle Crime						nil
Criminal Damage/Arson						nil
ASB/Public Order/Harrasmt		1	3	2		nil
Violent & Sexual Offences	5	5	3	10	8	nil
Shoplifting						nil
Drugs					2	nil
Other Offences		1		1	1	nil
Grand Totals	5	8	7	15	11	nil

### 5.0 FINAL CONCLUSION

To reiterate, concerns around this development are:

- a) There are five flying freeholds incorporated at plots 1-2; 11-12; 13-14; 78-79 and plots 110-111. Flying freeholds are proven generators of crime.
- b) There are twenty-nine plots that have parking set too far back to allow offenders access into their areas.
- c) There are two rear parking courtyards, along with a number of single plots that have rear parking incorporated. Plots 22-25 have rear parking and whilst there are floor plans listed the actual plans state they are for plots 177-180. There are two visitors parking spaces by rear parking for plot 25. Along with rear parking for plots 29-30; 39 59-60 and 65-66. Rear parking is discouraged by police as these areas tend to have no surveillance.
- d) There are a number of parking spaces that are sighted too far to the side of their respective plots, which include plots 26, 32, 36, 58, 69, 82, 84.
- e) There are six alleys incorporated by plot 21 to access plot 20 and this alley backs onto enclosed rear parking for visitors and plot 25. An alley the rear of plots 75-76, to access the rear of plots 62-63. By the rear of plots 84-86, to access the rear of plots 82-83. By the rear of plots 92-94 to access the rear of plot 95. By the side of plot 102 to access the rear of plot 103. Along with by the rear of plots 110-111 to access plots 108-109. The inclusion of these alleys makes all the rear of all these properties and the properties around the more vulnerable to unlawful incursion.
- f) It would be preferred if the Suds Basin area on the central southern side is also be fenced off with something like post and rail?



- g) The northern rear sides of plots 91 and plots 102-104 do not show how these boundary lines will be perimetered off, I take it they too will have 1.8m close boarded fencing, as they will border land towards the local church and there is a pathway along the eastern side.**
- h) There is no lighting plan, so it is not known how the area will be lit? There are three main pedestrian walkways leading up from the southern area. Footpaths must have clear lines of sight and adequate luminescence at critical points, especially where paths connect in order to make users feel safe to use them and if there is to be any vegetation either side of these pathways, it needs to be low lying and regularly maintained to prevent offenders hiding behind them. All footpaths should be at least 3m wide to allow people to pass one another without infringing personal space and to accommodate passing wheelchairs, cycles and mobility scooters.**
- i) Where footpaths join existing roads, or other pathways, they need to be well lit in accordance with BS5489:2020 to provide reassurance that people will feel safe and not fearful of using such areas.**
- j) There needs to be good security around the pumping station.**

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates preferred crime reduction elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

If you wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely



Phil Kemp  
Designing Out Crime Officer,  
Western and Southern Areas,  
Suffolk Constabulary, Raingate Street,  
Bury St Edmunds, Suffolk, IP33 2AP.

**From:** Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>  
**Sent:** 12 Nov 2021 01:11:40  
**To:**  
**Cc:**  
**Subject:** DC/21/05669 Land to the South of Fitzgerald Road Bramford- Res Matters  
**Attachments:**

---

**From:** BMSDC Heritage Team Mailbox <heritage@babberghmidsuffolk.gov.uk>  
**Sent:** 11 November 2021 16:02  
**To:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>  
**Subject:** RE: DC/21/05669 Land to the South of Fitzgerald Road Bramford- Res Matters

Good Afternoon,

No comments to be made by the heritage team.

Kind Regards

Kirsty Nicholls

(Part Time) Technical Support Officer- Development Management

### **Sustainable Communities**

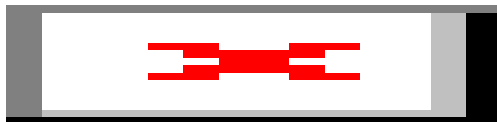
Working for Babergh District Council and Mid Suffolk District Council

Tel: 0300 1234000 For all Council services

Email: [planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)

Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**\*Please note, the advice given in this email is informal advice only. Should you wish to obtain formal advice please visit our website <https://www.midsuffolk.gov.uk/planning/> where there are a number of options available. Please be aware formal advice is chargeable.\***



Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email

**From:** BMSDC Planning Mailbox <[planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)>  
**Sent:** 11 November 2021 15:33  
**To:** BMSDC Planning Area Team Pink <[PlanningPink@babberghmidsuffolk.gov.uk](mailto:PlanningPink@babberghmidsuffolk.gov.uk)>  
**Subject:** DC/21/05669 Land to the South of Fitzgerald Road Bramford- Res Matters

Good Afternoon ,

We would have sent yourself a consultation request for the above application on 21/10/2021. Your consultation request is due to expire on the 11/11/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

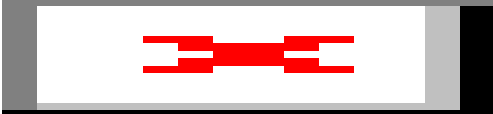
**Vanessa Pannell**  
(Part Time) Technical Support Officer- Development Management

**Sustainable Communities**  
Working for Babergh District Council and Mid Suffolk District Council

Tel: 01449 724547  
Tel: 0300 1234000 For all Council services

Email: [planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**\*Please note, the advice given in this email is informal advice only. Should you wish to obtain formal advice please visit our website <https://www.midsuffolk.gov.uk/planning/> where there are a number of options available. Please be aware formal advice is chargeable.\***



The Public Sector Transformation Awards

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email

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

**Sent:** 09 Nov 2021 01:44:31

**To:**

**Cc:**

**Subject:** FW: (299656) DC/21/05669. Land Contamination

**Attachments:**

---

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

**Sent:** 09 November 2021 11:26

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

**Cc:** Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>

**Subject:** (299656) DC/21/05669. Land Contamination

**EP Reference: 299656**

**DC/21/05669. Land Contamination**

**Land To The South Of, Fitzgerald Road, Bramford, IPSWICH, Suffolk.**

**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 ...**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no further comments to make with respect to land contamination over those made at the outline planning application stage.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://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:** Susan Lennard  
**Sent:** 08 November 2021 12:23  
**To:** Elizabeth Flood  
**Cc:** BMSDC Planning Area Team Pink  
**Subject:** APPLICATION: DC/21/05669

**APPLICATION: DC/21/05669**

**OUR REFERENCE: 299657**

**PROPOSAL: Reserved Matters following granting 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).**

**CONSULTEE COMMENTS IN RESPECT OF NOISE, ODOUR, LIGHT, SMOKE.**

Dear Sirs

I write with regard to the above application for planning approval. Having reviewed the application documentation and original application I understand that;

- Outline planning permission was granted in 2019 under **DC/19/01401** FOR which relates to the reserved matters following the outline permission and details regarding Conditions 1 – 2 (appearance, landscaping and layout), Condition 12 (Surface Water), Condition 15 (Landscape and ecological management plan), Condition 16 (Biodiversity strategy) Condition 18 (landscaping) and condition 22 (Housing mix).
- A noise assessment was submitted with the outline proposal by SRL Technical Services, report number C14740A/T01/TWR, dated 13/06/2018 which outlined that
  - The dominant noise source affecting the proposed development is road traffic from the B1113 (Lorraine Way). The dwellings to the north will also be exposed to road traffic noise from Fitzgerald Road. Noise from the A14 (more than 700m to the west) is audible during lulls in road traffic on Lorraine Way and Fitzgerald Road.
  - The criteria for indoor ambient noise levels for proposed dwellings facing Lorraine Way and Fitzgerald Road can be met by installing standard thermal double-glazing windows and non-acoustic trickle ventilators. The criteria for indoor ambient noise levels for dwellings which are shielded from the roads can be achieved with open windows. This is subject to the final layout of the scheme.
  - Noise levels in external living areas are predicted to be within the recommended criteria.
- Environmental protection provided comments in respect of this outline application with regard to noise as follows;

***'The Final layout of the scheme should be designed to meet the recommendations in the SRL report to ensure that the internal and external noise levels are within the BS***

**8233:2014 criterion for both internal ambient noise levels and those for outdoor amenity spaces. I would suggest that a condition requiring pre-occupation independent testing would be required to ensure that WHO and BS8233 internal values are met'.**

There was also a requirement for a Construction Management Plan to be submitted. No details have been provided to this as per Condition 7 DC/19/01401..

Having regard to the above, we would recommend the following conditions;

## **CONDITION**

### **NOISE**

All noise mitigation measures undertaken in connection with this application shall be implemented in accordance with the recommendations within the SRL Technical Services, report number C14740A/T01/TWR, dated 13/06/2018 and shall ensure that **internal and external noise levels are within the BS 8233:2014 criterion for both internal ambient noise levels and those for outdoor amenity spaces** . Furthermore we shall require confirmation of this by way of pre-occupation independent testing to ensure that WHO and BS8233 internal values are achieved. Should the post testing and measurements demonstrate mitigation does not accord to the agreed levels a further migration scheme shall be submitted to and agreed in writing by the LPA to be undertaken prior to first occupation of the dwellings.

## **CONDITION**

### **CONSTRUCTION MANAGEMENT PLAN**

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Details of the scheduled timing/phasing of the development for the overall construction period
- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)
- protection measures for footpaths surrounding the site
- Loading and unloading of plant and materials
- Wheel washing facilities
- Lighting
- Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials
- Waste storage and removal
- Temporary buildings and boundary treatments
- Dust management measures
- Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.
- Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;
- Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

**Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.**

#### **CONDITION**

##### **CONSTRUCTION HOURS**

The hereby permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

#### **CONDTION**

##### **BURNING**

No burning shall take place on site during the site clearance/demolition or construction phases of the development.



**From:** Jennifer Lockington  
**Sent:** 03 November 2021 09:51  
**Subject:** DC/21/05669 - Air Quality

Dear Elizabeth

YOUR REF: 21/05669

OUR REF: 299655

**SUBJECT:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk  
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).

**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**

**From:** Peter Chisnall  
**Sent:** 01 November 2021 18:15  
**To:** BMSDC Planning Area Team Pink; Elizabeth Flood  
**Subject:** DC/21/05669

Dear Elizabeth,

**APPLICATION FOR RESERVED MATTERS - DC/21/05669**

**Proposal:** 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).

**Location:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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

Conditions 8 and 21 would be relevant to my response, they are not included in this application therefore I have no comments to make.

Thanks

Regards,

Peter

**Peter Chisnall**, CEnv, MIEMA, CEnvH, MCIEH  
Environmental Management Officer  
**Babergh and Mid Suffolk District Council - Working Together**

From: BMSDC Public Realm Consultation Mailbox  
Sent: 03 November 2021 15:13  
To: BMSDC Planning Area Team Pink  
Subject: RE: MSDC Planning Consultation Request - DC/21/05669

Public Realm Officers have no objection to this development as the level of open space and play provision is appropriate for this location. We welcome the natural grassland and native hedgerow choices. We would recommend that any new hedging is planted at a sufficient distance from garden fences so that householders have a maintenance strip between the hedge and their fence. This also prevents the hedge from damaging the fences as it grows.

Regards

Dave Hughes  
Public Realm Officer



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

10/11/2021

For the attention of: Elizabeth Flood

**Ref: DC/21/05669; Land To The South Of, Fitzgerald Road, Bramford, Suffolk**

Thank you for re-consulting us on the 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).

This response relates to revised plans and documents submitted 16/12/2021. Several points raised in our previous letter are still to be resolved, as listed below:

- Materials have now been specified for the circulatory footpaths, however we would recommend that the entirety of PROW 3156 should be the same material for continuity and to help direct the users along its length through the site.
- It is still our recommendation that where private gardens of plots abut the public realm and no external planting is provided to provide offset that these boundaries should be formed of 1.8m high walls. We recommend that the boundaries be reviewed and revised accordingly.
- We welcome the indicative section in the Drainage report, though would recommend that sections of this site are submitted showing the context of the basins. Furthermore proposed finished levels of the site are yet to be provided.
- The previously raised point regarding tree lined streets has not been addressed.
- Details of inlets and outlets for the SuDS basins are still to be provided.

We are still unable to support this application to discharge of Reserved Matters, Conditions 15 and 18. If you have any queries regarding the matter raised above, please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

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

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



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

10/11/2021

For the attention of: Elizabeth Flood

**Ref: DC/21/05669; Land To The South Of, Fitzgerald Road, Bramford, Suffolk**

Thank you for consulting us on the 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).

This response relates to the Reserved Matters of landscaping and concurrent discharge of Condition 15 Landscape and Ecological Management Plan and Condition 18 Landscape. Currently the application is not supported by the submission of a LEMP, there is information missing and there are discrepancies between several drawings for example the surface treatment of paths, location of features such as swales. We recommend that these are review and amended as necessary prior discharge of the above conditions.

Further to this we have the following comments in relation to the landscape of the proposed scheme:

- House type 886 Flat over garage is not provided with the house types drawings, therefore we are unable to assess the relationship to the private garden space provided.
- Surface materials for the circulatory footpaths within the POS needs to be confirmed, the materials will inform the aesthetic nature of the space, influence the year round use of the network and have an impact on surface water management . Formal routes should be placed to meet a connection need and should join the roadside network within the housing areas.
- Where plot boundaries abuts the public realm we would recommend the use of 1.8m high walls instead of timber fencing.
- No indication of proposed changes in levels have been provided.
- We are satisfied that the plant species chosen are suitable for the development however we would prefer to see the proposed trees planted at a variety of sizes depending on whether they are pioneering or successional species. Where trees are used within hard landscaped areas or as feature/focal points, we would advise that heavy/extra heavy standards are used with appropriate tree pit construction and support.
- A significant proportion of the street trees on approved the Indicative Landscape Masterplan have not been translated onto the details landscape proposals. The opportunity to provide

tree-line streets as recommended by NPPF Paragraph 131 has been missed.

- The inclusion of the existing boundary hedge with the plots of 91,102-104 and 115 raises concerns with regards to maintenance and future retention, therefore, should be avoided.
- Subject to ecological advice we would recommend the following species mix for the proposed native mixed hedge:
  - 60% Hawthorn (*Crataegus monogyna*)
  - 20% Field maple (*Acer campestre*)
  - 10% Hazel (*Corylus Avellana*)
  - 5% Trees (wild cherry, oak or hornbeam)
  - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
- The SuDS systems proposed is heavily engineered, in order to reduce the need for engineered surface water management solutions and improve the green infrastructure and ecological offering we recommend:
  - that the proposed impervious 'tar spray & shingle' should be changed to a permeable surface such as block paving or a specification permeable bonded aggregate.
  - the opportunity to provide roadside side swales and bioretention within the verges should be more fully explored, especially within the area marked as "green/blue infrastructure" on Dwg Ref: BRA3-022-RevA External Works.
- No details of appearance of the inlets and outlets for the SuDS basins were noted. The aesthetic appeal of the attenuation areas play an important role in ensuring it is integrated within green open spaces and provides multiple benefits. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. A standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided.
- No provision for vehicular access to the SuDS basins for maintenance is evident on the plans.
- The swale proposed with the Drainage Strategy (Dwg Ref 216203\_CCL\_XX\_00\_DRC\_3110\_P03) is not evident within the Soft Landscape Proposals. In order to improve the visual amenity and biodiversity we would expect to see a level of planting associated with the feature.

In light of the above comments we are currently unable to support the application to discharge of Reserved Matters, Conditions 15 and 18.

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

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

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

## Consultation Response Pro forma

### Mid Suffolk

<b>1</b>	<b>Application Number</b>	DC-21-05669 – Land To The South Of, Fitzgerald Road, Bramford. Planning Officer: Elizabeth Flood – Reserved Matters																																
<b>2</b>	<b>Date of Response</b>	03.05.22																																
<b>3</b>	<b>Responding Officer</b>	Name:	SACHA TILLER																															
		Job Title:	HOUSING ENABLING																															
		Responding on behalf of...	HOUSING STRATEGY																															
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>Looking at the information that has been submitted by the applicant as of 03.05.22 it appears that the affordable houses mirror what was published in our response and agreed on 11<sup>th</sup> November 2021.</p> <p>Looking at the latest submission the only change seems to be that the Flat over car part has been replaced with 2 x Houses - which we are in agreement with.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Tenure</th> <th style="width: 15%;">Number of units</th> <th style="width: 35%;">Bedrooms and Occupants</th> <th style="width: 25%;">Minimum Size (GIA)</th> </tr> </thead> <tbody> <tr> <td rowspan="6" style="vertical-align: top;">29 x Affordable Rent</td> <td style="text-align: center;">4</td> <td>1b2p Flat</td> <td style="text-align: center;">50</td> </tr> <tr> <td style="text-align: center;">2</td> <td>1b2p House</td> <td style="text-align: center;">50</td> </tr> <tr> <td style="text-align: center;">2</td> <td>2b4p Flat <del>over car port</del> Houses</td> <td style="text-align: center;">70</td> </tr> <tr> <td style="text-align: center;">3</td> <td>2b4p Bungalow</td> <td style="text-align: center;">70</td> </tr> <tr> <td style="text-align: center;">11</td> <td>2b4p House</td> <td style="text-align: center;">79</td> </tr> <tr> <td style="text-align: center;">7</td> <td>3b5p Houses</td> <td style="text-align: center;">93</td> </tr> <tr> <td rowspan="2" style="vertical-align: top;">11 x Shared Ownership</td> <td style="text-align: center;">6</td> <td>2b4p Houses</td> <td style="text-align: center;">79</td> </tr> <tr> <td style="text-align: center;">5</td> <td>3b5p Houses</td> <td style="text-align: center;">93</td> </tr> </tbody> </table>			Tenure	Number of units	Bedrooms and Occupants	Minimum Size (GIA)	29 x Affordable Rent	4	1b2p Flat	50	2	1b2p House	50	2	2b4p Flat <del>over car port</del> Houses	70	3	2b4p Bungalow	70	11	2b4p House	79	7	3b5p Houses	93	11 x Shared Ownership	6	2b4p Houses	79	5	3b5p Houses	93
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

5	<p><b>Discussion</b> 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>	Therefore we have no further comments to make on this matter as present.
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	Should this change then planning permission should be re-sought.

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.





21<sup>st</sup> March 2022

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

By email only

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

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**Application:** DC/21/05669  
**Location:** Land To The South Of Fitzgerald Road Bramford Suffolk  
**Proposal:** 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).

Dear Elizabeth,

Thank you for re-consulting Place Services on the above Reserved Matters and Discharge of Condition application. It is highlighted that our comments on the conditions specifically relate to Condition 15 (Landscape and Ecological Management Plan) and Condition 16 (Biodiversity Enhancement Strategy)

**Relevant Conditions**

15. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN  
Concurrent with the first submission of reserved matters a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organisation responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that



conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

#### 16. CONCURRENT WITH RESERVED MATTERS: BIODIVERSITY ENHANCEMENT STRATEGY

Concurrent with the first submission of reserved matters a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to the local planning authority which shall following the recommendations of the Phase 2 Ecological Surveys and Assessment (Southern Ecological Solutions, February 2019) concurrent with the application for the first reserved matters. 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 of enhancement shall thereafter be implemented in accordance with the approved details and the enhancements shall be retained in in accordance with that strategy thereafter.

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

#### **Summary**

We have re-assessed the Preliminary Ecological Appraisal, Phase 2 Ecological Surveys and Assessment & Shadow Habitats Regulations Assessment Report (Southern Ecological Solutions Ltd, February 2019), provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected & Priority Species/Habitats.

Furthermore, we have reviewed the submitted documents for this application, including the Soft Landscape Proposals – Rev F (IDP Landscape Ltd, April 2021). In addition, we have reviewed the Landscape & Ecological Management Plan (IDP Landscape Ltd, December 2021) submitted to meet the requirements of condition 15, as well as the Biodiversity Enhancement Strategy (IDP Landscape Ltd, October 2021) submitted to meet the requirements of condition 16.

It is indicated that we still support the conclusions and recommendations contained within the Phase 2 Ecological Surveys and Assessment (Southern Ecological Solutions Ltd, February 2019), as the site consists of agricultural land and the potential impacts to protected and priority species can still be predicted with sufficient certainty.

In addition, we are pleased that measures to avoid an adverse impact from the development (either alone or in combination with other plans and projects) to the Stour and Orwell Estuaries SPA and Ramsar Site will be implemented for this development. This has been outlined via the provision of a Habitat Regulation Assessment (HRA) provided by Mid Suffolk District Council. This will include the



provision of a financial contribution in line with the Suffolk Coasts RAMS, which will be secured via Part 4 of the S.106 agreement, as well as the provision of onsite measures within the development. However, we note that the Landscape Proposals – Rev F (IDP Landscape Ltd, April 2021) does not indicate that the provision of signage and dog waste bins. As a result, we recommend that an updated plan is submitted or that a prior to occupation condition is implemented to secure the finalised details, locations and maintenance of these features.

We also support the proposed soft landscaping for this development, as well as the planting schedule and specification that have been incorporated for this scheme. We are particularly pleased to see the provision of a wet attenuation basin, with an appropriate marginal planting mix for this feature. However, we do encourage the provision of shallow undulating sides on at least one side of the basin (e.g. max 1:3 slope), as well as uneven surfaces and convoluted edges to allow varied aquatic plant growth. This is recommended within the attenuation basin because this will provide the greatest habitat value, by providing optimal shelter, food and foraging and breeding opportunities for a variety of wildlife species, whilst also increasing the aesthetic of the SuDs feature. Furthermore, we also support the aftercare of the soft landscaping plan, as outlined within the Landscape & Ecological Management Plan (IDP Landscape Ltd, December 2021).

In addition, we support the submitted reasonable biodiversity enhancements, as contained within the Biodiversity Enhancement Strategy (IDP Landscape Ltd, October 2021). This includes appropriate locations, heights and orientations for bird, bat and insect boxes / integrated bricks, log piles, and hedgehog highways, as well as suitable installation and aftercare measures for these features.

However, we do encourage the developer to have the finalised soft landscaping plans to be supported by a Biodiversity Gain Assessment. The Biodiversity Gain Assessment should contain the use of the DEFRA Biodiversity Metric 3.0 (or any successor) and should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)<sup>1</sup>. This is necessary to clearly demonstrate measurable net gains for biodiversity in line with paragraph 174d & 180d of the NPPF 2021.

Furthermore, it is highlighted that a wildlife friendly lighting scheme must also still be provided prior to occupation for this application (as required under condition 17 of the outline consent). This should follow ILP Guidance<sup>2</sup> and a professional ecologist should be consulted to advise the lighting strategy for this scheme. In addition, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- An isolux plan should be provided to demonstrate that lighting is directed away from Environmentally Sensitive Zones. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.

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

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



- Warm White lights (<3000k) should be used near to Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields should be considered to prevent horizontal spill.

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

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

### **Recommend Condition**

#### **1. PRIOR TO OCCUPATION: DELIVERY OF ONSITE MEASURES IN LINE WITH THE APPROVED HABITATS REGULATIONS ASSESSMENT**

*“On site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.*

*The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:*

- a) Purpose and conservation objectives for the proposed measures;*
- b) Detailed designs of the interpretation board, leaflets and dog waste bins;*
- c) Locations of proposed interpretation boards by appropriate maps and plans; and*
- d) details of initial aftercare and long-term maintenance of these features (where relevant).*

*The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”*

**Reason:** To avoid Adverse Effects to Site Integrity from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

### **Recommended action for Conditions 16 and 17**

Subject to the full implementation of the Landscape & Ecological Management Plan (IDP Landscape Ltd, December 2021) and the Biodiversity Enhancement Strategy (IDP Landscape Ltd, October 2021), we recommend that condition 16 and 17 should be discharged in full at an ecological perspective.



Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

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

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

# Consultee Comments for Planning Application DC/21/05669

## Application Summary

Application Number: DC/21/05669

Address: Land To The South Of Fitzgerald Road Bramford Suffolk

Proposal: 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).

Case Officer: Elizabeth Flood

## Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## Comments

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

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

We note that some bungalows are to be provided and these should also meet Part M4(2) to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

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

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

**From:** Planning Liaison  
**Sent:** 30 October 2021 07:12  
**To:** BMSDC Planning Area Team Pink  
**Subject:** Land To The South Of, Fitzgerald Road, Bramford, Suffolk - DC/21/05669

Dear Elizabeth,

Our Reference: PLN-0134340

Please see below our response for the planning application- Land To The South Of, Fitzgerald Road, Bramford, Suffolk - DC/21/05669

Foul Water

N/A

Surface Water

We have reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

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

Kind Regards,  
Sushil



**Planning & Capacity Team**  
Development Services

Philip Isbell – Chief Planning Officer  
Sustainable Communities

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

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## OUTLINE PLANNING PERMISSION

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

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### Correspondence Address:

Mr Paul Sutton  
Strutt And Parker  
66-68 Hills Road  
Cambridge  
CB2 1LA

### Applicant:

Mrs R M Wintour & Hopkins Homes Ltd  
Hopkins Homes Limited  
Melton Park House  
Melton  
Woodbridge  
IP12 1TJ  
UK

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**Date Application Received:** 21-Mar-19

**Application Reference:** DC/19/01401

**Date Registered:** 22-Mar-19

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### Proposal & Location of Development:

Outline Planning Application (some matters reserved)- Residential development of up to 115 dwellings and access, including open space and landscaping.

Land To The South Of, Fitzgerald Road, Bramford, Suffolk

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### Section A – Plans & Documents:

This decision refers to drawing no./entitled 003G SITE PLAN received 17/03/2020 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 003G SITE PLAN - Received 17/03/2020

Indicative Planning Layout 001 - Received 16/04/2020

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### Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:



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

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved. The reserved matters application shall be in general accordance with the Indicative Planning Layout 001 and Indicative Landscape Masterplan GUA-DR-L-001 REV P01.

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

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

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority. The reserved matters shall be in general accordance with the Indicative Landscape Masterplan accompanying the Outline application and all/any areas of difference therewith shall be clearly indicated within the application for approval of the Reserved Matter to which they relate.

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

3. APPROVED PLANS & DOCUMENTS

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

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

4. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - HIGHWAYS

Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall together with a timetable for their delivery be submitted to and approved in writing by the Local Planning Authority. The agreed details shall thereafter be implemented as approved concurrent with the timetable as approved .

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

5. ACTION REQUIRED BEFORE USE OF ACCESS - HIGHWAYS - VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided with an X dimension of 2.4m and a Y dimension of 70m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall thereafter be erected, constructed, planted or permitted to grow within the areas of the visibility splays at all times the access is available to use.

Reason - In the interests of highways safety and to safeguard safe and suitable access at all time.

6. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - HIGHWAYS - SURFACE WATER DISCHARGE

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form at all times the access is available to use.

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

7. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - CONSTRUCTION MANAGEMENT PLAN REQUIRED

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:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of operations/construction and deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety

- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials and location and management of wheel washing facilities,
- location and nature of compounds and storage areas (including maximum storage heights)

The construction management plan shall include appropriate contact details of site management operatives to enable direct and immediate liaison at all times the site is under construction.

Reason: In the interest of local amenity and highway safety to avoid the hazard caused by construction traffic and mud etc on the highway. To ensure minimal adverse amenity and other adverse impact on the the community and local residents and other public highway users at all times during the construction phase. To safeguard safe and suitable access for all persons using the highways in the locality of the site during the construction phase.

8. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - HIGHWAYS & ELECTRIC VEHICLE CHARGING

Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging points and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the occupation of the dwelling to which those details relates and the details as agreed and delivered shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety. To enable the provisions of electric vehicle charging in the interests of sustainable development and transport.

9. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - BIN PRESENTATION AREAS

Before the development is commenced details of the areas to be provided for presentation and storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the occupation of the dwelling to which those details relates and the areas as agreed and delivered shall be retained thereafter and used for no other purpose.

Reason: To ensure the appropriate provision for occupier waste management as an element of good design within the development and to ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

10. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place on 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. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

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

11. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

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 as may be agreed by the Local Planning Authority. Provision shall be 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.

12. CONCURRENT WITH RESERVED MATTERS - SURFACE WATER DRAINAGE SCHEME

Concurrent with the submission of the first reserved matters application(s) a surface water drainage scheme shall be submitted to, for approval in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with

topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- Temporary drainage systems

- Measures for managing pollution / water quality and protecting controlled waters and watercourses

- Measures for managing any on or offsite flood risk associated with construction

h. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved in writing by the local planning authority prior to the first occupation of any dwelling any occupation of the development.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

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

### 13. ACTION REQUIRED PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants and a timetable for their provision shall have been submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be delivered in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

### 14. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

Concurrent with and not later than the commencement of development the relevant mitigation measures and/or works shall be carried out in accordance with the details contained in the Phase 2 Ecological Surveys and Assessment (Southern Ecological Solutions, February 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

15. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Concurrent with the first submission of reserved matters a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

16. CONCURRENT WITH RESERVED MATTERS: BIODIVERSITY ENHANCEMENT STRATEGY

Concurrent with the first submission of reserved matters a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to the local planning authority which shall following the recommendations of the Phase 2 Ecological Surveys and Assessment (Southern Ecological Solutions, February 2019) concurrent with the application for the first reserved matters.

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 of enhancement shall thereafter be implemented in accordance with the approved details and the enhancements shall be retained in accordance with that strategy thereafter.

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

17. WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

A lighting design scheme to safeguard biodiversity within the development shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The scheme shall identify those features on site that are particularly sensitive for bats during construction and then occupation and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting through the construction and occupation phase will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that those areas to be lit appropriately so as not to will not disturb or prevent bats using their territory.

All external lighting within the scheme shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. There shall be no should any other external lighting be installed within the development without the prior written consent of the local planning authority.

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

18. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - LANDSCAPING SCHEME TO BE AGREED

Concurrent with submission of the reserved matter for landscaping, a scheme of hard, soft and boundary treatment landscaping works for the site shall be submitted, in writing, for approval by the Local Planning Authority. The scheme shall include management details of all landscaped areas, proposed changes in ground levels, advance planting, landscaping details for SuDs and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, .

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

19. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

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

The dwelling/s hereby permitted shall not exceed two storeys of living accommodation in design only with no living accommodation within the roof space/s.

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

21. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SCHEME FOR WATER ENERGY AND RESOURCE EFFICIENCY

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 the agreed details and timetable as may be agreed.

Reason - In the interest of reducing contributions to Climate Change, in accordance with development plan policies CS3 and CS4.

22. ACTION REQUIRED - MARKET MIX TO BE AGREED

Not later than concurrent with the submission of the first reserved matters, details of the market housing including tenure, floorspace and mix shall be submitted to the Local Planning Authority for agreement in writing, which shall reflect the needs identified in the Strategic Market Housing Needs Assessment 2019 (or subsequent document). The details as agreed shall be adhered to and delivered as agreed within the reserved matters.

Reason - To ensure an appropriate market housing mix to meet housing need and demand.

23. ACTION PRIOR TO OCCUPATION - TRAVEL PLAN SCHEME TO BE AGREED

Prior to the occupation of any dwelling hereby permitted details of the travel arrangements to and from the site for residents of the dwellings, in the form of a Travel Plan in shall be submitted and agreed in writing by the local planning authority in consultation with the highway authority.

This Travel Plan shall contain the following:

- Appointment of a suitably qualified Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
- A commitment to monitor the vehicular trips generated by the residents and submit a revised (or Full) Travel Plan on first occupation of the dwellings
- A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority until five years has passed after occupation of the final dwelling



- A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
- A Travel Plan budget that covers the full implementation of the Travel Plan
- A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

No dwelling within the site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development as set out in the NPPF.

24. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - UPGRADE OF BUS STOPS

Prior to the commencement of development details of the raised bus stop kerbs and associated works to upgrade the existing bus stops on Fitzgerald Road shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be occupied on the site until an agreement made under Section 278 of the Highways Act 1980 has been entered into with the Highway Authority in relation to the approved details and notice in writing thereof provided to the local planning authority and the works have been carried out pursuant to such Section 278 agreement.

Reason: To ensure the raised bus stop kerbs are provided and constructed to an acceptable standard in the interest of highway safety and to secure appropriate public transport works.

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

- FC01 - Presumption In Favour Of Sustainable Development
- FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development
- FC02 - Provision And Distribution Of Housing
- CS01 - Settlement Hierarchy
- CS02 - Development in the Countryside & Countryside Villages
- CS03 - Reduce Contributions to Climate Change
- CS04 - Adapting to Climate Change
- CS05 - Mid Suffolk's Environment
- CS06 - Services and Infrastructure
- GP01 - Design and layout of development
- HB14 - Ensuring archaeological remains are not destroyed
- H07 - Restricting housing development unrelated to needs of countryside
- H13 - Design and layout of housing development
- H14 - A range of house types to meet different accommodation needs
- H15 - Development to reflect local characteristics
- H16 - Protecting existing residential amenity
- H17 - Keeping residential development away from pollution
- T09 - Parking Standards
- RT04 - Amenity open space and play areas within residential development
- CL08 - Protecting wildlife habitats
- NPPF - National Planning Policy Framework

## NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

### 2. **Highways**

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out.

These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for minor works licence under Section 278 of the Highways Act 1980 can be found at the following webpage: [www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/). A public footpath is recorded through the proposed development area. The applicant is reminded the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates, temporary closures and diversions etc. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

### 3. **Section 106 Agreement Note**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

### 4. **Cycling Infrastructure**

The applicant is advised that the local planning authority will have particular regard to the importance of prioritising cycling infrastructure and its delivery in considering the layout of the development in order to ensure that appropriate cycling infrastructure may be secured for future residents to connect with services and facilities within the locality and within the Ipswich cycle route network.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a

new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

CIL in Babergh and CIL in Mid Suffolk or by contacting the Infrastructure Team on:  
[infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/19/01401

**Signed: Philip Isbell**

**Dated: 2nd September 2021**

**Chief Planning Officer  
Sustainable Communities**

## **Important Notes to be read in conjunction with your Decision Notice**

### **Please read carefully**

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

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

### **Discharging your obligations under a condition:**

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

### **Building Control:**

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

## Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

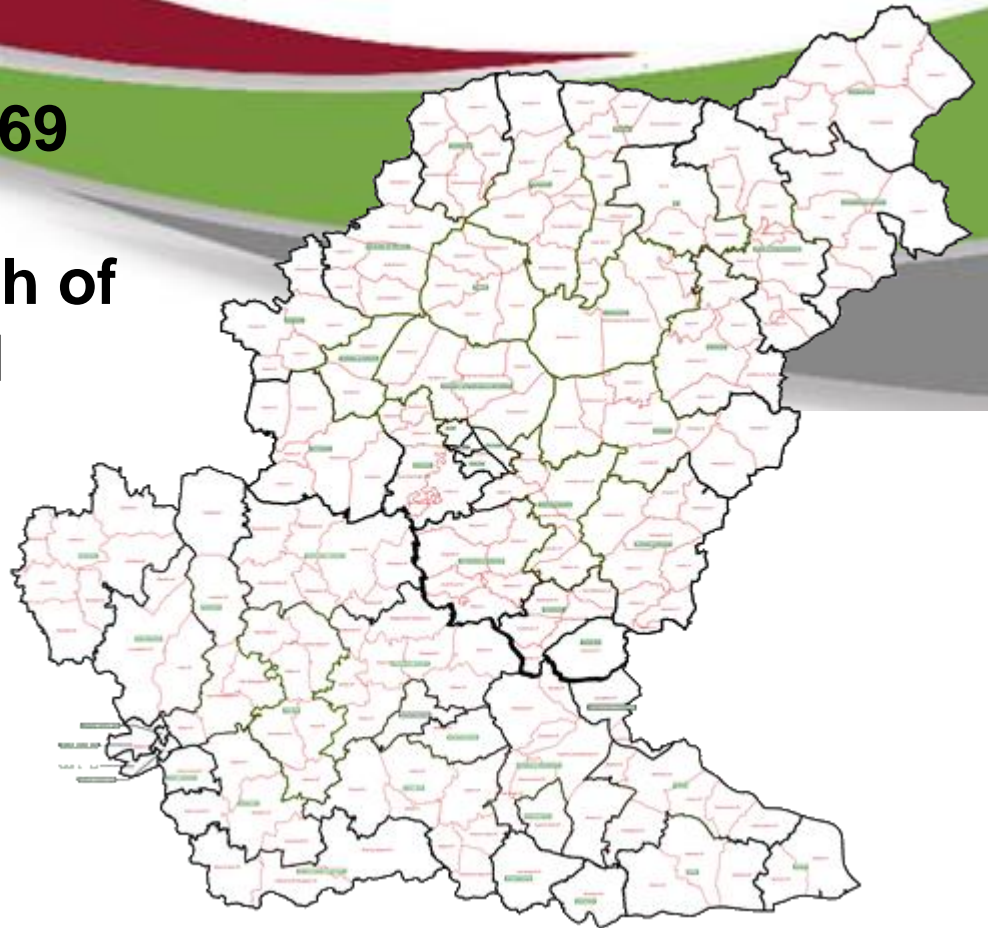
\*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

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**Application No: DC/21/05669**

**Address: Land to the South of  
Fitzgerald Road, Bramford**

Page 103







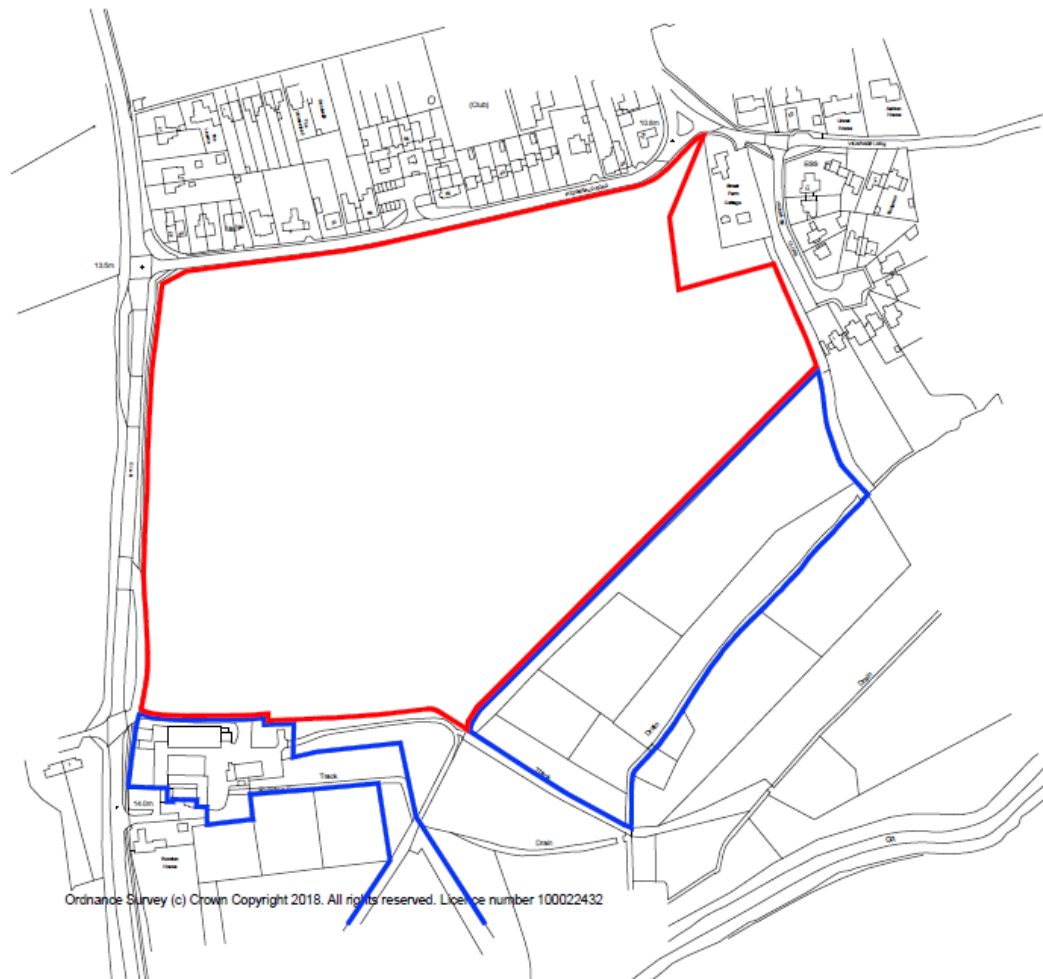
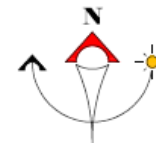
## Aerial Map – wider view

Slide 3






# Site Location Plan

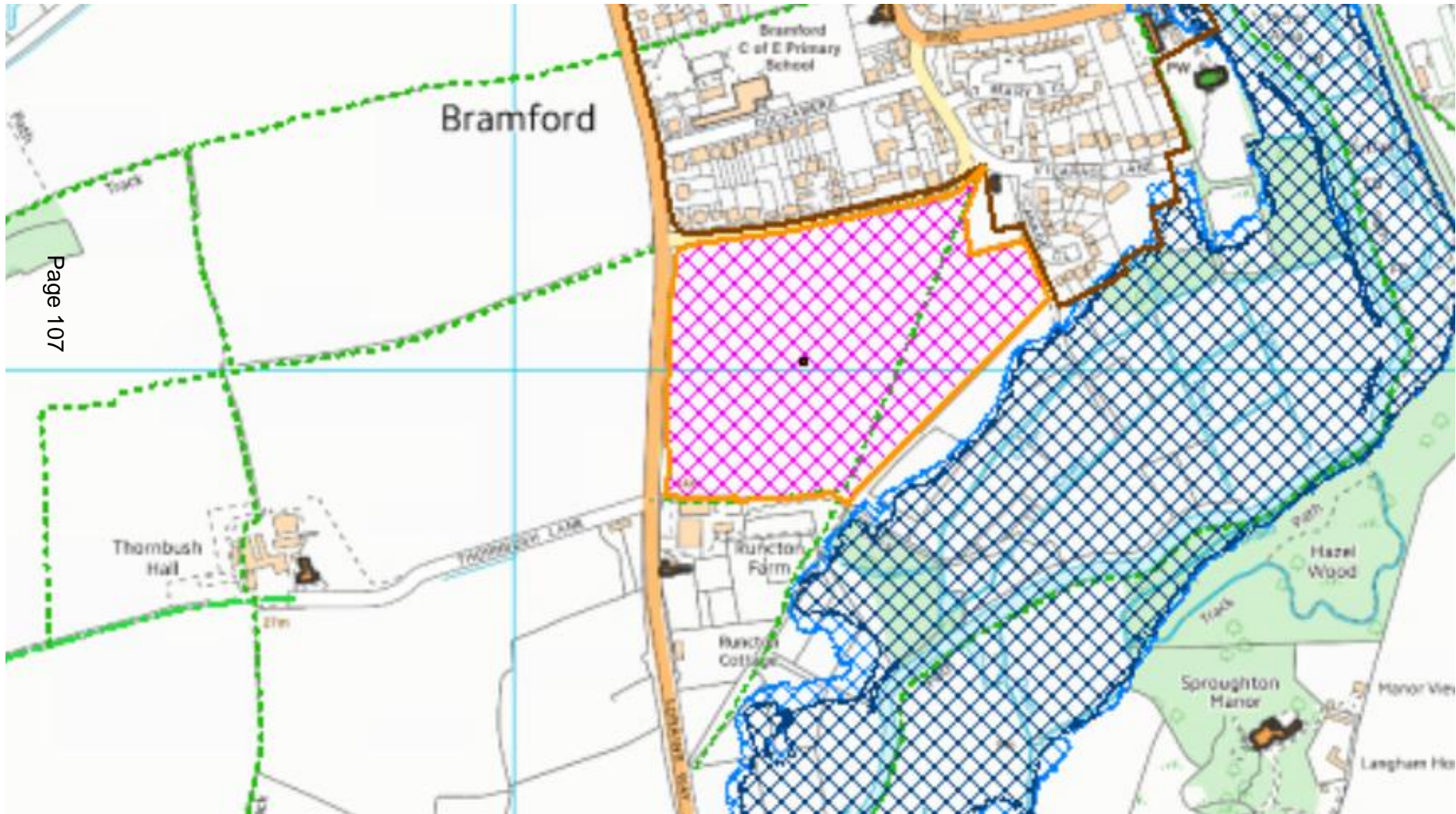
Slide 4



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# Constraints Map

- ..... Footpath
- Built Up Area Boundaries
-  Flood Zone 2
-  Flood Zone 3
- Listed Buildings**
-  Grade II





# Elevations – House Type 754



For door canopy refer to Detail 12:33  
**Front Elevation**

For door canopy refer to Detail 12:33  
**Side Elevation**



**Rear Elevation**

**Side Elevation**

Note:  
 Do not scale from this drawing to ascertain dimensions.  
 Copyright for all designs and drawings shall remain with Hopkins Homes Ltd. in accordance with the Copyright Act.

Rev.	Date	Details
A	01.12.21	Plot 52-55 removed. Materials updated to reflect latest layout.
B	06.04.22	GRP chimney omitted.

Note:  
 > Proposed Levels subject to final engineers design.  
 > Materials finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of pipes indicative only. Refer to External Works layout for position.



**PLANNING**

Project:	BRAMFORD FITZGERALD ROAD	Project No:	BRAS 1021
Drawing:	HOUSE TYPE 754 (The New) ELEVATIONS	Scale:	1:100 @ A3
Revised:		Rev:	B
Drawn by:	48, 49, 50, 51	Drawn by:	ST
		Date:	15.01.21

# Elevations – House Type 882

Page 110



**Notes:**  
 Do not scale from this drawing to ascertain dimensions.  
 Copyright for all designs and drawings shall remain with Hopkins Homes. It is a condition of the Copyright.

Rev.	Date	Details
A	06.04.22	Renumbered to reflect latest layout. GPP chimney omitted.

**Note:**  
 -> Proposed Levels subject to final engineers designs.  
 -> Materials finished shown indicative only. Refer to materials plans for finishing.  
 -> Placement of fences/walls indicative only. Refer to External Works layout for position.  
 -> Termination of plots indicative only. Refer to External Works layout for position.

**PLANNING**

Project BRAMFORD FITZGERALD ROAD	Project no. BRAS 103
Drawn by HOUSE TYPE 882 (The Blocks) ELEVATIONS	Scale 1:100 @ A3 A
Plot Numbers 18, 19, 20, 21, 32, 33, 84, 85	Drawn by ST Date 15.01.21

**Notes:**  
Do not scale from this drawing to ascertain dimensions.  
Copyright in all designs and drawings shall remain with Hopkins Homes Ltd. in accordance with the Copyright Act.

Rev.	Date	Details
A	06.04.22	GRP chimney omitted.

**Note:**  
 > Proposed Levels subject to final engineers designs.  
 > Materials Finished shows indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of pilasters indicative only. Refer to External Works layout for position.

**PLANNING**

Name	Project No
BRAMFORD FITZGERALD ROAD	BRAS 107
HOUSE TYPE 999 (The Linton) ELEVATIONS	1100 @ A3
Revision	A
Drawn by	BT
Date	15.01.21



Refer to door surround detail HH.Det. 12-30      Refer to door surround detail HH.Det. 12-30      Refer to door surround detail HH.Det. 12-30

Front Elevation      Side Elevation

Rear Elevation      Side Elevation

**Note:**  
Do not scale from this drawing to ascertain dimensions.  
Copyright in all designs and drawings shall remain with Hopkins Homes Ltd in accordance with the Copyright Act.

Rev.	Date	Details
A	01.12.21	Renumbered to plate 15-21. Plate handed & materials updated to reflect latest layout.
B	06.04.22	Renumbered & handed to reflect latest layout.

**Note:**  
 > Proposed Levels subject to final engineers design.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of pinnles indicative only. Refer to External Works layout for position.



PLANNING	
Project:	BR93
Address:	BRAMFORD FITZGERALD ROAD
Scale:	1:100 @ A3
Sheet:	B
Drawn by:	ST
Date:	15.01.21



# Elevations – House Type 882,1021,1179

Page 113



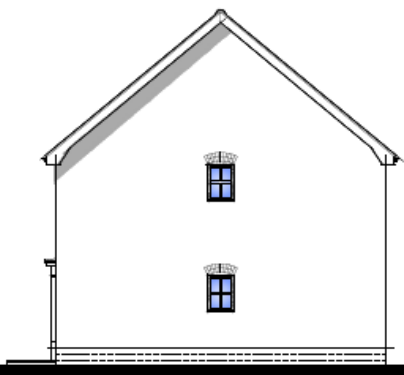
Side Elevation

Refer to door surround detail HH.Det. 12:10

Refer to door surround detail HH.Det. 12:10



Refer to door surround detail HH.Det. 12:30



Side Elevation

Note:  
Do not scale from this drawing to ascertain dimensions.  
Copyright for all designs and drawings shall remain with Hopkins Homes Ltd. in accordance with the Copyright Act.

Rev	Date	Details
A	06.04.22	GRP chimney omitted.

Note:  
 > Proposed Levels subject to final engineers design.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Terminations of gables indicative only. Refer to External Works layout for position.

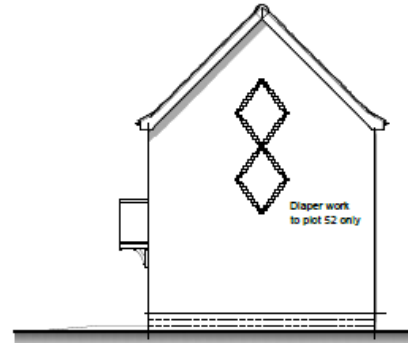


**PLANNING**

Project:	BRAMFORD FITZGERALD ROAD	Region:	118
House:	HOUSE TYPES 882, 1021, 1179 (The Brook, Sutton, Bickley)	Scale:	1:100 @ A3
Elevations:	ELEVATIONS 1	Sheet:	A
Revisions:	1-3(H), 10-12, 78-80	Drawn by:	ST
		Date:	15.01.21



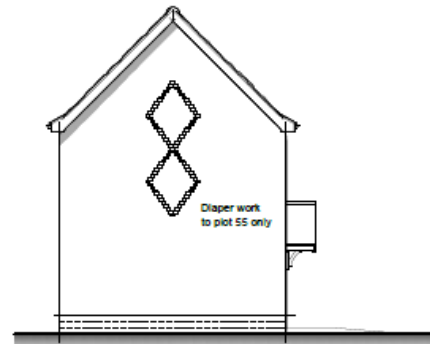
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

**Notes:**  
Do not scale from this drawing to ascertain dimensions.  
Copyright is of design and drawings and remains with Hopkins Homes Ltd. in accordance with the Copyright Act.

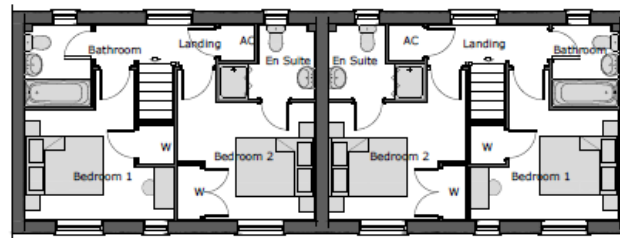
Rev.	Date	Details
A	06.04.22	1st floor handed & diaper work reduced.

**Notes:**  
 > Proposed Levels subject to final engineers design.  
 > Materials finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of plinths indicative only. Refer to External Works layout for position.

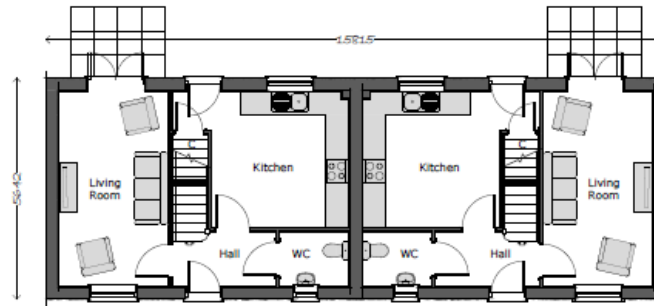


**PLANNING**

Project <b>BRAMFORD FITZGERALD ROAD</b>	Project No. <b>BR43 144</b>
Drawing <b>HOUSE TYPE 794 (The Kipton) ELEVATIONS</b>	Scale <b>1:100 @ A3</b>
No. Sheets <b>S2, S3, S4, S5</b>	Sheet No. <b>BT 28.11.21</b>



First Floor Plan



Ground Floor Plan

Note:  
Do not scale from this drawing to ascertain dimensions.  
Copyright for all designs and drawings shall remain with Hopkins Homes Ltd. In accordance with the Copyright Act.

Rev	Date	Details
A	06.04.22	1st floor handed.

Note:  
 > Proposed Levels subject to final engineers design.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Terminations of slabs indicative only. Refer to External Works layout for position.

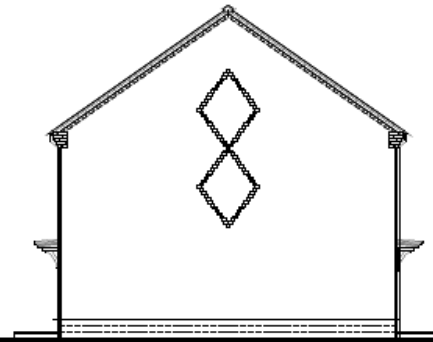


PLANNING	
Project:	BRF043
Address:	BRAMFORD FITZGERALD ROAD
Scale:	1:100 @ A3
Level:	A
Drawn by:	ST
Check by:	ST
Date:	29.11.21



Roadside Elevation

For door canopy refer to Detail 12:36

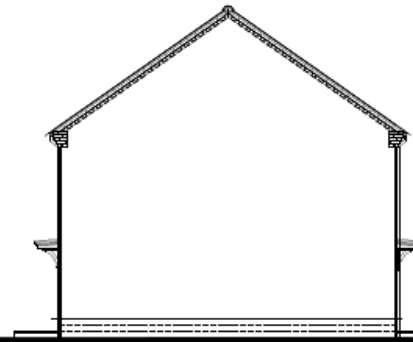


Side Elevation



Rear Elevation

For door canopy refer to Detail 12:36



Side Elevation

**Notes:**  
Do not scale from this drawing to ascertain dimensions.  
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Rev.	Date	Details
A	01.12.21	Change of house type.
B	06.04.22	Materials revised to reflect latest layout.

**Note:**  
 > Proposed Levels subject to final engineers design.  
 > Materials finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of plinths indicative only. Refer to External Works layout for position.



**PLANNING**

Title	Project no
BRAMFORD FITZGERALD ROAD	BR43 201
Drawing	Scale
HOUSE TYPE 541 (if/for/initials) ELEVATIONS	1:100 @ A3
File Number	Drawn by
22-25	BT
	Date
	15.01.21



**Front Elevation**  
 Refer to door canopy detail HH/DET. 12.36

**Side Elevation**  
 Refer to External Works Site Plan for fence line position.

**Rear Elevation**

**Side Elevation**  
 Refer to External Works Site Plan for fence line position.

**Notes:**  
 - Proposed Levels subject to final engineers design.  
 - Materials Finished shown indicative only. Refer to materials plans for finishing.  
 - Placement of fences/walls indicative only. Refer to External Works layout for position.  
 - Termination of plots indicative only. Refer to External Works layout for position.

Rev.	Date	Details
A	06.04.22	Renumbered to reflect latest layout.

PLANNING	
Project:	BRA3
Address:	BRAMFORD FITZGERALD ROAD
Scale:	1:205
Plot:	1:100 @ A3
House:	HOUSE TYPE 631 (Affordable)
Drawings:	ELEVATIONS
Drawn by:	ST
Checked by:	ST
Date:	15.01.21



**Front Elevation**  
Refer to door canopy detail HH-DET. 12-36

**Side Elevation**

**Rear Elevation**

**Side Elevation**

**Notes:**  
 Derived from the drawing to search dimensions.  
 Checked for all design and construction details with Hopkin's (1) a certificate will be supplied.

Rev.	Date	Details
A	01.12.21	Plot 56 removed.
B	06.04.22	Renumbered & change of house types to reflect latest layout.

**Notes:**  
 > Proposed Levels subject to final engineers designs.  
 > Materials finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of joints indicative only. Refer to External Works layout for position.

**HOPKINS HOMES**  
 ARCHITECTS  
 100, MARKET STREET, IPSWICH, SUFFOLK, IP1 1AA

**PLANNING**

Project:	BRAMFORD FITZGERALD ROAD	Page:	BRA3
Scale:	1:100 @ A3	File:	205
Project:	HOUSE TYPES 859, 1009 (Affordable) ELEVATIONS	Scale:	1:100 @ A3
Revision:	25, 27	Author:	BT
Date:	15.01.21	Check:	BT



Refer to door canopy detail HH-DET. 12-36  
**Front Elevation**

Refer to door canopy detail HH-DET. 12-36

**Side Elevation**



**Rear Elevation**

**Side Elevation**

Refer to External Works Site Plan for fence line position.

Note:  
Do not scale from this drawing to ascertain dimensions.  
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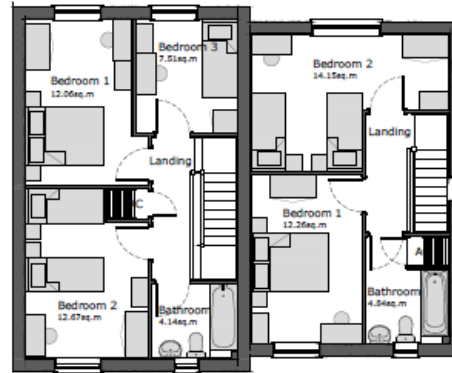
Rev.	Date	Details
A	06.04.22	Renumbered to reflect latest layout. GFFP authority omitted.

Note:  
 > Proposed Levels subject to final engineers designs.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of plinths indicative only. Refer to External Works layout for position.



**PLANNING**

Name: <b>BRAMFORD FITZGERALD ROAD</b>	Project no: BRAS 207
House: <b>HOUSE TYPE 859 (Affordable) ELEVATIONS</b>	Scale: 1:100 @ A3
Plot no: <b>59, 60, 70, 71</b>	Date: 15.01.21



First Floor Plan



Ground Floor Plan

Notes  
Do not scale from this drawing to ascertain dimensions.  
Copyright for all designs and drawings shall remain with Hopkins Homes Ltd in accordance with the Copyright Act.

Rev.	Date	Details
A	01.12.21	Plot 56 removed
B	06.04.22	Renumbered & change of house types to reflect latest layout.

Note:  
 - Proposed Levels subject to final engineers design.  
 - Materials finished shown indicative only. Refer to materials plans for finishing.  
 - Placement of fences/walls indicative only. Refer to external works layout for position.  
 - Termination of joints indicative only. Refer to external works layout for position.



PLANNING

Project	BRAS
BRAMFORD FITZGERALD ROAD	204
Scale	1:100 @ A3
House	HOUSE TYPES 859, 1000 (Affordable)
FLOOR PLANS	B
Drawn by	BT
Date	16.01.21





**Front Elevation**  
Plots 29-31, 97-99

Refer to door canopy detail HH-DET. 12:36

Refer to door canopy detail HH-DET. 12:36

Refer to door canopy detail HH-DET. 12:36

**Side Elevation**  
Window to plot 59 only

**Rear Elevation**

**Side Elevation**

Rev.	Date	Details
A	06.04.22	Renumbered & materials revised to reflect latest layout.

**Notes:**  
Do not scale from this drawing to ascertain dimensions.  
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**Notes:**  
 > Proposed Levels subject to final engineers designs.  
 > Materials finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Termination of plinths indicative only. Refer to External Works layout for position.



**PLANNING**

Project: BRAMFORD FITZGERALD ROAD	Project: BRAS 209
Scale: HOUSE TYPE 859 (Affordable) ELEVATIONS 1	Scale: 1:100 @ A3
Drawn by: ST	Checked by: A
Date: 29-31, 97-99	Date: 15.01.21



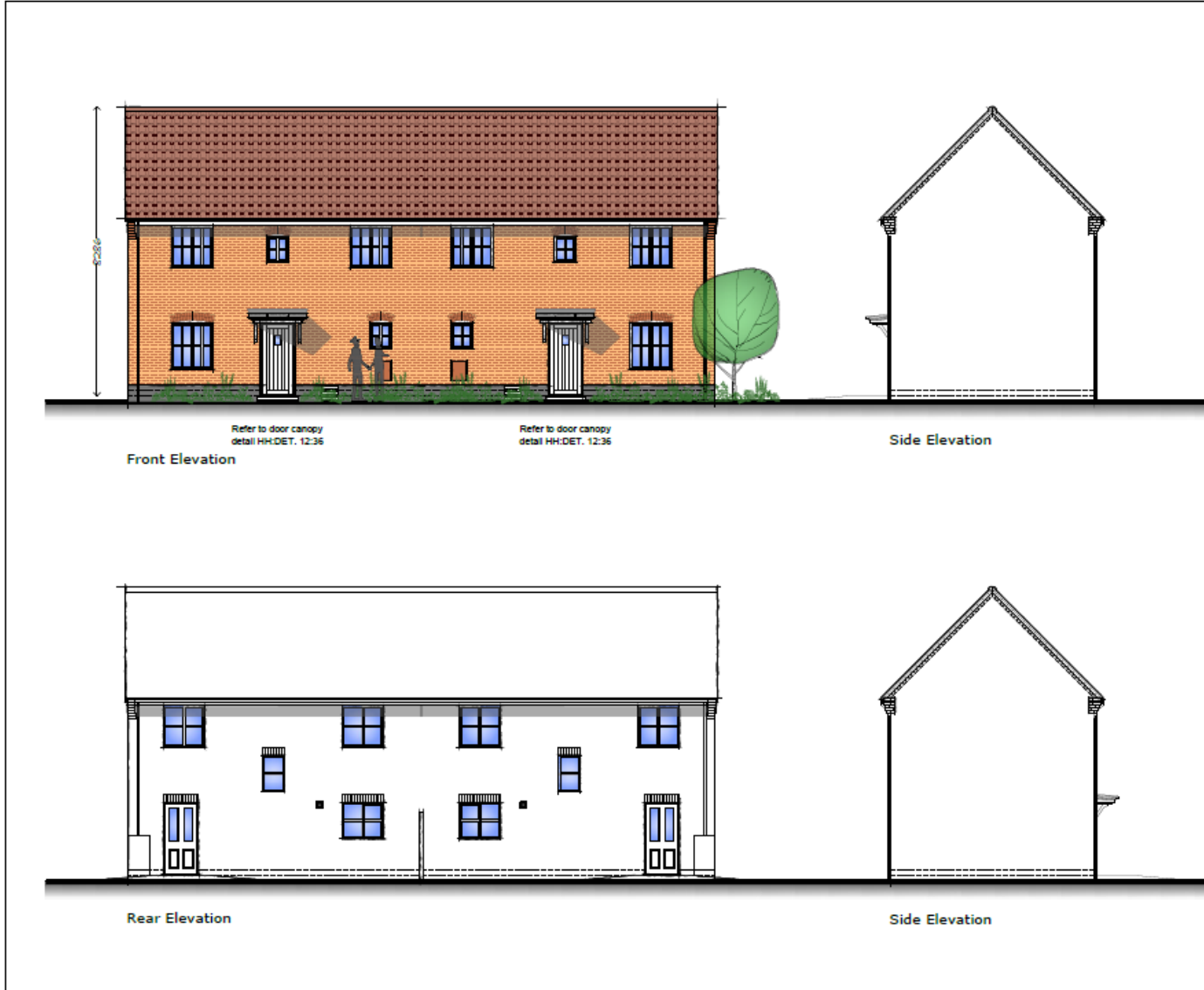
Note:  
Do not scale from this drawing to establish dimensions.  
Copyright for all design and drawings and remain with Hopkins Homes Ltd. in accordance with the Copyright Act.

Rev	Date	Details
A	01.12.21	Plans 57 & 58 removed.
B	06.04.22	Re-numbered & materials revised to reflect latest layout.

Note:  
 > Proposed Levels subject to final engineers design.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Terminations of plots indicative only. Refer to External Works layout for position.



PLANNING	
Plot No:	BRAS
Address:	BRAMFORD FITZGERALD ROAD 213
Scale:	1:100 @ A3
Project Name:	HOUSE TYPE 1009 (Affordable) ELEVATIONS
Drawn by:	ST
Check by:	15.01.21



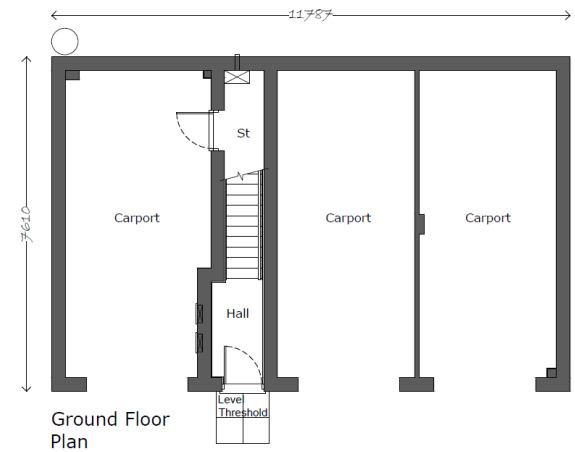
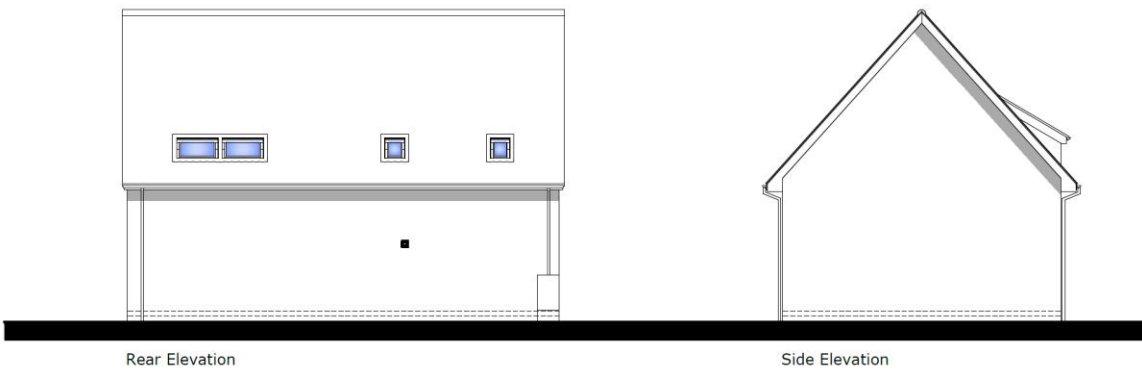
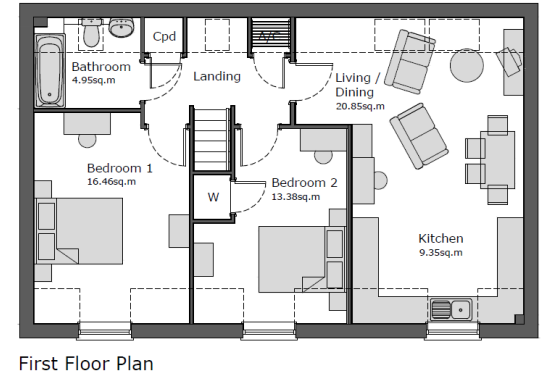
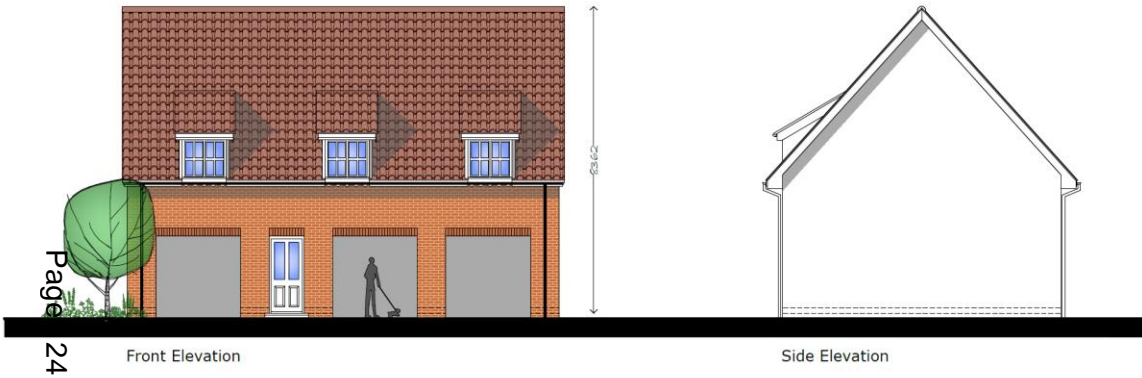
**Notes:**  
 Do not scale from this drawing to ascertain dimensions.  
 Copyright for all designs and drawings and remain with Hopkins Homes Ltd. in accordance with the Copyright Act.

Rev.	Date	Details
A	01.12.21	Plot 50 added.
B	06.04.22	Renumbered & change of house types to reflect latest layout.

**Notes:**  
 > Proposed Levels subject to final engineers design.  
 > Materials Finished shown indicative only. Refer to materials plans for finishing.  
 > Placement of fences/walls indicative only. Refer to External Works layout for position.  
 > Terminations of pilings indicative only. Refer to External Works layout for position.

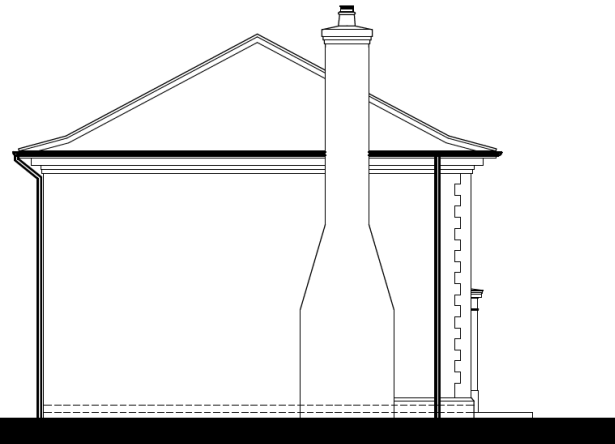


PLANNING	
Project: BRAMFORD FITZGERALD ROAD	Project No: 81843 Plot No: 217
Scale: HOUSE TYPE 878 (Affordable) ELEVATIONS	Scale: 1:100 @ A3 Type: B
Drawn by: ST	Checked by: ST
Date: 6/1, 6/2	Date: 15.01.21





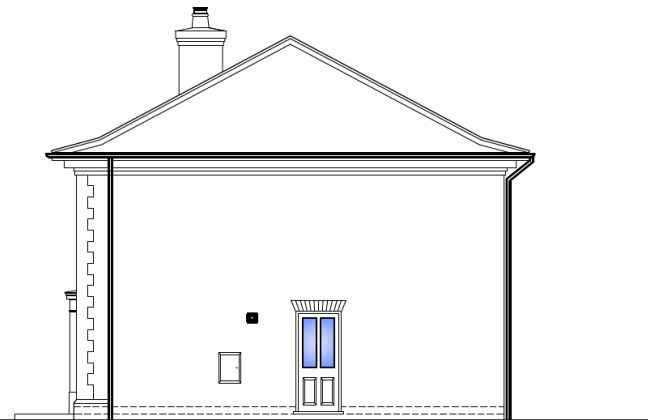
Front Elevation Refer to door surround detail HH.Det. 12.10



Side Elevation



Rear Elevation



Side Elevation



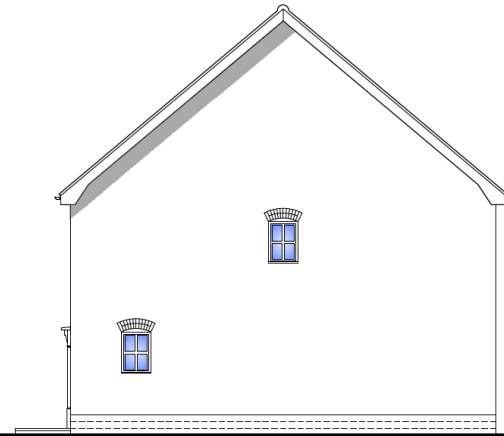
Refer to door surround detail HH.Det. 12:30

Refer to door surround detail HH.Det. 12:30

Refer to door surround detail HH.Det. 12:30

Front Elevation

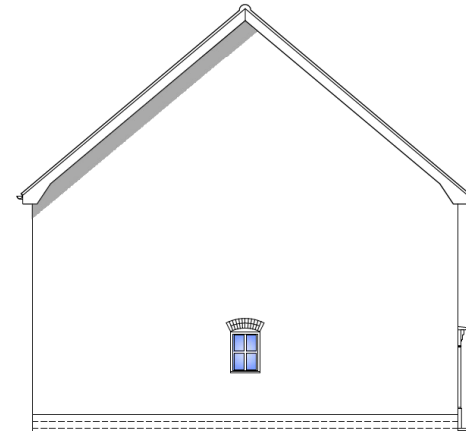
9'21.5"



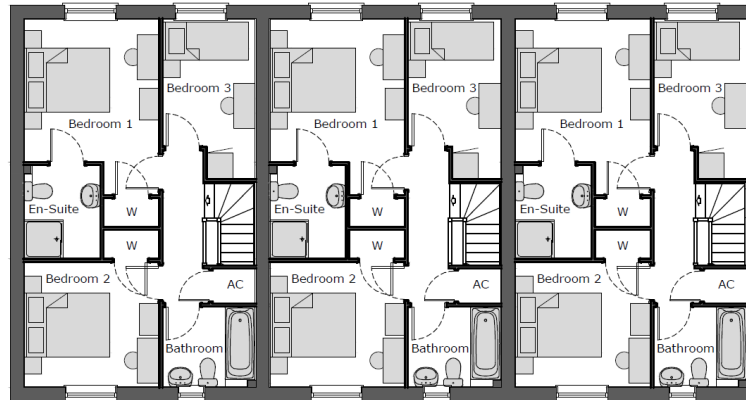
Side Elevation



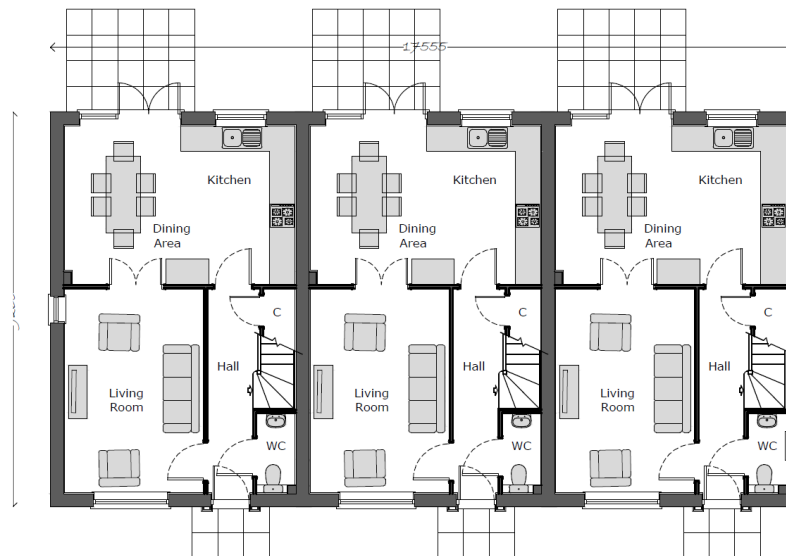
Rear Elevation



Side Elevation



First Floor Plan



Ground Floor Plan



Refer to door surround detail HH.Det. 12:10  
Front Elevation

Refer to door surround detail HH.Det. 12:10

Side Elevation

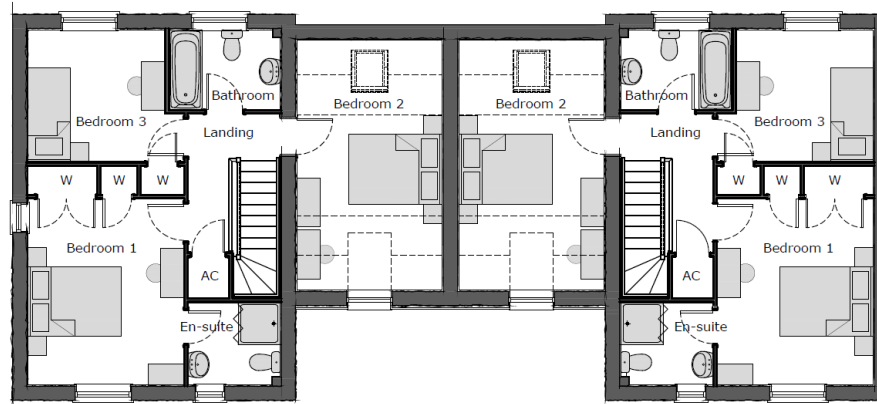
Refer to External Works Site Plan for fence line position.



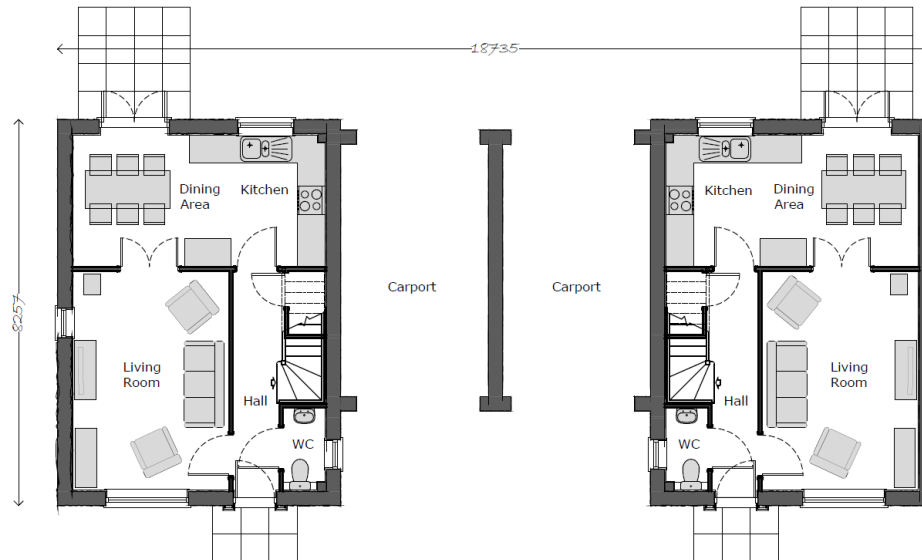
Rear Elevation

Side Elevation

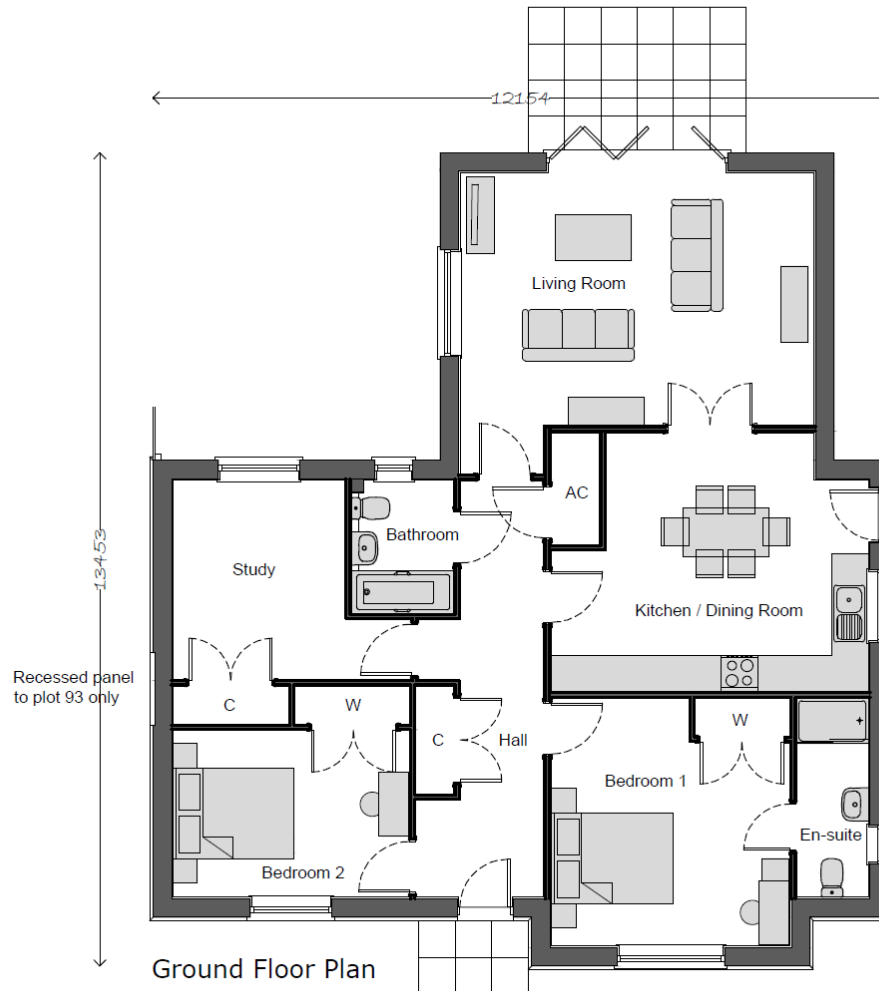




First Floor Plan



Ground Floor Plan





Front Elevation

For porch canopy refer to HH.Det. 12.51

Side Elevation



Side Elevation

Refer to External Works Site Plan for fence line position.

Rear Elevation





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All dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.  
Do not scale

**Notes.**

1. Bins  
(Broxap Winchester canopied timber litter bin (BX17 4035) or similar.)
2. Bench  
(Broxap Deeside cast iron seat (treated hardwood) or similar)
3. Carousel  
(Carousel with seats (NRO120-0901))
4. Balance Beam  
(KOMPAN Play trail: Balance Plus (NRO871-1001FSC))
5. Balance beam on springs  
(KOMPAN Play equipment from Play trail: (NRO827-0401FSC))
6. Playground Boulders  
(KOMPAN NRO813-1011)
7. Climbing Net  
(KOMPAN NRO813-1011)
8. Sway Alley  
(Play equipment from KOMPAN (EXPB KPL855-0001))
9. Swing Module Seat Baby  
(Play equipment from KOMPAN Frame Swing - frame for two swing seats, to include: 1x Swing Module Seat Baby H:2,5 (SSW990021-00) & 1x standard seat.)

Surfacing: Grasslock matting by Playscene; seeded with Emorsgate EG22C Strong grass mixture with clover

A	21/09/21	Play equipment amended	EC	KC
Rev.	date:	comment(s)	name:	check:

**IDP** ARCHITECTS.  
URBAN DESIGNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.  
*WE ARE IDP*

**IDP LANDSCAPE**

Client: Hopkins Homes  
Job: Fitzgerald Road, Bramford  
Title: Play Area Design  
Drawn: EC/TW Date: March 2021  
Checked: EC Scale: @ A3: 1:200  
Job no: LA5019 Drg no: 001A  
IDP GROUP 27 SPON STREET COVENTRY CV1 3BA  
T: +44 (0)24 7652 7600 E: info@idpgroup.com  
[www.weareidp.com](http://www.weareidp.com)







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# Agenda Item 7b

## Committee Report

**Item No:** 7B

**Reference:** DC/21/05063

**Case Officer:** Daniel Cameron

**Ward:** Onehouse.

**Ward Member/s:** Cllr John Matthissen.

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## **RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION SUBJECT TO SECTION 106 AND CONDITIONS**

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### **Description of Development**

Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

### **Location**

Land South of, Forest Road, Onehouse, IP14 3HQ

**Expiry Date:** 29/12/2021

**Application Type:** OUT - Outline Planning Application

**Development Type:** Major Small Scale - Dwellings

**Applicant:** Harris Strategic Land

**Agent:** Mr James Bailey

**Parish:** Onehouse

**Site Area:** 1.37ha

**Density of Development:** 14.5 dwellings per hectare

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

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

**Has the application been subject to Pre-Application Advice:** Yes, DC/21/02855 and DC/19/02899

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

It proposes a level of residential development above the threshold set out within the scheme of delegation and therefore, requires a decision by planning committee.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

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

#### Core Strategy Focussed Review (2012)

FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

#### Core Strategy (2008)

CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS05 - Mid Suffolk's Environment

#### Local Plan (1998)

GP01 - Design and layout of development  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
CL08 - Protecting wildlife habitats  
T09 - Parking Standards  
T10 - Highway Considerations in Development

#### Stowmarket Area Action Plan (2013)

Policy 4.1 – Presumption in Favour of Sustainable Development  
Policy 4.2 – Proving a Landscape Setting for Stowmarket  
Policy 6.1 – Housing and Waste Storage  
Policy 6.4 – Development in the Villages  
Policy 8.1 – Developer Contributions to a Sustainable Transport Network  
Policy 9.1 – Biodiversity Measures  
Policy 9.5 – Historic Environment  
Policy 10.3 – Improving the Quality of Open Spaces  
Policy 11.1 – Developer Contribution to Infrastructure Delivery

### **Neighbourhood Plan Status**

This application site is not within a Neighbourhood Plan Area.

### **Consultations and Representations**

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

#### **A: Summary of Consultations**

### **Parish Council (Appendix 3)**

#### **Onehouse Parish Council – Comments Received 17<sup>th</sup> October 2021**

Councillors object to the proposals.

The development will diminish the strategic gap between Stowmarket and Onehouse which has already been reduced with the granting of permission for the developments in Union Road.

This is prime agricultural land and should be protected and not developed.

There will be a loss of amenity to the properties opposite the proposed exit of the development which is higher land, car lights will shine into their windows.

Highway safety is a major concern. This is already a difficult section of road to navigate with the bend and additional traffic from this development and those already approved in Union Road will have a vast impact in the area. Very close to the proposed entrance is where Onehouse PC is hoping to site an electronic speed sign as this section of road is considered very dangerous.

The public footpath is to the North of Forest Road meaning all children either walking to school or catching the bus from this development will need to cross Forest Road.

The siting of the vehicular access onto Forest Road will create a staggered crossroads with the junction of Northfield Road with Forest Road. There are already difficulties with visibility exiting Northfield Road which will be exacerbated by the access to this site.

There is no safe pedestrian access to the Chilton Leys bend and the additional traffic from this development will cause additional danger.

Although the application states that the hedgerow will be retained, it is clear that a significant amount will need to be removed to allow for the necessary visibility splays, this would have a detrimental effect on the wildlife habitat and biodiversity in the area.

Flooding occurs in the area on a regular basis and Councillors are not assured that this will be resolved if this development takes place.

Onehouse PC understands that the initial application/enquiry to MSDC was for 10 dwellings not the now proposed 20 at this stage. Residents are very concerned at potential final numbers and impacts if granted.

Infrastructure in the area is already under strain and cannot accommodate the current approved developments. Schools, doctors and dentists are oversubscribed before the completion of the three major developments in the area.

### **National Consultee (Appendix 4)**

#### **Anglian Water – Comments Received 8<sup>th</sup> October 2021**

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

The sewerage system at present has available capacity for these flows via a gravity connection to the foul sewer in Forest Road. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. A number of informatives are noted in this regard.

**Natural England – Comments Received 13<sup>th</sup> October 2021**

Natural England has no comments to make on this application.

**County Council Responses (Appendix 5)**

**Archaeology Service – Comments Received 19<sup>th</sup> October 2021**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is an archaeologically un-investigated area near listed buildings of 15<sup>th</sup> and 16<sup>th</sup> century age near to the Chilton Leys development, for which evaluation has revealed Prehistoric, Roman and Anglo-Saxon remains. On the basis of this and its favourable topographic location there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

**Developer Contributions – Comments Received 19<sup>th</sup> October 2021**

<b>S.106 or CIL</b>	<b>Type</b>	<b>Capital Contribution</b>
CIL	Education	
	- Secondary expansion	£71,325
	- Sixth form expansion	£23,775
CIL	Library improvements	£4,329
CIL	Waste	£2,260
S.106	Education	
	- Primary new build	£102,540
	- Early Years new build	£41,016
S.106	Monitoring fee (per trigger)	£412
S.106	Highways	TBC

**Fire and Rescue Team – Comments Received 5<sup>th</sup> October 2021**

A condition is required for fire hydrants.

**Flood and Water Team – Comments Received 4<sup>th</sup> October 2021**

The Local Planning Authority should seek to ensure that the proposed development covered by the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water management.

Should the LPA be minded to approve this application, then the LLFA recommends that a condition be applied to ensure that details of the surface water drainage scheme for the site be submitted concurrent with any subsequent reserved matters application.

**Highways Team – Comments Received 18<sup>th</sup> October 2021**

Whilst the principle and location of the access, visibility splays and indicative layout are generally acceptable to the Highway Authority, a new development of this scale should provide

sustainable access to local amenities including schools. As proposed, occupiers would be largely dependent on motor vehicle travel or would be required to walk on a road not considered suitable for pedestrian use, particularly vulnerable pedestrians. Subsequently, it does not accord with NPPF paras. 110 and 112 and pedestrians walking in the road would result in an unacceptable impact on highway safety (NPPF para. 111). **Subsequently, we object to the proposal until the above comment has been addressed.**

With regard to the above comment, section 2.11 of the submitted Transport Statement advises that a S106 contribution has been made as part of the nearby Northfield View development for the provision of a footway connection. This is not the case, a PROW (Public Rights of Way) contribution is due to be made for a PROW link between existing footpaths FP14 and FP25 (the form and location of which is to be determined). This is not a contribution for a footway connection that will serve this development. Subsequently, discussions are ongoing with members of the SCC PROW team on this matter.

The proposed main access layout is generally acceptable to the Highway Authority including the visibility splays as illustrated on drawing ZC291 - PL - SK - 200 P02, however we request that the footway on the eastern side is extended further beyond the proposed crossing point to protect the visibility splay and pedestrian crossing point from being obscured by vegetation between cutting schedules.

Whilst the indicative masterplan layout shown on drawing CSA/5398/107 Rev C is generally acceptable, the majority of the road (beyond the initial length of road incorporating a turning head shown grey) may not be suitable for adoption by the Highway Authority. This comment does not need to be addressed but is included for future reference at reserved matters stage.

**N.B – It is confirmed that the contribution to create a link between footpaths 14 and 25 has been received by SCC. It is further understood that delivery of said link has also been programmed by SCC.**

#### **Further Highways Team – Comments Received 21<sup>st</sup> December 2021**

Further to the submission of a plan illustrating a footway connection to the proposed bridleway facility from the Northfield View development, we are satisfied with the proposal subject to the imposition of conditions on any grant of planning permission.

#### **Public Rights of Way – Comments Received 8<sup>th</sup> October 2021**

The proposed site does not contain a public rights of way (PROW) although Onehouse Public Footpath 25 lies adjacent to the eastern boundary of the development.

We accept this proposal but ask that a number of informatives relating to public rights of way are taken into account.

#### **Travel Plan Officer – Comments Received 29<sup>th</sup> September 2021**

On reviewing the documents submitted, I have no comment to make, as the size of the development does not meet the Travel Plan thresholds in the Suffolk Travel Plan Guidance.

#### **Internal Consultee Responses (Appendix 6)**

#### **Environmental Health – Air Quality – Comments Received 6<sup>th</sup> October 2021**

I can confirm that the scale of development, at 20 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background

concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

**Environmental Health – Noise/Odour/Light/Smoke – Comments Received 8<sup>th</sup> October 2021**

I have no objections in principle. However, construction activities near to existing residential premises have the potential to cause a detrimental effect on the local amenity during the duration of the site works, as such it is requested that construction hours of work, burning of material on site, dust control and a construction management plan be conditioned to any approval. In addition, conditions are also noted with regards to the lighting of the site once occupied as well as for connection to the foul water sewer.

**Environmental Health – Land Contamination – Comments Received 11<sup>th</sup> October 2021**

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

**Environmental Health – Sustainability – Comments Received 21<sup>st</sup> October 2021**

Upon review of the application a condition should be applied to any approval to detail a scheme for the provision and implementation of a water, energy and resource efficiency measures to be applied to the lifetime of the development. Said scheme should include details of carbon reduction, electric vehicle charging points, heating for the properties, waste reduction.

**Place Services – Ecology – Comments Received 29<sup>th</sup> October 2021**

No objection subject to securing ecological mitigation and enhancement measures.

**Place Services – Heritage – Comments Received 17<sup>th</sup> February 2022**

A less than substantial level of harm is identified for Elder Cottage (specifically, a medium level of less than substantial harm) and for Starhouse Farmhouse and Barn (at the lowermost end of the spectrum of harm). No harm is identified to the setting of Onehouse Lodge. It is noted that the balancing exercise outlined at paragraph 202 of the NPPF is required.

**Place Services – Landscape – Comments Received 8<sup>th</sup> March 2022**

It is considered that the location of the development would relate well to the development on both sides of Forest Road. While the measures within the LVA and Landscape Strategy are generally acceptable, further detail is required in this regard and conditions are suggested to secure them. It is suggested that the play area within the site would be better located towards the southern boundary of the site. Some alteration to final locations of garages and residential boundary treatments are noted.

**Public Realm – Comments Received 13<sup>th</sup> October 2021**

Public Realm Officers consider the level of open space and the provision of a naturalistic play area are appropriate for this development. We have no objections to this development from an open space or play provision perspective.

**Strategic Housing – Comments Received 14<sup>th</sup> October 2021**

The proposal includes a policy-compliant amount of affordable housing and the proposed affordable housing mix is supported.

**Waste Services – Comments Received 8<sup>th</sup> October 2021**

No objection subject to conditions to ensure a waste tender can access and manoeuvre within the site and that bin storage and collection points are provided to each proposed dwelling.

### **Other Responses (Appendix 7)**

#### **East Suffolk Drainage Board – Comments Received 5<sup>th</sup> October 2021**

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District ([https://www.wlma.org.uk/uploads/ESIDB\\_Index\\_plan.pdf](https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf)) as well as the wider watershed catchment ([https://www.wlma.org.uk/uploads/ESIDB\\_Watershed.pdf](https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf)).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with the non-statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

#### **Mid Suffolk Disability Forum – Comments Received 3<sup>rd</sup> October 2021**

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in an outline planning application. Stating that the dwellings will have level access does not fulfil the need for adequate housing for disabled people - it is not sufficient to just state that disabled people will be able to get inside a dwelling.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that at least 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. However, in this instance we do not feel that two X 3 bed bungalows is sufficient. Consideration should be given to also providing 2 bed bungalows.

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

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

Care should be taken to ensure the play area is accessible to children with disabilities.

### **B: Representations**

At the time of writing this report at least 32 letters/emails/online comments have been received. It is the officer opinion that this represents 31 objections and one neutral comment neither in support nor objection to the application. A verbal update shall be provided as necessary.

Material considerations noted within the objections are summarised below:

- Loss of agricultural land for housing.
- Visibility for vehicles is poor and road is narrow. Further cars would be added to the highway network by this application.

- Existing issues with the highway network will be made worse.
- Likely removal of hedgerows from the site.
- Concern over the use of highway network for deliveries of materials to the site.
- Flood issues on site spilling onto road.
- Light pollution to dwellings to the north of the site from car headlights.
- Ecological harm and loss of habitat.
- Concern about number and type of dwelling proposed. Will that be what is secured?
- Potential for site to coalesce with Stowmarket.
- Forest Road is part of National Cycleway 51. Additional traffic poses a danger to cyclists.
- Concern additional homes will further reduce water pressure in area.
- Affordable homes proposed will not be in reach of local people.
- Lack of footpath to site.
- Roads unsuitable for construction vehicles.
- Lack of public transport serving Onehouse.
- No provision of medical facilities, schools or retail to support the development.
- Proposed scheme out of character with Onehouse.
- Site located outside of current settlement boundary.
- Allocation within JLP is for 10 dwellings.
- Could the development provide self-build plots?
- Limited services and facilities available within Onehouse.
- Lack of parking along Forest Road.
- Extensive development is already being provided nearby.
- Housing supply position is adequate within Mid Suffolk.
- Concern that additional development will come forward.
- Parking on site is sub-standard.
- Development close to a Grade II listed building.
- Illustrative outline plans may not come forward at reserved matters stage.

Issues noted within the neutral comment are as follows:

- Retention of hedgerow to site frontage is welcomed.
- Footpath connections should be expedited as a matter of urgency, it would provide a safe walking route for members of the public.
- Extension of the 30mph speed limit should be considered.

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

## **PLANNING HISTORY**

**REF:** DC/21/05063

Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

**DECISION:** PCO

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## **PART THREE – ASSESSMENT OF APPLICATION**

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## **1. The Site and Surroundings**

- 1.1 The site comprises an area of 1.37ha of land currently in an agricultural use and located to the immediate south of Forest Road. It is currently laid to grass with a hedgerow noted to the boundary to Forest Road. The wider agricultural use of the site extends to the south. An agricultural access is located at the eastern boundary of the site and a footpath runs adjacent to it connecting to The Shepard and Dog public house to the south. It does not cross into the application site.
- 1.2 The site abuts the existing settlement boundary of the village of Onehouse. Residential development is noted to the north of the site and to the west. Development to the north of the site consists of residential dwellings arranged in a linear pattern facing Forest Road and they extend along the northern boundary of the site. To the west is the rest of the village of Onehouse. Aerial photography of the area shows a wider rural landscape dominated by agriculture with field patterns, hedgerows and pockets of trees apparent. The site sits within the Ancient Rolling Farmlands Special Landscape Area (SLA).
- 1.3 Three Grade II listed properties are noted beyond the western boundary of the application site and are identified as Elder Cottage, Croft Cottage and Rose Cottage, with Croft and Rose Cottages sharing a list entry as a pair of cottages.
- 1.4 Attention is drawn to two nearby sites benefitting from planning permission located to the east of the application site – Northfield View which is already under construction and its neighbour which recently was granted outline planning permission under reference DC/20/01110. The sites are located on the eastern side of Starhouse Road and to the north and south of Union Road respectively. Together these sites will deliver approximately 1,000 new dwellings in total.
- 1.5 The site does not lie within a conservation area and no tree preservation orders are noted on the application site. It is entirely located in flood zone 1.

## **2. The Proposal**

- 2.1 This application proposes the erection of twenty (20) residential dwellings on the site, seven (7) of which are proposed to be affordable dwellings. The application is made in outline such that the principle of development is under consideration. Access, layout and scale are also to be considered. These matters are normally reserved for consideration in a subsequent application; however, their inclusion here means that members have scope to consider wider issues than they would otherwise be able to. In particular these matters are considered to relate to the access to the highway network, road layout within the application site, position of housing within the site, position of SuDS and play area within the site and the height of the proposed dwellings within the site. To this end, a greater degree of certainty with regards to development on the site is available to Members than would otherwise be the case with an outline application with a greater degree of matters being reserved.
- 2.2 Matters relating to the appearance of dwellings within the site as well as landscaping detail are reserved and therefore do not fall within the scope of this application. They are subject to separate consideration within a subsequent reserved matters application. Said reserved matters application would need to adhere to the details set out within this application were outline planning permission to be granted.

- 2.3 Access to the site is proposed to be taken from Forest Road, with internal road layouts to create a single spine road within the site with development to be served from private accesses from the spine road. No access or turning head is proposed within the site that would or could create a future access point to the fields to the south of the site. The route of the existing public right of way is proposed to be unaffected while a new path is proposed to connect into it which will run along the southern boundary of the application site. The existing agricultural access to the neighbouring field is also to remain for access to the surrounding fields.
- 2.4 Development within the site is mainly two-storeys in height, although a small number of bungalows are also noted. The supplied indicative housing mix is as follows:

Market Housing:

Plot Size	Quantity
2 bed house	3
3 bed bungalow	2
3 bed house	7
4 bed house	1
<b>TOTAL</b>	<b>13</b>

Affordable Housing:

Plot Size	AR/SO	Quantity
1 bed house	AR	2
2 bed house	AR	2
3 bed house	AR	1
2 bed house	SO	1
3 bed house	SO	1
	<b>TOTAL</b>	<b>7</b>

Location and tenure of affordable housing would be provided and agreed as part of the future reserved matters application if outline planning permission is granted.

- 2.5 Landscaping is proposed to all site boundaries. To the south, planting is proposed to create a new boundary to the agricultural fields and would form part of the route of the additional path proposed to join footpath 25. A gap of open space is proposed to the western end of the site with a naturally equipped play area to be provided. It also serves to create a gap between the proposed dwellings and the listed buildings noted to the west of the site. Development is similarly pulled back from the eastern boundary of the site. This provides space for SuDS features within the site and to allow the agricultural access and public footpath to continue to be utilised. To the northern boundary, hedgerow is to be retained and strengthened with additional native species planting. While landscaping is not a matter for consideration within this application, the submission of a landscape strategy plan means that subsequent details submitted in a reserved matters application would need to accord with these details.

### **3. The Principle of Development**

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

- 3.2 The site for this proposal is located on land that is currently unallocated for development, as defined in the adopted development plan. Therefore, its development for residential purposes is a departure from the current plan. As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Within the emerging JLP, this site forms part of an overall residential land allocation (ref. LS01) for the provision of 10 no. residential dwellings. Nevertheless, Members are advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage.
- 3.3 The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 9.54 years. As such, this element does not engage the tilted balance requirement of the NPPF in and of itself. However, given the age of both the Core Strategy and the Local Plan, and given that they pre-date the publication of the revised NPPF, consideration must be given to their compliance with the NPPF and as such the associated weight of the policy. The question whether the presumption in favour of sustainable development is therefore engaged in the circumstances of this application needs to be considered.
- 3.4 Policy CS1 identifies a settlement hierarchy based on the services, facilities and access within the locality and accordingly directs development sequentially towards the most sustainable areas. Under policy CS1, Stowmarket is identified at the pinnacle of the settlement hierarchy as a town while Onehouse is identified as a secondary village. The application site itself is located within the countryside as it does not fall within the established settlement boundary of either Stowmarket or Onehouse.
- 3.5 Policies CS2 and saved policy H7 of the Local Plan are therefore engaged. CS2 flows from CS1 and identifies the acceptable forms of development for countryside areas. Policy H7 states that new development will normally form part of existing settlements and that outside of settlement boundaries proposals for new housing will be strictly controlled. It is explained within the policy that this is in the interests of protecting the existing character and appearance of the countryside. It has been found that H7 does not directly preclude new development in the countryside; clearly, as a saved policy within the development plan it must be read alongside policies CS1 and CS2 and it is consistent with them. It is notable that the desire to protect the countryside as a resource is also reflected within the NPPF where it is stated at paragraph 174 that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. Here, "recognition" must itself import a degree of protection and so the sentiment behind policy H7 is consistent with the NPPF.
- 3.6 As a matter of judgement the generally restrictive approach to housing in the countryside set out within those policies is not entirely consistent with the NPPF, where development that is otherwise sustainably located and acceptable in other respects might nevertheless be refused if those policies were applied with full force. This position has been recognised in previous appeals, and by the Council in approving other housing development even where a five-year housing land supply can be demonstrated. There is a not dissimilar '*special circumstances*' test set out within the NPPF at paragraph 80 but that only applies to sites that are physically separated or remote from a settlement. The definition of isolation with regards to this policy has been shown within court judgements to relate to the remoteness of a site from a settlement. Given the functional and physical proximity of the application site to Onehouse the development is not isolated and paragraph 80 of the NPPF is not engaged.
- 3.7 The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (October 2020) produced in support of the emerging Joint Local Plan identifies whether there is sufficient land available to meet projected housing and economic growth within the districts. As part of this,

sites are broadly assessed for their availability based on a range of factors, including suitability. Whilst no planning status or merits of sites are engaged within this assessment, it nonetheless provides a useful starting point to determine the current status of the land in regard to its suitability. This application site is included within the SHELAA under site reference SS0343; potential issues facing the site are noted to include biodiversity, heritage, and public rights of way. These issues are addressed by statutory consultees and are discussed later within this report.

- 3.8 Onehouse does not have a neighbourhood plan and at the time of writing and is not within an area designated as a neighbourhood plan area. Onehouse is part of the Stowmarket Area Action Plan (SAAP). In particular, attention is drawn to sections 6.38, 6.40 and 6.42 of the SAAP which directly deal with Onehouse and its relationship to Stowmarket. Paragraph 6.38 relates to the importance of the contribution made by the open farmland between the village and the edge of Stowmarket. Paragraph 6.40 notes that greenfield sites, such as that under consideration here, are likely to be easier to develop than brownfield sites and that a phased approach to their development should be undertaken and paragraph 6.42 sets out strategic goals for development site within the plan area, with specific reference to maintaining and reinforcing the gaps between Onehouse and Stowmarket and for the need to deliver public access between the two via linked cycle and footpath links.
- 3.9 The application site is located adjacent to existing residential development located to both the west and the north of the site. The application would serve to infill an existing area of open farmland that sits on the southern side of Forest Road between Onehouse and Stowmarket. While the site would project into the countryside to the south, the existing run of linear development on the northern side of Forest Road means that the site would not serve to reduce the space between the two as it would bring development no closer to Stowmarket than that which exists at present. The application also serves to deliver pedestrian and cycle access between Onehouse and Stowmarket, a key goal for the SAAP. Reference to the other policies of the SAAP are also recorded within the relevant sections of this report.
- 3.10 The site is located within the countryside and therefore contrary to the aims of the adopted Development Plan, specifically policies CS1 and CS2, of the Core Strategy and saved policy H7 of the Local Plan. In these terms, it is a departure from the adopted Development Plan. However, these policies predate the creation of the NPPF, and, while they are not held to be automatically out of date due to their age, NPPF paragraph 219 requires that due weight be attributed to them in relation to their degree of conformity with the NPPF.
- 3.11 Policies CS1, CS2 and H7 all address the location of new housing within the district. The protection of the countryside from market housing goes beyond the more balanced approach to the location of new development set out within the NPPF. While paragraph 80 of the NPPF applies a not dissimilar approach to the creation of new isolated dwellings within the countryside. Court judgements are clear in their approach to the definition of isolation with regards to new homes within the countryside. Given the location of the application site, adjacent to residential development within Onehouse and closely related to the edge of Stowmarket. Connectivity improvements scheduled to be undertaken with regards to development on the edge of Stowmarket will provide greater access to the services and facilities of Stowmarket to the village of Onehouse. Based on the above, it is not considered that paragraph 80 of the NPPF is engaged with regards to this application and moreover, the application site is considered to be spatially well related to existing development and services.
- 3.12 However, as seen within the recent appeal decision with regards to development at Haughley, inconsistency is identified with regards to policies CS1, CS2 and H7 with regards to the NPPF, particularly around issues such as use of previously developed land. In this instance, CS1 and

CS2 do not allow for the weighting of the benefits of an application, applying a blanket approach to development not reflected within the NPPF. H7 sets an expectation that new housing will form part of existing settlements but does allow for exceptions to be made such as where development may be located adjacent to existing settlements.

3.13 Given the above, it is considered that these policies CS1 and CS2 carry a lesser material weight in decision making. The NPPF prefers a balanced approach to finding the location of development, considering all factors in the round, which CS1, CS2 and H7 do not allow for as they operate a far stricter test regarding settlement boundaries and the countryside. Therefore, the tilted balance set out at paragraph 11d) of the NPPF is relevant and moreover, in this instance, is considered to be engaged based on the facts and individual circumstances of this application (spatial relationship to Onehouse and Stowmarket, connectivity improvements, lack of coalescence). The lesser degree of material weight which is applied to policies CS1 and CS2 are not held to be wholly determinative in this instance. Paragraph 11d) requires that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

3.14 Consideration against the first point is undertaken within the relevant sections of this report, e.g., landscape, flooding and heritage, whilst consideration against the second is carried out in the round within section 13 of this report.

3.15 While these policies therefore carry less than full material weight, they nonetheless provide a useful position in determining areas most suitable for development. While the site is well related to the village of Onehouse and is allocated within the JLP, only limited weight can be attributed to this factor. The development of the site would serve to support providing connectivity improvements between Onehouse and Stowmarket, an aim of the SAAP and would also serve to provide the following benefits:

*Economic* – The provision of residential dwellings will give rise to substantial employment during the construction phase of the development owing to the scale of development proposed. The New Anglia ‘Strategic Economic Plan’ (April, 2014) acknowledges that house building is a powerful stimulus for growth and supports around 1.5 jobs directly and 2.4 additional jobs in the wider economy for every home built. The proposal will result in job creation and will have positive regional economic benefits.

Additional infrastructure requirements are a consequence of the development. It must also be noted that none of the infrastructure authorities have objected to the scheme, with all concluding that CIL and Section 106 contributions can be used to manage future infrastructure demand.

*Social* – The development offers a policy compliant level of affordable housing equating to a total of 7 affordable units, representing a social benefit to the district which attracts a positive weight in decision making. A proposed mix is given in support of the application. The Council’s Strategic Housing Officer has provided comments accepting the mix. There is nothing before officers at this time to suggest the suggested mix cannot be realised at reserved matters if outline permission were to be granted and would be secured at a later date between the Council and applicant as part of the provisions of the required Section 106 Agreement.

The delivery of housing is also a benefit of the application and while the Council can demonstrate a five-year housing land supply, this cannot be read as a cap on development.

*Environmental* – The site is located in the countryside in policy terms as it is outside the settlement boundary however, the site has a strong functional relationship to the village, being located directly adjacent to its settlement boundary and is not considered isolated in a functional sense. Harm to the setting of the nearby listed building is noted. The level of harm is identified as less than substantial and is considered in more detail within the relevant section of this report. This being said, some benefit is identified through the provision of additional landscaping as well as net gains for biodiversity which can be secured through conditions.

- 3.16 Therefore, taken as a whole, conflict between the application and the adopted policies of the Development Plan is not considered to be wholly determinative in this instance and further assessment of the application is required. This is set out below.

#### **4. Nearby Services and Connections Assessment of Proposal**

- 4.1 Onehouse is identified as a secondary village within the adopted Development Plan and is located 3 miles from the centre of Stowmarket such that it is reliant on services and facilities provided within its neighbour to meet the day to day needs of its residents. Development at Northfield View by Taylor Wimpey is located approximately 400m along Forest Road to the east of the application site and would provide connection to an upgraded bridleway route which connects to Chilton Way and Onehouse Road giving access to Stowmarket High School and Mid Suffolk Leisure Centre. Timings of journeys along the route at present are indicated to take around 15 to 20 minutes from the application site.
- 4.2 Consultation with the Highway Authority notes that funding for the upgrading of the route from Taylor Wimpey is already held by Suffolk County Council and that the works are currently being programmed for delivery. It is noted that part of the route along Forest Road would, at present, be made along an unlit route without the benefit of made footways, although a good-sized verge is provided along the entirety of the route along Forest Road. Works to the footpath network within the proposed development are to include a connection from the footpath adjacent to the site along Forest Road to the Northfield View site such that once completed would deliver a car-free walking connection between Onehouse and Stowmarket could be made along a made route. At present, there is no connection from Onehouse to the new bridleway and this scheme could deliver that required connection in line with the strategic objectives of the SAAP set out at paragraph 6.42.

#### **5. Site Access, Parking and Highway Safety Considerations**

- 5.1 Access to the site is provided via Forest Road. A pedestrian footway is to be delivered on the western and eastern sides of the access and a footway is to be delivered through the site to connect with the existing public right of way. The width of the proposed roads within the site are sufficient to meet the requirements of emergency vehicles as well as refuse tenders.
- 5.2 All of the new dwellings are proposed to be served by level accesses and the two bungalows are proposed to be served by level accesses with slip-resistant surfaces in line with the relevant requirements of Building Regulations Part M.
- 5.3 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the

provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.

- 5.4 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. While their previous objection is noted, the most recent consultation with the Highway Authority notes that the application is acceptable in this regard and further, sufficient parking is delivered within the site to accord with the adopted parking standard.

## **6. Design and Layout**

- 6.1 The submitted illustrative masterplan shows up to twenty (20) dwellings within the site flanked by open space to the western, southern and eastern boundaries of the site. Dwellings are shown orientated towards Forest Road, the footpath adjacent the site and open space within the site. This results in a density of thirty (30) dwellings per hectare within the site with a maximum dwelling height of two storeys.
- 6.2 Over half of the site is retained for open space and a play area and sufficient space within the site is also retained for SuDS drainage.
- 6.3 A number of roofs within the site are orientated to face south such that if photovoltaic panels were to be affixed to them, they would be able to make maximum benefit and further would be able to make use of passive solar gain to heat the properties. Those properties which do not face south are in the minority but would still be able to obtain some benefit from photovoltaic panels arranged to face east and west. Further detail in this regard is proposed to be conditioned to be brought forward in line with any future reserved matters application.
- 6.4 It is considered by Officers that the proposed scheme would fit well with the character of the surrounding area, subject to detail coming forward at reserved matters stage of appearance. Any decision on the appearance of the site would be retained by Members such that scrutiny could be applied at the required time.
- 6.5 SAAP Policy 6.1 requires that all new dwelling be provided with bin storage and presentation areas within the site. A condition is suggested in this regard such that clarity over this detail be forthcoming.

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

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not wholly consistent with the Framework and is afforded limited weight.
- 7.2 SAAP Policy 4.2 speaks to providing a landscape setting for Stowmarket. It requires that green infrastructure and biodiversity enhancement is secured from development as are increases in accessibility. It also requires that development that would have a harmful impact on Visually Important Open Spaces be resisted. No Visually Important Open Space is designated within the

site or its vicinity. Policy 10.3 of the same document speaks to public realm improvements and improvements to accessibility networks such as footpaths and cycleways.

- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 On-site vegetation is proposed to be retained and incorporated within the layout of the development. This is then to be enhanced further with additional planting within the site. Comments from Place Services Landscape Consultant does not raise a specific objection to the development and specifically do not object to the location of the development, noting that it was judged to have a moderate-low sensitivity to residential development within the Landscape Sensitivity Assessment (2020) which supports the emergent JLP.
- 7.4 It is not considered that the site would detrimentally affect the surrounding special landscape area. It would remove an element of the agricultural land which gives the SLA its defining characteristic, however, the site is adjacent existing residential development so in long views would be seen as a part of Onehouse itself. Further, it would provide a defined edge to the village, which at present extends to a greater degree along the northern side of Forest Road than on the southern side. Therefore, it is not considered that this application would remove an area which contributes to the physical separation of Onehouse from Stowmarket.
- 7.5 In terms of ecology, additional biodiversity net gain can be achieved within the site owing to additional planting and moreover would be subject to conditions raised by the Council's retained ecologist to ensure said net gain was delivered within the site. This accords with the requirements of SAAP Policy 9.1.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

- 8.1 The application is supported by a Geo environmental Assessment which has been reviewed and assessed by the Local Planning Authority's in-house Environmental Health team. No objections are noted subject to an informative to ensure that the developers' responsibilities in this regard is added to any positive determination.
- 8.2 No objection is noted with regards to surface water flooding which is to be stored within an open SuDS system. The suggested condition is noted. Similarly, no objection is noted from Anglian Water with regards to connection to the foul water sewer. The informatives suggested are similarly noted.
- 8.3 The Council's Waste Collections Team have also not returned an objection to the application. Internal roads are considered to be suitable for a waste tender to access the site and also turn within it such that there is not a need for a tender to reverse out of the site. The recommended condition is noted.

## **9. Heritage Issues**

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. SAAP Policy 9.5 offers similar protections. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its



setting or any special features it possesses gives rise to a presumption against the granting of planning permission.

- 9.2 The Council's Heritage Team were consulted on the application and do not consider it necessary to provide comment in this instance. Further comment was sought from Place Services Heritage advisor in order to give certainty to Members and to aid in their decision making.
- 9.3 The proposed application would not adversely impact the nearby listed buildings directly although some impact would likely be felt to their settings. In assessing the level of harm as less than substantial harm created by the development, clear judgements have been reached with Place Services Heritage advisor identifying a medium level of less than substantial harm being identified for Elder Cottage, the lowest level of less than substantial harm for Starhouse Farmhouse and no harm to the setting of Onehouse Lodge.
- 9.4 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here, the harm should be weighed against the public benefits of the proposal. The level of heritage harm must therefore be weighed, and considered in the context of the environmental, social and economic benefits that the scheme will bring about, which are identified elsewhere in this report.
- 9.5 Specific reference is made within the comments provided by Place Services Historic Environment Team to paragraph 206 of the NPPF. It requires that opportunities to enhance the setting of listed buildings is undertaken within development, with proposals that preserve the elements that make a positive contribution to the setting of a listed building should be treated favourably. The comments note that while screening and hedging around the site provide some mitigation in this regard, it cannot remove harm. That being said, intervening development of a modern dwelling is located to the immediate west of this site and the immediate east of Elder Cottage.
- 9.6 In terms of the balancing exercise required by the NPPF significance is given to the delivery of housing including the delivery of affordable housing to be secured via a Section 106 Agreement. Additional benefits are considered to accrue from the delivery of a walking route between Onehouse and Stowmarket. It is the view of Officers that the public benefits offered are sufficient to outweigh the medium level of less than substantial harm identified.
- 9.7 Consultation with the Suffolk County Council Archaeology Service notes that while the site lies in an area of potential archaeological interest this is not considered to be grounds to refuse the application. They recommend conditions to secure the archaeological investigation of the site prior to development which would accord with the requirements of Saved Policy HB14.

## **10. Impact on Residential Amenity**

- 10.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 10.2 Given layout and scale are matters to be considered within this application, certainty can be given to the placement of dwellings within the site, as well as their heights. There is nothing within the submitted drawings that indicate that the proposed dwellings would be subject to a compromised amenity by way of inadequate private amenity space or their relationship to each other.

- 10.3 Further, dwellings are arranged in such a manner that it is not considered that adverse impacts would be felt by existing neighbours to the site by way of reduced levels of natural light or overlooking. The western boundary of the site is particularly generous in this regard.
- 10.4 Back-to-back distances within the site are acceptable and it is not considered that adverse harm would be created for the future occupants of the site through poor levels of natural light. With specific regard to overlooking within the site this is not considered to be an issue as detail of the specific designs of the proposed dwellings would be a reserved matter and would be dealt with through a subsequent application. Therefore, the Local Planning Authority would retain control over window placement to the upper levels and roofs of proposed dwellings and be able to adequately control this aspect of the proposed development to control overlooking.

### **11. Planning Obligations / CIL**

- 11.1 The development would be subject to CIL which would be managed through the standard CIL processes. Section 106 obligations are noted with regards to education provision and the delivery of affordable housing and would be secured within a Section 106 Agreement to be completed prior to the issue of any planning permission. This accords with the requirements of policies 6.4, 8.1 and 11.1 of the SAAP.

### **12. Parish Council Comments**

- 12.1 The comments made by Onehouse Parish Council are noted and to an extent are addressed within the body of this report. Specific attention is drawn to the following issues not mentioned earlier within the report.
- 12.2 The site is located on agricultural land. The most recent land survey for the region noted that the land was category 3 land, which is not protected by planning policy.
- 12.3 Highway concerns were raised and discussed with the Highway Authority. No amenity concerns are raised regarding car lights affecting the amenity of properties to the north side of Forest Road. Any light shine from car headlights would be fleeting and would only affect those properties during hours of darkness when residents are likely to have curtains drawn. It should also be noted that the proposed access is not located directly opposite habitable rooms within the facing development on the northern side of Forest Road.
- 12.4 Infrastructure concerns are noted, however, the current funding model to ensure that infrastructure capacity is delivered in step with or following development. Development to the north and south of Union Road are supported by extensive Section 106 Agreements to expand and support infrastructure within the area and this development would contribute CIL and its own Section 106 obligations to aid in the delivery of infrastructure.

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## **PART FOUR – CONCLUSION**

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### **13. Planning Balance and Conclusion**

- 13.1 The application site is located adjacent to the settlement boundary of Onehouse and within the countryside for the purposes of planning policy. The site was allocated within the JLP and while the underlying work supporting the JLP does carry a degree of significance, the level of material weight attributable to this consideration is limited as the work on the JLP is currently paused. Site

allocation is likely to be reassessed as part of this work and there is no guarantee that the site will be reallocated. That being said, the converse is also true, and if it is reallocated, there are benefits associated with the delivery of this site which may be worthwhile securing at this point.

- 13.2 The location of the larger developments either side of Union Road, a short distance to the east of the site, provide a car free walking and cycling route into Stowmarket. Upgrading of the footpath route through those sites is scheduled by SCC as the relevant Highway Authority and funding for the works are held by them. This application seeks to improve pedestrian connections to that link through the provision of a made footpath to the northern side of Forest Road and a walking route within the site. While Parish Council comments on users having to cross Forest Road to make use of the route are correct, this is the case for existing dwellings on the southern side of Forest Road at present and the speed limit on Forest Road at this point is 30mph. Delivery of such a walking and cycling route is an aim of the SAAP and this application would allow for its delivery.
- 13.3 The format of this application offers a good degree of certainty on the form and scope of development proposed to come forward. If approved, Members would have certainty over the following aspects of the development: the access to the highway network, road layout within the application site, position of housing within the site, position of SuDS and control over the location of the play area within the site as well as over the height of the proposed dwellings within the site. Reserved matters would be required to cover off details of appearance and landscaping and would be required to be determined by Development Control Committee so control over these aspects of the development would still be available to Members.
- 13.4 Conditions have been suggested to ensure that sufficient detail would come forward concurrently with submission of Reserved Matters to ensure that additional information would be available with regards to the sustainability measures, including integration of renewable technologies and insulation within the build of the proposed dwellings and full details of the surface water drainage scheme.
- 13.5 Officers consider the balancing exercise required by the NPPF with regards to the less than substantial level of harm identified to be satisfactory with the benefits offered by the application thought to outweigh the identified harm.
- 13.6 Attention is also drawn to Section 3 of this report. The application runs contrary to the adopted Development Plan and offends Core Strategy policies CS1, CS2, CS4 and CS5 as well as Saved Local Plan policy H7. As such it represents a departure from the adopted Development Plan and should be refused unless material planning considerations indicate otherwise. This case is finely balanced in this regard. Officers consider that the benefits offered by the application provide sufficient justification why in this case, the application need not be refused. Therefore, the recommendation put before Members is to grant outline planning permission for the application site subject to the completion of a Section 106 Agreement and subject to the conditions and informatives listed below:

## **RECOMMENDATION**

The recommendation before members is to approve the application subject to the following:

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

- Affordable housing as set out within the scheme (delivery of seven on-site units).
- Public Realm (delivery of open space and play area).
- Developer Contributions as set out within the response.

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

- Standard time limit for Outline Planning Permission (three years to agree reserved matters and a further two years from point of agreement of reserved matters to commence).
- Reserved matters (appearance and landscaping) details to come forward for agreement.
- Reserved matters to be in accordance with the approved plans (N.B Access, layout and scale are agreed as part of the outline as such those aspects of the development are not subject to change).
- Scheme of sustainability to come forward concurrent with the submission of reserved matters.
- Details of surface water drainage scheme to come forward concurrent with the submission of reserved matters.
- A scheme of archaeological investigation to come forward prior to commencement.
- A report on the findings of archaeological investigation to be submitted prior to any occupation.
- Details of the location of fire hydrants within the scheme to be agreed prior to works above slab level on site and to be delivered and ready for use prior to occupation.
- Construction management plan to be submitted and agreed prior to commencement of the scheme. This should also include hours of construction work, details of dust suppression/control as well as details for worker parking on site and the routing of large delivery vehicles to the site and other associated requirements.
- No burning of construction materials shall be undertaken on the site.
- Scheme for the protection of natural features on the site (not shown to be removed) to be agreed prior to commencement and to be in place throughout construction.
- Scheme of lighting for the site to be submitted and agreed prior to any occupation on site. Said scheme shall be in line with ecology concerns detailed within their response.
- Details of connection to the foul water sewer shall be demonstrated prior to occupation.
- Bin storage and presentation details to be submitted concurrent with reserved matters.
- Ecological construction management plan to be submitted and agreed prior to commencement.
- Landscape and ecological management plan to be submitted concurrent with reserved matters and be in accordance with the submitted landscape strategy.
- Access (including footways either side) to be delivered prior to the first occupation of any dwelling.
- Detail of footway connection to Northfield View along Forest Road to be submitted and agreed. Footway to be completed prior to occupation of the first dwelling or within 6 months of completion of works to the bridleway (within the Taylor Wimpey site) whichever is the later.

- Details of estate road and footpaths within site to be agreed prior to commencement (layout, levels, gradients, surfaces, lighting, traffic calming and surface water drainage within the highway).
- No dwelling to be occupied without being served by made estate roads and footpaths.
- Details of refuse and recycling storage and collection to be provided concurrently with submission of reserved matters.
- Parking details to be secured concurrent with reserved matters and delivered prior to occupation of each unit. Details to include cycle parking and electric vehicle charging points.
- Visibility splays to the main site access to be delivered in line with approved details. Thereafter no obstruction to said splays shall be constructed, planted or permitted to grow above 0.6m.
- Arboricultural method statement to outline how protective measures for planting during demolition and construction works to be agreed prior to commencement.
- Landscaping scheme (hard, soft and boundary treatments) to be submitted and agreed prior to commencement. Shall outline preparation, implementation, materials, protection and management.
- Landscape management plan to be agreed prior to commencement. Management to cover a period of no less than 5 years with both existing and new planting to be included.
- Details of playspace to be agreed prior to commencement and installed prior to first occupation.

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

- Proactive working statement.
- Anglian Water informatives detailed in their consultation response.
- Internal Drainage Board requirements as detailed within their consultation response.
- Public Rights of Way informatives detailed in their consultation response.
- Informative on the developer's responsibilities with regards to land contamination.
- Highways informative.

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

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# Application No: DC/21/05063

## Location: Land South of, Forest Road, Onehouse

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Onehouse Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Anglian Water Natural England</i>	
Appendix 5: County Council Responses	<i>Archaeology Service Developer Contributions Fire and Rescue Team Flood and Water Team Highways Team Public Rights of Way Team Travel Plan Officer</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health – Air Quality Environmental Health – Noise/Odour/Light/Smoke Environmental Health – Land Contamination Environmental Health – Sustainability Place Services – Ecology Place Services – Heritage Place Services - Landscape Public Realm Strategic Housing</i>	





	<i>Waste Services</i>	
Appendix 7: Any other consultee responses	<i>East Suffolk Drainage Board Mid Suffolk Disability Forum</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	<i>N/a</i>	

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





# Consultee Comments for Planning Application DC/21/05063

## Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

## Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

## Comments

Councillors object to the proposals.

The development will diminish the strategic gap between Stowmarket and Onehouse which has already been reduced with the granting of permission for the developments in Union Road.

This is prime agricultural land and should be protected and not developed.

There will be a loss of amenity to the properties opposite the proposed exit of the development which is higher land, car lights will shine into their windows.

Highway safety is a major concern. This is already a difficult section of road to navigate with the bend and additional traffic from this development and those already approved in Union Road will have a vast impact in the area. Very close to the proposed entrance is where Onehouse PC is hoping to site an electronic speed sign as this section of road is considered very dangerous.

The public footpath is to the North of Forest Road meaning all children either walking to school or catching the bus from this development will need to cross Forest Road.

The siting of the vehicular access onto Forest Road will create a staggered crossroads with the junction of Northfield Road with Forest Road. There are already difficulties with visibility exiting Northfield Road which will be exacerbated by the access to this site.

There is no safe pedestrian access to the Chilton Leys bend and the additional traffic from this

development will cause additional danger.

Although the application states that the hedgerow will be retained, it is clear that a significant amount will need to be removed to allow for the necessary visibility splays, This would have a detrimental effect on the wildlife habitat and biodiversity in the area.

Flooding occurs in the area on a regular basis and Councillors are not assured that this will resolved if this development takes place.

Onehouse PC understands that the inital application/enquiry to MSDC was for 10 dwelling not the now proposed 20 at this stage. Residents are very concerned at potential final numbers and impacts if granted.

Infrastructure in the area is already under strain and cannot accommodate the current approved developments. Schools, doctors and dentists are over subscribed before the completion of the three major development in the the area.



## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

AW Site Reference: 180617/1/0132529

Local Planning Authority: Mid Suffolk District

Site: Land South Of Forest Road Onehouse  
IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage syst

Planning application: DC/21/05063

**Prepared by:** Pre-Development Team

**Date:** 8 October 2021

## ASSETS

### Section 1 - Assets Affected

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

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment

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

### Section 3 - Used Water Network

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

### Section 4 - Surface Water Disposal

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

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

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

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

**Sent:** 13 Oct 2021 09:14:36

**To:**

**Cc:**

**Subject:** FW: Planning consultation DC/21/05063 Natural England response

**Attachments:**

---

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 13 October 2021 09:02

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

**Subject:** Planning consultation DC/21/05063 Natural England response

Dear Sir/Madam

Application ref: DC/21/05063

Our ref: 370073

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

Tel: 0207 764 4488

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

Thriving Nature  
for people and planet



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

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

Enquiries to: Dr Hannah Cutler  
Direct Line: 01284 741229  
Email: [Hannah.Cutler@suffolk.gov.uk](mailto:Hannah.Cutler@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2021\_05063  
Date: 19/10/2021

For the Attention of Daniel Cameron

Dear Mr Isbell

**Planning Application DC/21/05063 – Land South Of, Forest Road, Onehouse, IP14 3HQ: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is an archaeologically un-investigated area near listed buildings of 15th and 16th century age near to the Chilton Leys development, for which evaluation has revealed Prehistoric, Roman and Anglo-Saxon remains. On the basis of this and its favourable topographic location there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Hannah Cutler

Archaeological Officer  
Conservation Team



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

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

Your Ref:  
Our Ref: FS/F221573  
Enquiries to: Cindy Hawes  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 05/10/2021

Dear Sirs

**LAND SOUTH OF FOREST ROAD, FOREST ROAD, ONEHOUSE, IP14 3HQ**

**Planning Application No: DC/21/05063**

**A CONDITION IS REQUIRED FOR FIRE HYDRANTS**

**(see our required conditions)**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

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

OFFICIAL

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

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

**Sprinklers Advised**

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

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

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: [james@jamesbaileyplanning.com](mailto:james@jamesbaileyplanning.com)

Enc: Sprinkler information

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

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

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

Date: 05/10/2021

**Planning Ref:**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING  
ADDRESS:  
DESCRIPTION:  
HYDRANTS REQUIRED**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team  
Tel: 01473 260588  
Email: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)



Dear Sir/Madam

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

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

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

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

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

#### **Dispelling the Myths of Automatic Fire Sprinklers**

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

#### **Promoting the Benefits of Automatic Fire Sprinklers**

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

## OFFICIAL

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

### **The Next Step**

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

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

**Sent:** 04 Oct 2021 11:01:15

**To:**

**Cc:**

**Subject:** FW: 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

**Attachments:**

---

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

**Sent:** 04 October 2021 10:59

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

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

**Subject:** 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Dear Daniel Cameron,

Subject: Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Thank you for your notification of planning application DC/21/05063 for the proposed development of Land South Of, Forest Road, Onehouse , IP14 3HQ received on the 28th September 2021.

Suffolk County Council, as Lead Local Flood Authority (LLFA), is a statutory consultee under the Town and Country Planning Act for major applications.

The LLFA currently has resourcing constraints which affects its ability to make its normal detailed responses to all of the major applications it receives as a statutory consultee. For the time being, the LLFA is giving priority for its normal DETAILED responses to proposals of significant scale and complexity, which potentially have significant flood risk impact and problematic deliverability of water management proposals. NON DETAILED type responses will be given for non prioritised proposals.

For these reasons, at this time, the LLFA gives the following NON DETAILED consultation response.

The Local Planning Authority should seek to ensure that the proposed development covered by the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water management..

Relevant Policies in relation to Flood Risk & SuDS

National Legislation/Codes

- National Planning Policy Framework
- Defra's Non-Statutory Technical Standards for SuDS
- Building Regulations: Approved Document H - Drainage and Waste Disposal (2015 edition)
- BS8582:2013 Code of Practice for Surface Water Management for Development Sites
- National Design Guide, Planning Practise Guidance for beautiful, enduring and successful places

Local Policy

- Suffolk Flood Risk Management Strategy and Appendices
- Mid Suffolk District Council (Policy CS 4 Adapting to Climate Change)

The LLFA point the LPA and the applicant towards the following guidance:-

- Long Term Flood Risk - <https://flood-warning-information.service.gov.uk/long-term-flood-risk>
- Flood risk assessment: standing advice - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>
- CIRIA, C753 – SuDS Manual

Should the LPA be minded to approve this application, then the LLFA recommends the following planning conditions should be applied

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:  
Page 175

- a. Dimensioned plans and drawings of the surface water drainage scheme;

- b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- f. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
- g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
  - I. Temporary drainage systems
  - II. Measures for managing pollution / water quality and protecting controlled waters and watercourses
  - III. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

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

2. Within 28 days of practical completion of the last dwelling or unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

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

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

#### Informatives

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

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council



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

Your Ref: DC/21/05063  
Our Ref: SCC/CON/4499/21  
Date: 18 October 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Daniel Cameron - MSDC

Dear Daniel

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063**

**PROPOSAL:** Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

**LOCATION:** Land South Of, Forest Road, Onehouse , IP14 3HQ

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

1. Whilst the principle and location of the access, visibility splays and indicative layout are generally acceptable to the Highway Authority, a new development of this scale should provide sustainable access to local amenities including schools. As proposed, occupiers would be largely dependent on motor vehicle travel or would be required to walk on a road not considered suitable for pedestrian use, particularly vulnerable pedestrians. Subsequently, it does not accord with NPPF paras. 110 and 112 and pedestrians walking in the road would result in an unacceptable impact on highway safety (NPPF para. 111). **Subsequently, we object to the proposal until the above comment has been addressed.**

With regard to the above comment, section 2.11 of the submitted Transport Statement advises that a S106 contribution has been made as part of the nearby Northfield View development for the provision of a footway connection. This is not the case, a PROW (Public Rights of Way) contribution is due to be made for a PROW link between existing footpaths FP14 and FP25 (the form and location of which is to be determined). This is not a contribution for a footway connection that will serve this development. Subsequently, discussions are ongoing with members of the SCC PROW team on this matter.

**Other Comments:**

2. The proposed main access layout is generally acceptable to the Highway Authority including the visibility splays as illustrated on drawing ZC291 - PL - SK - 200 P02, however we request that the footway on the eastern side is extended further beyond the proposed crossing point to protect the visibility splay and pedestrian crossing point from being obscured by vegetation between cutting schedules.

3. Whilst the indicative masterplan layout shown on drawing CSA/5398/107 Rev C is generally acceptable, the majority of the road (beyond the initial length of road incorporating a turning head shown grey) may not be suitable for adoption by the Highway Authority. This comment does not need to be addressed but is included for future reference at reserved matters stage.

**No comments from SCC Travel Plan and SCC Passenger Transport teams.**

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref: DC/21/05063  
Our Ref: SCC/CON/5636/21  
Date: 21 December 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Daniel Cameron - MSDC

Dear Daniel

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063**

**PROPOSAL:** Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

**LOCATION:** Land South Of, Forest Road, Onehouse , IP14 3HQ

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

Further to the submission of a plan illustrating a footway connection to the proposed bridleway facility secured from the Northfield View development, we are satisfied with the proposal subject to the following conditions:

**Condition:** No other part of the development hereby permitted shall be occupied until the new access and footways have been laid out and completed in all respects in accordance with drawing no. ZC291 - PL - SK - 200 P02 with an entrance width of 5.5 metres for a distance of at least 10 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

**Reason:** To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

**Condition:** Before the development is commenced, details of a new footway to bridleway connection on Forest Road as indicatively shown on drawing no. ZC291 - PL - SK - 202 shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and completed prior to the occupation of the first dwelling or within 6 months of completion of the bridleway (should the bridleway not be completed prior to occupation of the first dwelling). The footway shall be retained thereafter in its approved form.

**Reason:** In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking.

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

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

Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation and shall be retained thereafter for no other purpose.

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

Condition: Before the development is commenced details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose (or for dwellings) The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety.

Condition: Before the development is commenced, details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. ZC291 - PL - SK - 200 P02 with an X dimension of 2.4 metres and Y dimensions of 43 and 49 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

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

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

The Construction Management Plan shall include the following matters:

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

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

**Notes:**

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

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

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

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

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

**From:** GHI PROW Planning  
**Sent:** 08 October 2021 16:53  
**Subject:** RE: MSDC Planning Consultation Request - DC/21/05063

## **PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE**

**REF: DC/21/05063**

Thank you for your consultation concerning the above application.

The proposed site does not contain a public rights of way (PROW) although Onehouse Public Footpath 25 lies adjacent to the eastern boundary of the development. The Definitive Map for Onehouse can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Onehouse.pdf>. A more detailed plot of public rights of way can be provided. Please contact [DefinitiveMaps@suffolk.gov.uk](mailto:DefinitiveMaps@suffolk.gov.uk) for more information. Note, there is a fee for this service.

### **We accept this proposal but ask that the following is taken into account:**

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

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

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
  - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. **There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

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

Thank you for taking the time to consider this response.

Public Rights of Way Team  
Growth, Highways and Infrastructure  
Suffolk County Council



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

**Sent:** 29 Sep 2021 09:22:18

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/05063

**Attachments:**

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

**Sent:** 29 September 2021 08:50

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

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

**Subject:** RE: MSDC Planning Consultation Request - DC/21/05063

Dear Daniel,

Thank you for consulting me about the proposed residential development at Land South of Forest Road in Onehouse. On reviewing the documents submitted, I have no comment to make, as the size of the development does not meet the Travel Plan thresholds in the Suffolk Travel Plan Guidance.

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

**Sent:** 07 Oct 2021 09:52:43

**To:**

**Cc:**

**Subject:** FW: DC/21/05063. Air Quality

**Attachments:**

---

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

**Sent:** 06 October 2021 16:22

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

**Cc:** Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/05063. Air Quality

**EP Reference : 298764**

**DC/21/05063. Air Quality**

**Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.**

**Outline Planning Permission (some matters reserved, access, layout and scale to be considered)**

**Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) ...**

I can confirm that the scale of development, at 20 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

**Sent:** 08 Oct 2021 09:39:57

**To:**

**Cc:**

**Subject:** FW: DC/21/05063

**Attachments:**

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

**Sent:** 08 October 2021 09:31

**To:** Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/05063

Environmental Health -  
Noise/Odour/Light/Smoke

### **APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063**

**Proposal:** Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

**Location:** Land South Of, Forest Road, Onehouse , IP14 3HQ

Thank you for consulting me on this application. I have no objections in principle. However, construction activities near to existing residential premises have the potential to cause a detrimental effect on the local amenity during the duration of the site works, As such I would ask that the following are conditioned:

#### **Construction**

##### **Construction Hours**

Operations related to the construction (including site clearance and demolition) phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

*Reason: to minimise detriment to nearby residential amenity*

##### **Prohibition on burning.**

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

*Reason: to minimise detriment to nearby residential amenity*

##### **Dust control**

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

*Reason: to minimise detriment to nearby residential amenity*

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery)

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

*Reason: to minimise detriment to nearby residential amenity*

I would also recommend that the following are conditioned:

- Prior to the commencement of development, a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall demonstrate that all lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) fully complies with the figures for the (^Insert EZ1/EZ2/EZ3/EZ4) environmental zone and advice specified in the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011. The submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with 5 lux contour lines).

*Reason: to minimise detriment to nearby residential amenity*

- No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

*Reason: to minimise detriment to nearby residential amenity*

*Andy*

**Andy Rutson-Edwards**, MCIEH AMIOA

Senior Environmental Protection Officer

**Babergh and Mid Suffolk District Council - Working Together**

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Email [andy.rutson-edwards@baberghmidsuffolk.gov.uk](mailto:andy.rutson-edwards@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

**Sent:** 11 Oct 2021 11:25:06

**To:**

**Cc:**

**Subject:** FW: DC/21/05063. Land Contamination

**Attachments:**

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

**Sent:** 11 October 2021 10:21

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

**Cc:** Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/05063. Land Contamination

**EP Reference : 298765**

**DC/21/05063. Land Contamination**

**Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.**

**Outline Planning Permission (some matters reserved, access, layout and scale to be considered)**

**Town and Country Planning Act 1990 - Erection of 20 No houses/bungalows (including 7 affordable)**

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

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

Kind regards

Nathan

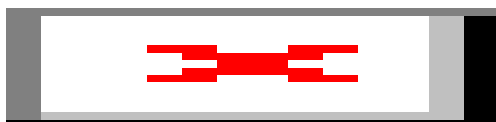
**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

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Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

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websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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**Minimum requirements for dealing with unexpected ground conditions being encountered during construction.**

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*

2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
  - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
  - *treatment of material on site to meet compliance targets so it can be re-used;*
  - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

**Sent:** 21 Oct 2021 03:24:37

**To:**

**Cc:**

**Subject:** FW: DC/21/05063

**Attachments:**

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**From:** Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

**Sent:** 21 October 2021 15:20

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

**Subject:** DC/21/05063

Dear Sir/Madam

**APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063**

**Proposal:** Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

**Location:** Land South Of, Forest Road, Onehouse , IP14 3HQ

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme must include as a minimum to achieve:-

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point
- Agreement of heating for the office/conditioned areas
- Agreement of scheme for waste reduction

The scheme shall include a clear timetable for the implementation of the measures in relation to the first occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed and thereafter maintained.

**REASON:** To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

It should be noted that the applicant, in their design and access statement, states " At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency". This approach is to be encouraged.

Kind regards

At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.

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



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w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



29<sup>th</sup> October 2021

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

By email only

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*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.*

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**Application:** DC/21/05063  
**Location:** Land South Of Forest Road Onehouse IP14 3HQ  
**Proposal:** Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Dear Dan

Thank you for consulting Place Services on the above application.

**No objection subject to securing ecological mitigation and enhancement measures**

**Summary**

We have reassessed the Ecological Impact Assessment (CSA Environmental, August 2021) submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority Species & Habitats.

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

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

The mitigation measures identified in Ecological Impact Assessment (CSA Environmental, August 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species. As a result, the following measures should be finalised within a Construction Environmental Management Plan to be delivered as a condition of any consent prior to commencement.



We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are known to be present within the local area. This should follow BCT & ILP Guidance<sup>1</sup> and should be informed by a suitably qualified ecologist. As a result, it is highlighted that strategy should summarise the following measures will be implemented:

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

We are also extremely pleased to see that the development can demonstrate measurable biodiversity net gains, as outlined under Paragraph 174[d] & 180[d] of the National Planning Policy Framework 2021. This is because the Ecological Impact Assessment includes the provision of Defra Biodiversity Metric Calculations (3.0) which indicates that the proposed development could secured a net gain of 10.10% for habitats and 33.31% for hedgerows. Therefore, it is advised that this Biodiversity Net Gain Assessment should be revised at reserved matters stage, to demonstrate that measurable biodiversity net gains will still be deliverable at the finalised layout. In addition, it is recommended that the full biodiversity net gain calculations should be submitted, so the LPA is clear on the aims and objectives for the habitat creation within the site. This will inform the provision of the Landscape Ecological Management Plan (LEMP) to be secured at reserved matters.

The landscaping design of the scheme has also clearly been designed to deliver multifunction usage, with significant considerations for biodiversity. We are particularly pleased to see the retention of the existing hedgerow, the provision of swales and suds with permanent water presence and the provision of wildflower meadows to the west of the site. Furthermore, we also support the proposed bespoke biodiversity enhancements, outlined within the Ecological Impact Assessment (CSA Environmental, August 2021) and we note that the applicant's ecologist has proposed that the measures can be secured within a Landscape Ecological Management Plan. Therefore, it is indicated that Place Services support this proposal, subject to the following details being provided within the finalised bespoke biodiversity enhancement strategy within the LEMP:

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

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<sup>1</sup> Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18: Bats and artificial lighting in the UK. ILP, Rugby



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

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

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

### **Recommended conditions**

#### **1. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY**

*“A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the submitted Ecological Impact Assessment (CSA Environmental, August 2021).*

*The CEMP (Biodiversity) shall include the following.*

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

*The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”*

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

#### **2. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

*“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority.*



*The content of the LEMP shall include the following:*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

*The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."*

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

### **3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

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

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

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



Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto: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.



FAO: Planning Department,  
**Babergh Mid-Suffolk District Council**

Ref: DC/21/05063  
Date: 17/02/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: *Land south of Forest Road, Onehouse, IP14 3HQ.***

Built Heritage Advice for the Outline application for the erection of 20 new dwellings (including 7 affordable dwellings) including open space; sustainable urban drainage systems; and associated infrastructure with some matters reserved (appearance and landscaping).

The application site is an arable field located to the southeastern part of the village of Onehouse. Adjacent to the application site are several designated heritage assets including the Grade II listed Elder Cottage (list entry number: 1032990) and Rose Cottage/Leacroft (list entry number: 1198242). To the southeast of the application site is the historic farmstead of the Grade II listed Starhouse Farmhouse (list entry number: 1032950) and the listed barn 10 metres west of the Farmhouse (list entry number: 1198342). Approximately 300m west of the application site is the cluster of Grade II listed buildings including Onehouse Lodge, Stable and Coach house and Barn 40m southeast of Onehouse Lodge (list entry numbers: 1032988, 1032989 and 1198228). There is also a Public Right of Way to the east of the site.

The application site through being historically open arable land makes a positive contribution to the setting to all of the above identified heritage assets, contributing to their rural character and significance. The proposals shall affect the setting of the heritage assets therefore Historic England's publication, *The Setting of Heritage Assets (GPA Note 3)*, which provides a checklist of potential attributes of a setting shall be referred to.

The proposed development shall inevitably result in an adverse impact to the setting of the heritage assets when assessed against Historic England's publication, *The Setting of Heritage Assets (GPA Note 3)*. The intervisibility between the site and the heritage assets, including the impact upon the historically uninterrupted views across the agrarian landscape, result in a level of less than substantial harm to the setting and therefore the significance of the assets, Paragraph 202 of the NPPF (2021) being relevant. Furthermore, other environmental factors such as noise and general disturbance, Diurnal and seasonal changes must also be a consideration with regards to the impact upon the setting of the heritage assets.



For that of Elders Cottage, there is also a concern that its setting has been adversely impacted from recent development and that the application site remains the last open and undeveloped site with views afforded from and towards the asset, resulting in an adverse cumulative impact. The proposals would sever the last link between the asset and its original setting, thus the proposals would result in a level of less than substantial harm, which is considered to be at the middle of the spectrum.

For that of Starhouse Farmhouse, it is unclear if there is a shared historic functional link, should there be a clear functional link then there would be a heightened sensitivity and impact from the proposals. Nevertheless, I consider there to be an adverse impact to the setting of the historic farmstead. I acknowledge the presence of modern built form however the application site as part of the agrarian landscape and rural context positively contributes to the setting of the heritage asset. The local planning authority should be mindful of Paragraph 206 of the NPPF (2021), I consider the level of less than substantial harm to be at the lowermost end of the spectrum. The screen space and hedging proposed provides some mitigation however mitigation cannot remove harm.

I do not consider the proposals to result in harm to the setting of Onehouse Lodge and the cluster of listed buildings to the west given the interposing development.

To conclude, the proposals would fail to preserve the special interest of the listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, through change in their setting. In particular, the proposals shall result in a level of less than substantial harm at a medium level for Elder Cottage and at the lowermost end of the spectrum for Starhouse Farmhouse and Barn, Paragraph 202 of the NPPF (2021) being relevant.

Yours sincerely,

Thomas Muston BA (Hons) MSc  
Historic Environment Team  
Place Services

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





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

07/03/2022

For the attention of: Daniel Cameron

**Ref: DC/21/05063; Land Off Forest Road, Onehouse, Suffolk, IP14 3HQ**

Thank you for consulting us on the application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20 No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure. This letter sets out our landscape and green infrastructure observations relating to the proposed application site.

Onehouse is listed within the Policy CS1: Settlement Hierarchy of the Core Strategy DPD (2008) as a Secondary Village, though the site itself falls outside of the settlement boundary, as defined in the adopted Mid Suffolk Local Plan (MSLP) (1998). Therefore, it is subject to Policy CS2: Development in the Countryside and Countryside villages which restricts development to defined categories, with which the application proposals would fail to meet. However, the site was identified within the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) as Site SS03434. The site is included in the BMSDC Landscape Sensitivity Assessment [LUC, 2020] and was judged as being moderate-low sensitivity to residential development.

Policy CL11: Retaining high quality agricultural land of the MSLP seeks to *“encourage the conservation of agricultural land”*. It also states that *“particular protection will be afforded to the best and most versatile agricultural land (namely Grades 1,2 and 3a of MAFFs [now DEFRA] Agricultural Land Classification)”*. The site is a green field site currently used for arable crop production with a Grade 3 agricultural land and therefore clarification should be sought as to the subcategory.

Policy CL1: Guiding principle to development in the countryside of the MSLP seeks to protect the *“landscape quality and character of the countryside for its own sake”* and only allows development to be sited where it will have *“minimum adverse effect on the appearance of the landscape”*.

**Review of the submitted documents**

- The application is supported by a Landscape and Visual Appraisal (LVA) which provides a detailed assessment of the site and the proposed scheme's effect on the landscape character and visual effect. We agree with the assessment that the proposal will relate well to the existing linear settlement on both sides of Forest Road, though it fails to discuss the potential coalescence of Onehouse and Stowmarket and cumulative impact with developments at Union Road and Northfield View.

- The visual mitigation measures recommended within the LVA and Landscape Strategy are generally acceptable, but subject to submission of a detailed landscape scheme. The retention of the established vegetation along Forest Road will be critical in ensuring the development is screened and embedded in the landscape.
- In terms of green infrastructure the proposals provide adequate open space, areas managed for biodiversity and a pedestrian connection to the PROW to the east of the site. The inclusion of an area for play and use of natural materials is welcomed though we would recommend that the area may be better sited at the southern side of the open space in order to reduce the urbanizing effect of the features. Ideally safety advice should be sought during the design and specification process from an appropriately qualified person. If it is intended to be adopted by the LPA or Parish Council full details of its maintenance and liability need to be conveyed or alternatively need to be included within an forthcoming management plan.
- The proposed new hedgerow and tree planting to the southern boundary of the site will help to filter the views from the south. The naturalized grouping of trees is desirable and should be maintained through further design development stages, though further tree planting should be considered to ensure adequate screening of the development from the south.
- The area of open space to the west of the site has been introduced to provide views through the site to the open countryside beyond. This also serves to provide an offset to the adjacent Grade 2 Listed property, though we recommend that comment be sought from the LPA Heritage Officer on potential harm to its setting.
- The entrance and westerly POS will also provide opportunity to view the proposed built form especially when traveling east out of Onehouse. Whilst it would be difficult to completely screen views of plots 1,2 and 4, strategically enhancement of the planting could help to reduce the visual effect. We recommend that some visualisation may help identify where additional screening would be best placed e.g. from photo location 12 or 13 of the LVA. Similarly the northeast edge of the eastern SuDS basin would benefit from additional planting to screen the development from the road.
- We would recommend that a flowering lawn mix be considered for areas of shorter grass within the public realm. Flowering lawns provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term.
- The development proposes the use of SuDS basins and a roadside swale which are welcomed. The illustrative masterplan indicates linear planting, such as a hedge to between the basins and residential plots. We would prefer that the basins are visual open to the residential areas to increase the level of visual amenity and improve passive surveillance. Furthermore, due to the rural nature of the site we recommend that a standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided. To improve biodiversity the attenuation area should be combined with a range of vegetation types such as wildflowers and other nectar rich plants, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland
- In line with NPPF paragraph 131 the layout includes street trees. The species and final location should take into account best practice and where adjacent to adoptable highways guidance should be sought from Suffolk County Council Highways. The establishment and retention of these trees will contribute to the character of the development, as such we would expect to see details of tree pits including any proposed root barriers and soil cells within the any future submission.
- With regards to the layout of rear gardens we recommend that clarification for access to the rear of plots 9-10 and 14-16 be sought and the placements of garages for plots 6 and 17 require further consideration.

If minded for approval, we recommend the following conditions for your consideration:

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:  
ARBORICULTURAL METHOD STATEMENT**

Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

- a) Measures for the protection of those trees and hedges on the application site that are to be retained,
- b) Details of all construction measures within the 'Root Protection Area' (defined by a radius of dbh x 12 where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- c) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained. The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

*Reason: To ensure that the trees and hedges adjacent to the site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.*

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:  
LANDSCAPING SCHEME.**

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

*Reason:- In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement were sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.*

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

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

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:  
SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) DETAILS**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

*Reason: - To ensure the visual amenity of the feature is sympathetic to the local landscape character, in this case we would be looking for soft-engineered outlets and inlets and no fencing.*

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS: PLAYSPACE PROVISION**

Details of the onsite children's playspace provision contained within the proposed play spaces, shall be submitted to and approved in writing by the Local Planning Authority prior to any landscaping works commencing.

The details shall include the:

- a) location, layout, design of the playspace; and
- b) equipment/ features.

The playspace and equipment/features shall be laid out and installed prior to the first occupation of the development.

*Reason: - To ensure adequate provision within the development and reduce pressure on existing local play areas, of which there is currently a deficit.*

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

Yours sincerely,

Kim Howell BA (Hons) Dip LA CMLI  
Landscape Consultant

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>  
Sent: 13 October 2021 09:54  
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
Subject: RE: MSDC Planning Consultation Request - DC/21/05063

Public Realm Officers consider the level of open space and the provision of a naturalistic play area are appropriate for this development. We have no objections to this development from an open space or play provision perspective.

Regards

Dave Hughes  
Public Realm Officer

**MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

To: Daniel Cameron – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 14 October 2021

Subject: Outline Planning Application

Reference: DC/21/05063

Proposal: Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of Forest Road Onehouse IP14 3HQ

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**Key Points**

**1. Background Information**

The proposal includes a policy-compliant amount of affordable housing and the proposed affordable housing mix is supported.
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This advice is provided with regard to the current local planning policy framework, and not the emerging Joint Local Plan. Please note the emerging Joint Local Plan in respect of housing needs and design standards for space, accessibility, energy and water efficiency; which may be in force by the time this development comes forward.
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**2. Housing Need Information:**

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing. Planning officers will consider whether this is an appropriate quantum and density of development for this location, with regard to planning policies and relevant constraints on development.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 6 households with a local connection to Onehouse registered for affordable housing, as of October 2021, with more than 600 on the Housing Register with a connection to Mid Suffolk.

**3. Preferred Mix for Affordable Housing**

3.1 The development is proposing a policy compliant number of affordable homes, at 7. The mix proposed is as follows.

Number of units	Bedrooms and Occupants	Tenure and Type
2	1b2p	Affordable Rent - Maisonette
2	2b4p	Affordable Rent – House*
1	3b5p	Affordable Rent – House
1	2b4p	Shared Ownership - House
1	3b5p	Shared Ownership - House

3.2 This mix is supported, noting the issue described in the footnote.

3.3 With only 7 affordable units, the opportunity to pepper-pot the units is limited. Whilst this is only an outline application, the indicative distribution of the affordable units is acceptable considering that they are well integrated into the middle of the site. This is a key issue which will need to be considered properly as part of the reserved matters application. The applicant will also need to ensure that the affordable homes are built to the same quality and design as the market homes, ensuring a tenure-blind design.

3.4 A phasing plan will need to be agreed and secured, to ensure that affordable homes are delivered alongside market homes.

3.5 It is recommended that all internal roads are delivered to an adoptable standard.

3.6 Other relevant information on the affordable housing is as follows:

- Affordable units to be secured by a Section 106 agreement and promptly transferred to a Registered Provider upon completion.
- Properties must be built to current Homes England and Nationally Described Space Standards 2015.
- All maisonettes to be installed with a level access shower rather than a bath. Development to meet Part M (4) category 2 of the Building Regulations would also be welcomed.
- The Council is to be granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- Adequate parking provision, cycle storage and shed provision must be made for the affordable housing units.
- The Council will not support applications for grant funding to deliver these affordable homes.

#### 4. Open Market Mix

4.1 The proposed open market mix is

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\* The planning application documents refer to these units as 2b2p houses. This is understood to be an error, with the correct size being 2b4p as stated in the above table. For the avoidance of doubt, 2b2p would not be acceptable.

Type	Number
2b4p Semi-Detached House	2
2b4p Detached House	1
3b5p Bungalow	2
3b5p Detached House	5
3b6p Detached House	2
4b6p Detached House	1

4.2 The SHMA (2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development contributes to meeting overall needs. The table below suggests a reasonable split of dwelling sizes.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement <sup>i</sup>	Difference
1	0	1	-1
2	3	4	-1
3	9	4	5
4+	1	4	-3

4.3 Data from the 2011 Census shows significantly higher levels of under-occupation in Onehouse (84.3%) than both Mid Suffolk (80.8%) and England as a whole (68.7%), indicating potential demand for smaller homes to enable downsizing. As such it is not recommended that the number of larger (4+ bed) units be increased.

4.4 The inclusion of two bungalow units is welcomed.





**Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years**

*Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)*

*Table 4.4e (using the 2014-based projections)*

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

## Consultation Response Pro forma



<b>1</b>	<b>Application Number</b>	DC/21/05063	
<b>2</b>	<b>Date of Response</b>	13/10/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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	
<b>5</b>	<b>Discussion</b> 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	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	Meet the conditions in the discussion.

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

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/21/05063	
<b>2</b>	<b>Date of Response</b>	08/10/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">         ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat     </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">         SWP Waste Guidance v.21.docx     </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

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

# Consultee Comments for Planning Application DC/21/01735

## Application Summary

Application Number: DC/21/01735

Address: Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD

Proposal: Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

Case Officer: Jasmine Whyard

## Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

## Comments

Good Morning,

Thank you for your email re-consultation on the reserved matters application DC/21/05063.

Waste services have reservations about this application.

Please ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around. I have previously attached the vehicle specifications on 08/10/21 for your perusal.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

Our Ref: 21\_05353\_P  
Your Ref: DC/21/05063

05/10/2021

Dear Sir/Madam

**RE: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure at Land South Of Forest Road Onehouse IP14 3HQ**

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District ([https://www.wlma.org.uk/uploads/ESIDB\\_Index\\_plan.pdf](https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf)) as well as the wider watershed catchment ([https://www.wlma.org.uk/uploads/ESIDB\\_Watershed.pdf](https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf)).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Ellen.

Ellen Moore  
Sustainable Development Officer  
Water Management Alliance



Cert No. GB11990

Jane Marson (Chairman) Michael Paul (Vice-Chairman)  
Phil Camamile (Chief Executive)



Cert No. GB11991

# Consultee Comments for Planning Application DC/21/05063

## Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

## Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## Comments

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in an outline planning application. Stating that the dwellings will have level access does not fulfil the need for adequate housing for disabled people - it is not sufficient to just state that disabled people will be able to get inside a dwelling.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that at least 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. However, in this instance we do not feel that two X 3 bed bungalows is sufficient. Consideration should be given to also providing 2 bed bungalows.

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

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

Care should be taken to ensure the play area is accessible to children with disabilities.



Your ref: DC/21/05063/OUT  
Our ref: Land South of Forest Road,  
Onehouse, Stowmarket, IP14 3EW. Matter No: 60159  
Date: 19 October 2021  
Enquiries to: Laura Harrad  
Tel: 01473 260043  
Email: [Laura.Harrad@suffolk.gov.uk](mailto:Laura.Harrad@suffolk.gov.uk)



**By e-mail only:**

[planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)  
[Daniel.Cameron@babberghmidsuffolk.gov.uk](mailto:Daniel.Cameron@babberghmidsuffolk.gov.uk)

Dear Daniel,

**Onehouse: Land South Of, Forest Road– Developer Contributions.**

I refer to the proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

We have previously responded to a pre-application Developer Contributions Consultation on this development, please see letter dated 9 June 2021, ref: DC/21/02855/ PREAPP.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation which will require a S106 to be entered into with SCC and other parties.

Summary table of infrastructure requests:

<b>CIL</b>	Education	Capital Contribution
	- Secondary expansion	£71,325
	- Sixth form expansion	£23,775
<b>CIL</b>	Libraries improvements	£4,320
<b>CIL</b>	Waste	£2,260
<b>S106</b>	Education	
	- Primary new build	£102,540
	- Early years new build	£41,016
<b>S106</b>	Monitoring fee (per trigger point in time)	£412
<b>S106</b>	Highways	Tbc

Paragraph 57 of the National Planning Policy Framework (NPPF) 2021 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;

- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

### **Community Infrastructure Levy**

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

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

### **Site specific mitigation will be covered by a planning obligation and/or planning conditions.**

The details of specific contribution requirements related to the proposed scheme are set out below:

1. **Education.** Paragraph 95 of the NPPF states: ‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 106 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors". The DfE scorecard costs have been adjusted for inflation using the latest Building Cost Information Service (BCIS) All-In Tender Price of Index (TPI), published March 2020. The technical notes state to adjust the national average to the region of interest, divide the national average cost by the weight for the region, given in the Scorecard underlying data (the regional weight has been calculated using the regional location factors).

The most recent scorecard is 2019 and the national average new build school cost per pupil for primary schools is £20,508 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national new build cost (£20,508 / 1.00) produces a total of £20,508 per pupil for new primary schools.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional

weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

School level	Minimum pupil yield:	Required:	Cost per place £ (2020/21):
Primary school age range, 5-11:	5	5	£20,508
High school age range, 11-16:	3	3	£23,775
Sixth school age range, 16+:	1	2	£23,775

Total education <b>CIL</b> contributions:	<b>£95,100.00</b>
Total education <b>S106</b> contributions:	<b>£102,540.00</b>

The local schools are Wood Ley CP School (catchment and nearest), Chilton CP School (Catchment and 2<sup>nd</sup> nearest), and Stowmarket High School (Age 11-18) (catchment and nearest school). Based on the existing forecasts and potential developments in the area and local plans coming forward, SCC will have no surplus places available at the catchment primary and secondary schools.

At the primary school level, the proposed strategy for mitigating this growth is via provision of a new primary school (Grace Cook Primary School).

At the secondary school and sixth form levels, the strategy is to expand existing provision to meet the demands arising from basic need and housing growth.

Based on existing school forecasts, potential developments in the area and local plan sites, SCC will have no surplus places available at the local primary, secondary and sixth form schools. On this basis, at the primary school level a new school will be required and a S106 contribution of £102,540 (2021) is

requested (5 pupils x £20,508) = **£102,540** (2020/21 costs) At the secondary school level a future **CIL** funding bid of at least (3 pupils x £23,775) = **£71,325** (2020/21 costs) will be made, and at sixth form level a future **CIL** funding bid of at least (1 pupil x £23,775) = **£23,775** will be made for expansion of local sixth form provision.

- 2. Pre-school provision.** Provision for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

This matter is in the Onehouse ward where there is an existing deficit of FTEs. It is anticipated that this proposal will generate two children. The strategy for Chilton Leys is for a new early years setting, on this basis, an Early Years **S106** contribution of (2 FTEs x £20,508) = **£41,016** (2021 costs) will be sought to go towards pre-school provision as set out in the Suffolk County Councils Chilton Leys strategy.

Total Early Years S106 contributions:	<b>£41,016</b>
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- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A further key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278.

Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail, including details of the proposed PROW improvements along Forest Road.

Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

**5. Libraries.** Refer to the NPPF Section 8: ‘Promoting healthy and safe communities’.

In particular, paragraph 92(a) states that planning decisions should aim to achieve healthy and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with one another...

Paragraph 93 states that planning decisions should provide the social, recreational and cultural facilities and services the community needs by (a) planning positively for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A **CIL** contribution of £216 per dwelling is sought (i.e. £216 x 20 = £4,320) which will be spent on enhancing and improving provision serving the development. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

Libraries <b>CIL</b> contribution:	<b>£4,320</b>
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**6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when

determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

*New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.*

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

SCC has a project underway to identify a new HRC site for the Stowmarket catchment area. The likely cost of a new RC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and some budget has been identified for this purpose, however, the Waste Service would expect contributions of £113 per household from any significant development in this area. £113 x 20 = £2,260

Waste CIL Contribution:
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£2,260.00
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- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 62 to 65 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

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

- a. take account of advice from the lead local flood authority;

- b. have appropriate proposed minimum operational standards;
- c. have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and,
- d. where possible, provide multifunctional benefits.'

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

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

**9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

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

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

**12. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

**13. Monitoring Fee.** The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon completion of the S106

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

Yours sincerely,

Laura Harrad  
Planning Officer



Growth, Highways, & Infrastructure Directorate

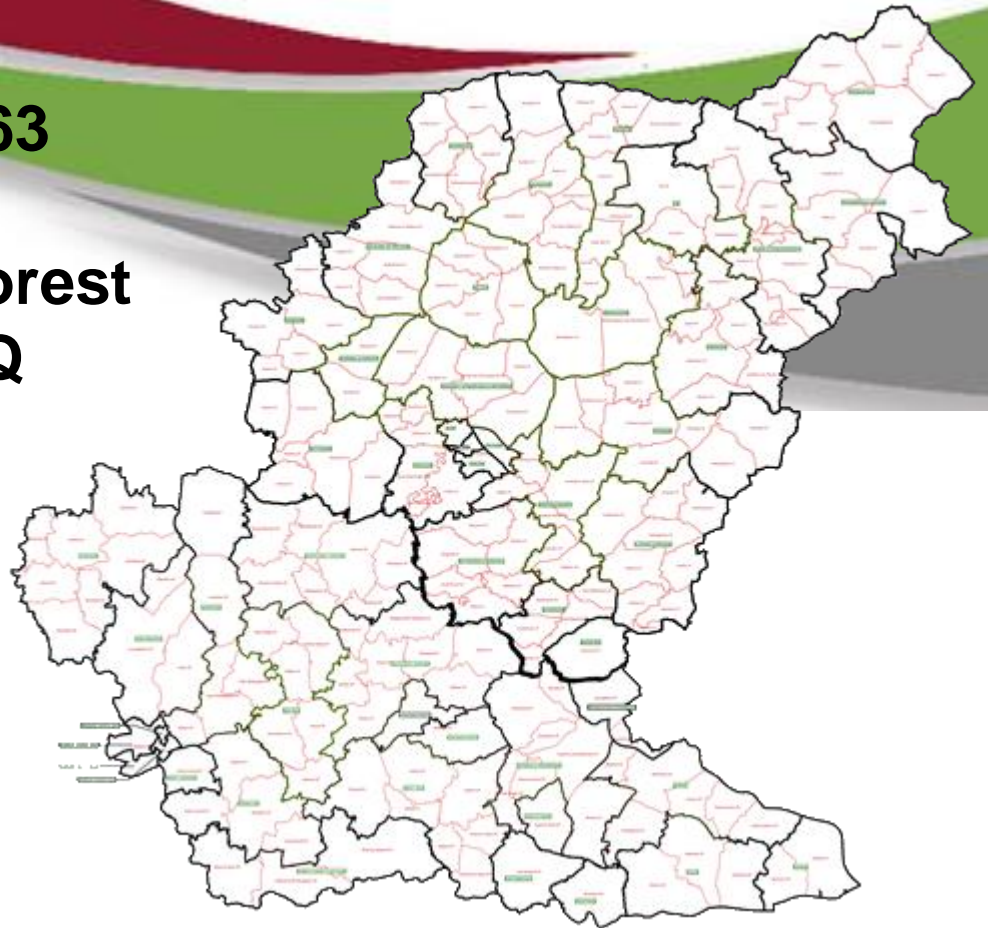
cc Ben Chester, Suffolk County Council  
Carol Barber, Suffolk County Council  
Floods Planning, Suffolk County Council

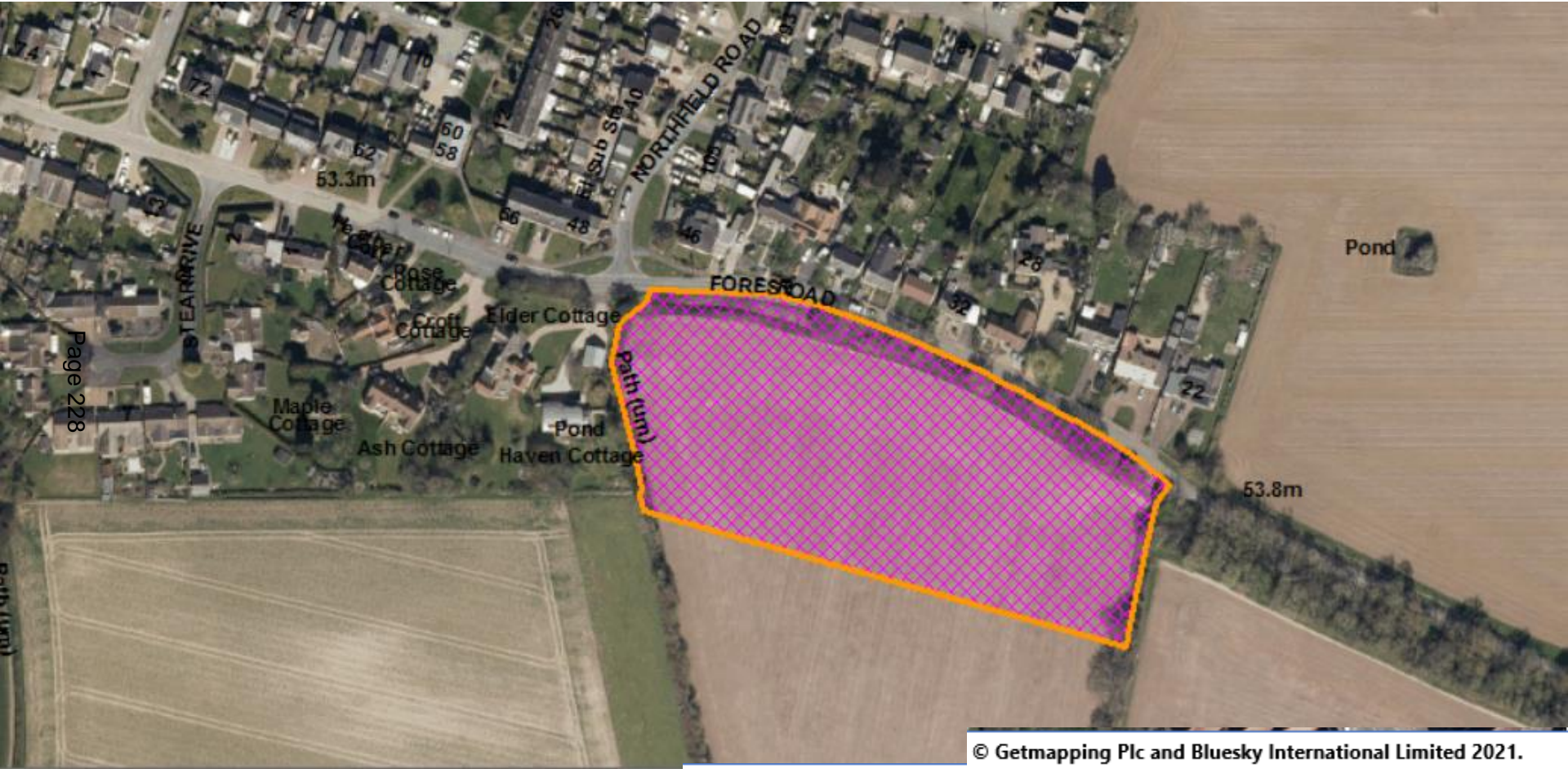
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**Application No:DC/21/05063**

**Address:Land South Of Forest  
Road, Onehouse, IP14 3HQ**

Page 227





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## Aerial Map – wider view

Slide 3



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## Site Location Plan

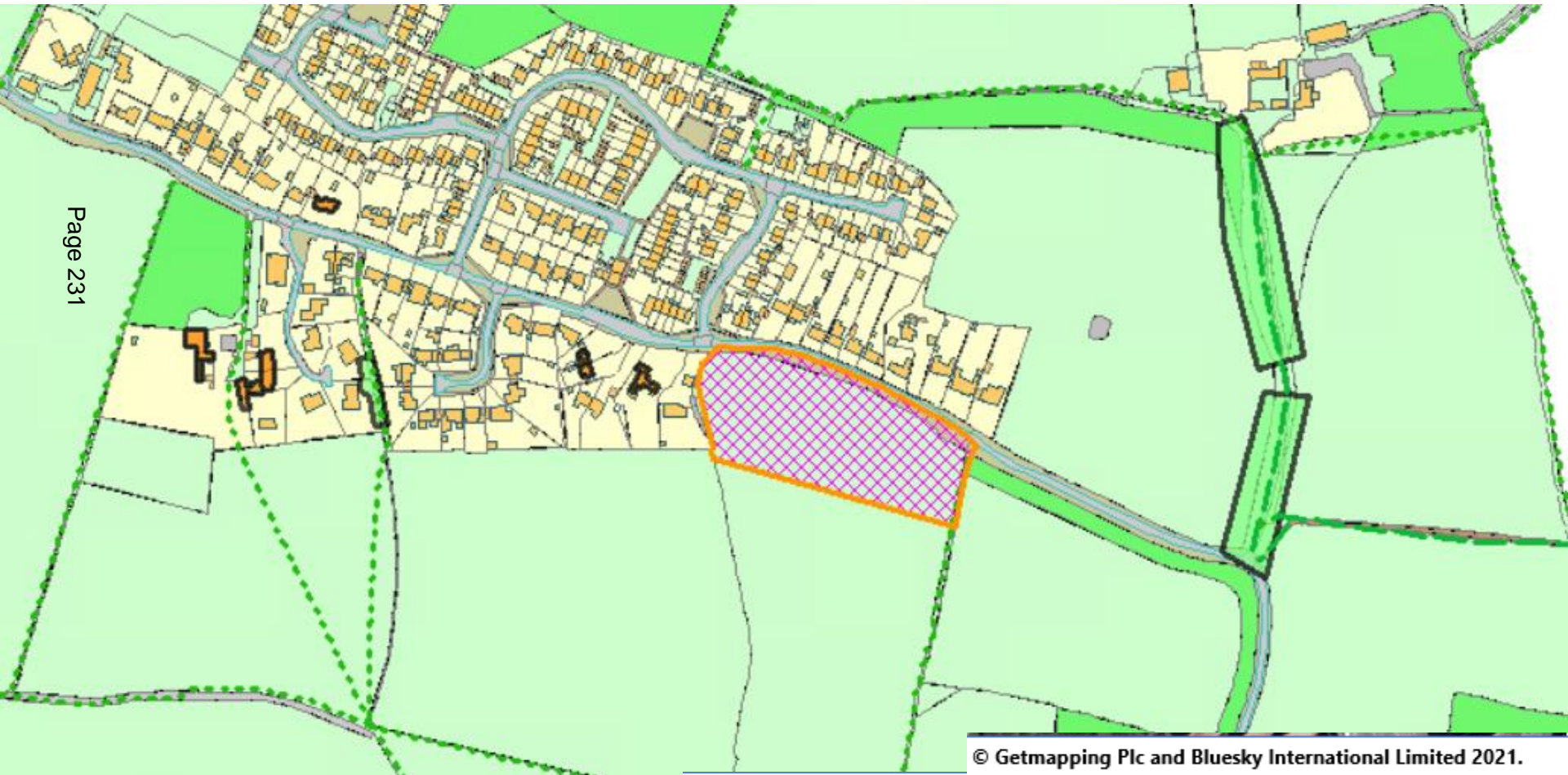
Slide 4



## Constraints Map

Slide 5

-  Grade I
-  Area of Trees
-  Grade II
-  Footpath



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# Site Layout

New houses to be set back from the western development boundary behind an area of public open space to respect the setting of the adjacent Grade II Listed Building.

Within the new development, bat and bird boxes could be implemented within the external walls, to further promote habitat creation and roosting potential. Hedgehog gaps in new rear garden fencing will promote habitat connectivity across and within the development.

Incorporation of native plants and those of wildlife importance into the landscaping scheme will provide foraging opportunities for birds, invertebrates and bats.

Retention of existing hedgerow along the development frontage, will reduce the visual effects on the adjoining residential properties along Forest Road, as well as retaining habitat value.

To promote adherence with the NPPF and Babergh and Mid Suffolk local policy, micro-pools will be created within the Basin, promoting a longer term water presence, enhanced with aquatic planting to provide new aquatic habitats and increase biodiversity.

Existing Public Footpath to be retained in its current alignment. A new recreational route along the development's southern boundary will connect into this.

The western part of the development is to be left open in order to preserve glimpsed views southwards to countryside from Forest Road and Sustrans Route [51].

Proposed children's play area will be designed with a natural character and will incorporate grass mounds, boulders and logs to complement its rural setting.

A recreational footway will meander through the public open space. The footway will be formed of a self-binding hoggin gravel, in a natural colour to reflect the informal / semi-natural setting.

Proposed hedgerows to be enhanced with supplementary planting to reinforce their function as wildlife corridors, and habitats of interest in their own right.

Proposed new hedgerow and tree planting along southern boundary of the development, will improve connectivity for wildlife and will soften views of the development from vantage points further south. A gap will be left at the western end to retain views southwards to countryside.

1.8m high brick walls to boundaries of new homes which overlook the public realm will be detailed to create an interesting street scene.

Proposed housing set back from eastern boundary to retain farm access and the existing public footpath along current alignment. This will also help in mitigating the visual effects of the development on users of the footpath.

The proposals allow for the retention of the existing farm access along the development's eastern boundary.

Site: Land off Forest Road, Onehouse  
 Client: Harris S.L. (James Bailey Planning Ltd)  
 Ref: 5398 - Schedule of Accommodation (SoA)  
 Date: 26.08.2021

Plot Ref.	Type	No.
2.1	2a1p	3
3.1	3a2p (Bungalow)	3
3.2	3a2p	3
3.3	3a2p	3
6.1	6a2p	1
<b>TOTAL UNITS</b>		<b>13</b>

85% Market Housing

Plot Ref.	Type	No.
AR1	1a2p	3
AR2	2a2p	3
SO2	2a2p	1
AR3	2a2p	1
SO3	2a2p	1
<b>TOTAL UNITS</b>		<b>7</b>

33% Affordable Housing

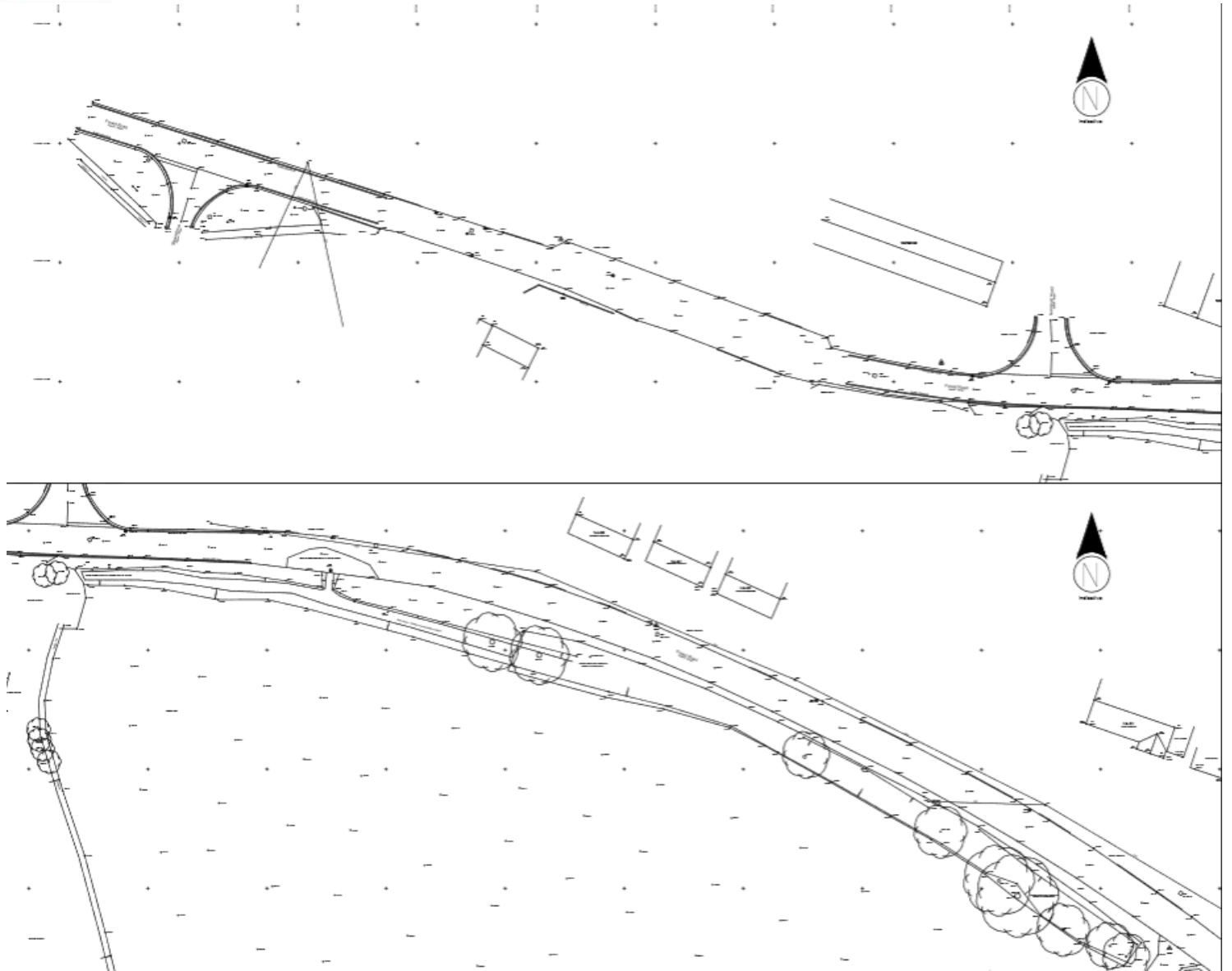
**TOTAL** 20

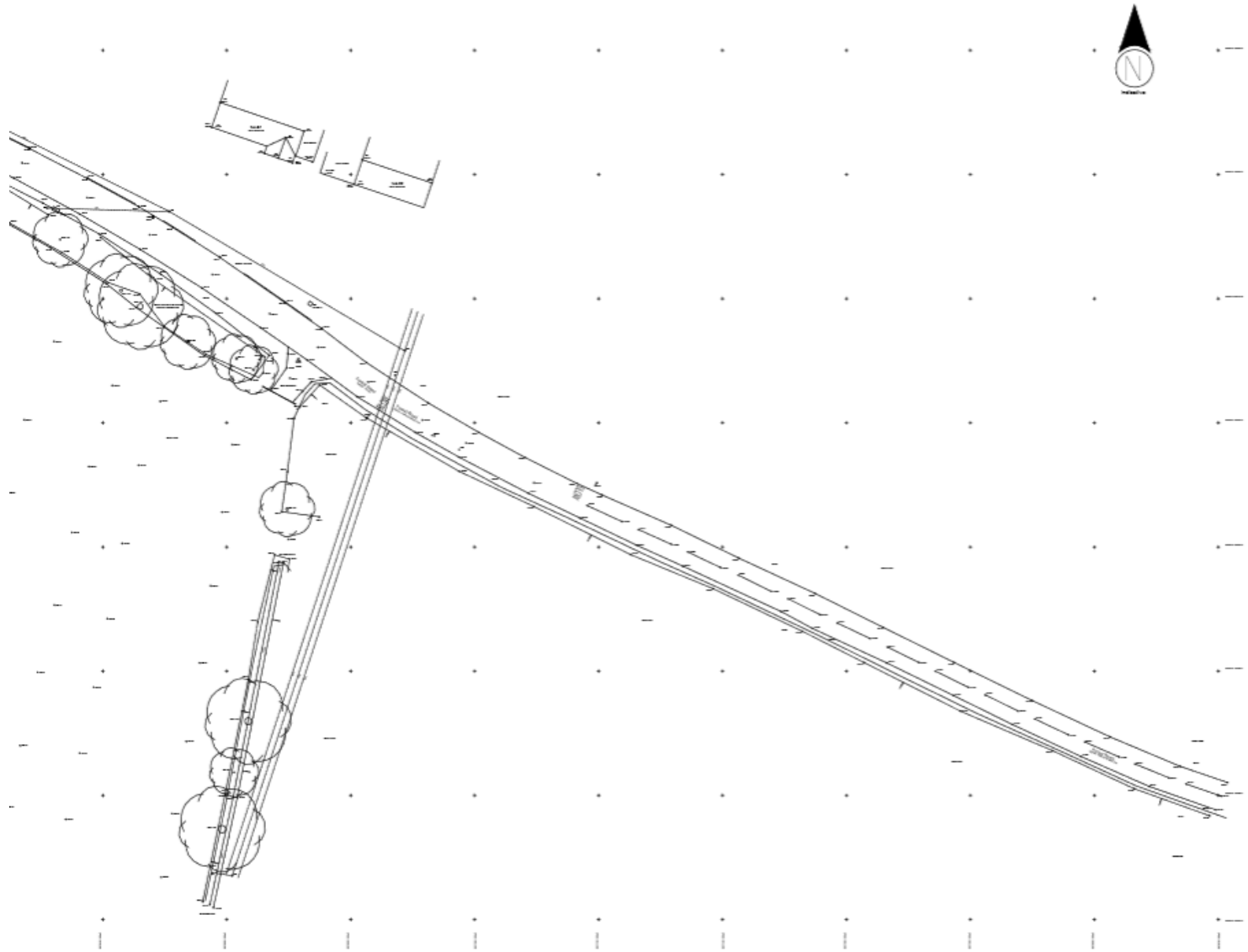
**SoA Glossary:**  
 b - Bedroom  
 p - Person  
 AR - Affordable Rent  
 SO - Shared Ownership

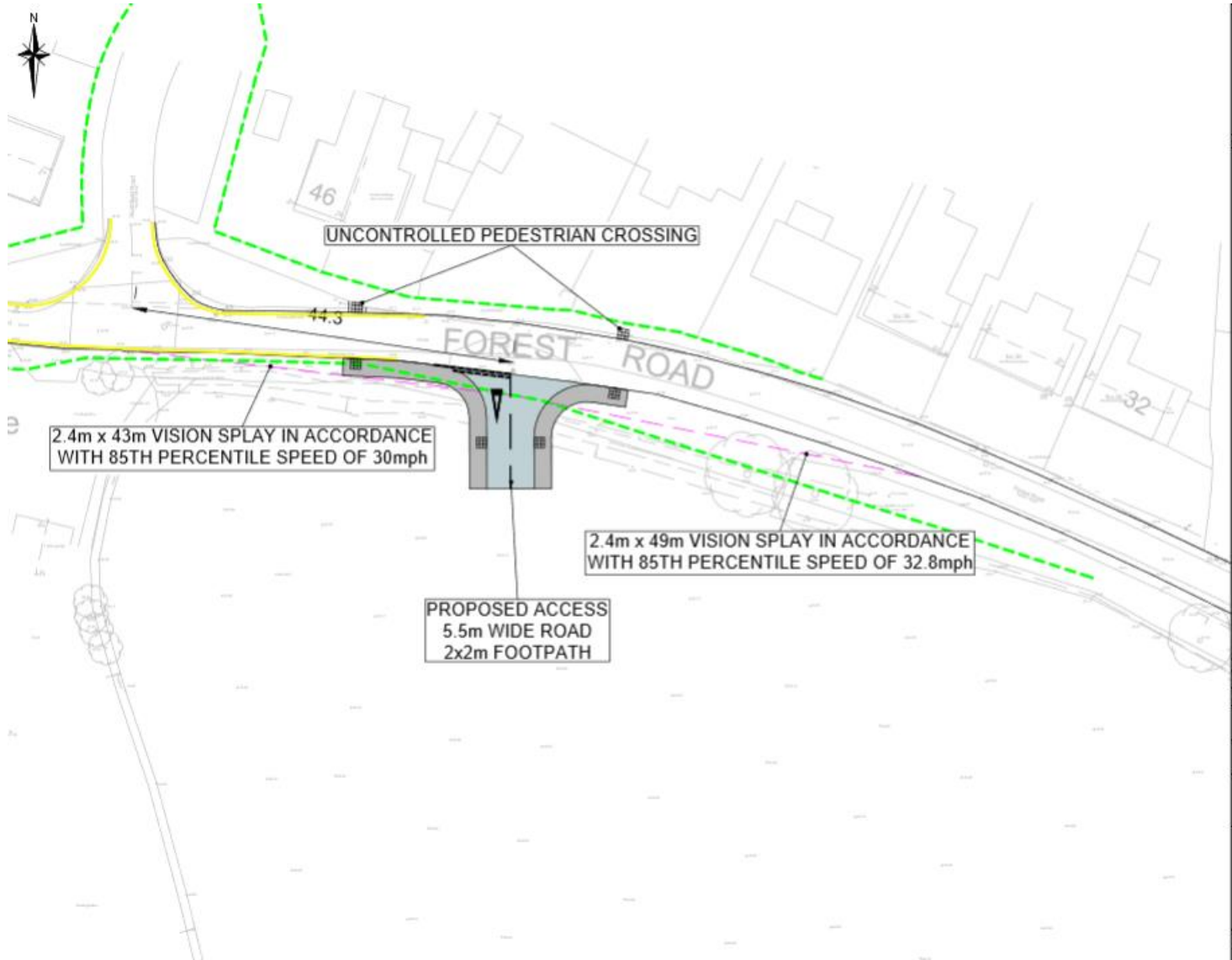












# Agenda Item 7c

## Committee Report

**Item No:** 7C

**Reference:** DC/21/02982

**Case Officer:** Alex Scott

**Ward:** Debenham.

**Ward Member/s:** Cllr Kathie Guthrie.

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## **RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS**

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### **Description of Development**

Full Planning Application - Erection of 54 No. dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

### **Location**

Land East of, Aspall Road, Debenham, Suffolk IP14 6QA

**Expiry Date:** 20/04/2022

**Application Type:** FUL - Full Planning Application

**Development Type:** Major Small Scale - Dwellings

**Applicant:** Hopkins & Moore (Developments) Limited

**Agent:**

**Parish:** Debenham

**Site Area:** 2.5 hectares (ha)

**Density of Development:**

Gross Density (Total Site): 21.6 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 26.47 dph

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

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

**Has the application been subject to Pre-Application Advice:** Yes - Reference: DC/20/05197

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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

It is a “Major” application for:

- a residential development for 15 or more dwellings.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

NPPF - National Planning Policy Framework  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
FC02 - Provision And Distribution Of Housing  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
CS06 - Services and Infrastructure  
CS09 - Density and Mix  
GP01 - Design and layout of development  
HB01 - Protection of historic buildings  
HB08 - Safeguarding the character of conservation areas  
HB14 - Ensuring archaeological remains are not destroyed  
H04- Proportion of Affordable Housing  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
CL08 - Protecting wildlife habitats  
T09 - Parking Standards  
T10 - Highway Considerations in Development

### **Neighbourhood Plan Status**

This application site is within an adopted Neighbourhood Plan Area. Accordingly, the adopted Neighbourhood Plan forms part of the current development plan.

The following Neighbourhood Plan Policies are considered most relevant to the current proposal:

DEB 1 - Growth  
DEB 2 - Appropriate Housing  
DEB 5 - Allocation of site east of Aspoll Road opposite Primary School  
DEB 6 - Housing Mix  
DEB 7 - Residential Car Parking  
DEB 8 - Traffic flows and non-residential car parking  
DEB 9 - Non motorised networks  
DEB 11 - Employment  
DEB 12 - Broadband  
DEB 14 - Landscaping  
DEB 15 - Green Spaces  
DEB 16 - Gardens  
DEB 17 - Public Realm  
DEB 18 - Historic Environment  
DEB 19 - Views  
DEB 20 - Nature Conservation  
DEB 21 - Financial Contributions

### **Consultations and Representations**

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

#### **A: Summary of Consultations**

##### **Town/Parish Council (Appendix 3)**

###### **Debenham Parish Council - 14<sup>th</sup> June 2021:**

Support principle of proposal.

Object to following details submitted:

- Lack of landscaping to site boundaries;
- Insufficient measures for safe pedestrian and cycle access to the village;
- Insufficient flood risk attenuation measures proposed;
- Insufficient construction management information provided - Safety concerns;
- Affordable housing provision has not been defined - Proposed provision should be genuine and should address current need in village;
- Suggest open space could be transferred to the Parish Council, subject to a commuted sum for maintenance being secured;
- Developer encouraged to engage with SCC with regards safe access and parking along Aspal Road;
- Developer should consider green energy generation as part of proposal.

## **National Consultee (Appendix 4)**

### **Anglian Water - 26<sup>th</sup> May and 26<sup>th</sup> October 2021:**

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

### **Environment Agency - 3<sup>rd</sup> November 2021:**

No comments to make - There are no constraints within EA's remit.

### **Natural England - 26<sup>th</sup> May and 25<sup>th</sup> October 2021:**

Has no comments to make on this application.

### **Historic England - Initial Responses - 10<sup>th</sup> June and 20<sup>th</sup> October 2021:**

Objects to the application on heritage grounds as development of this site would result in harm to the significance of the conservation area through development in its setting.

### **Historic England - Subsequent Response - 11<sup>th</sup> November 2021 and 24<sup>th</sup> March 2022:**

Consider the proposal and the change in the setting would affect the significance of the Conservation Area and would result in less than substantial harm to its significance - Confirm HE did respond to Neighbourhood Plan Reg 16 consultation and did not give extensive comments, however HE did comment that this consultation did not reflect HE's obligation to provide further advice on or, potentially object to specific proposals which may subsequently arise as a result of the proposed NP, where HE consider these would have an adverse effect on the historic environment - Advise that the Council's own evidence base identifies the potential to setting change and considers it could have a negative impact - Advise that the Debenham Conservation Area Appraisal also discusses the significance of the agricultural based trade which has resulted in the fine historic buildings found in the village - Note the current heritage statement provided does not reference the Conservation Area or its setting - Advise that any harm to the significance of heritage asset(s) should be weighed against public benefits, as required by the NPPF.

### **NHS - CCG - 7<sup>th</sup> June and 4<sup>th</sup> November 2021:**

No comments to make - The CCG previously commented on this proposal in December 2020 and see no reason to update previous response – The CCG is working closely with BMSDC Infrastructure Team with regards strategy in this area.

## **County Council Responses (Appendix 5)**

### **SCC - Highways - Initial Response - 28<sup>th</sup> May 2021:**

Holding Objection:

- Proposed 1.8 metres wide footway link acceptable in principle, however, unclear whether proposal feasible within current highway extent or land within control of the applicant - Further investigation and evidence required from the applicant to demonstrate that suitable pedestrian connection is deliverable;



- Proposed pedestrian crossing point at very end of the footway, next to an area of verge is not acceptable - Clearing of verge hedgerow is not an acceptable long-term solution - Alternative crossing point location required;
- Direct pedestrian route connection to PROW at Priory Lane required - Proposed layout does not appear to show this - Clarification required;
- Provision of Laybys on the inside bend is not acceptable – Alternative locations required.

Other comments (not reasons for formal objection):

- Location of proposed access acceptable and sufficient visibility splays achievable;
- Quadruple width dropped kerbs onto Minor Access Road, within the development, are not acceptable, should these be adopted;
- Proposed access across a speed restraint ramp would not be acceptable.

SCC - Highways - Second Response - 2<sup>nd</sup> November 2021:

Development Layout generally acceptable - Proposed planting will, however, need to be maintained on initial estate road bend, in order to maintain highway visibility - Service strip also required in this area for utilities - S106 contribution for a parking restriction bond required - Footpath link to priory lane welcomed and should be properly surfaced - Highway mitigation improvements and details will need to be subject to planning conditions.

SCC - Highways - Third Response - 23<sup>rd</sup> November 2021 and Fourth Response - 9<sup>th</sup> March 2022:

Following assessment of additional information: No objection – subject to compliance with suggested conditions: Access layout details; Access visibility splays to be provided and maintained; New footway and crossing point on Aspal Road to be provided prior to occupation; Storage and presentation details of refuse and recycle bins; Estate roads and footpaths details; Estate roads and footpaths to be constructed to at least Binder course level prior to occupation; Landscaping details; Parking layout to be provided; and Secure Cycle storage details.

SCC - Lead Local Flood Authority - Initial Responses - 1<sup>st</sup> June and 19<sup>th</sup> October 2021:

Holding objection - Whilst the applicant has assessed the flood risk, the surface water drainage strategy needs to be amended to ensure meet national and local policy's with regard to its proposed design elements have been met - Actions required in order to overcome current holding objection given.

SCC - Lead Local Flood Authority - Subsequent Response - 14<sup>th</sup> December 2021:

Recommend Approval - Subject to suggested conditions: Surface Water Disposal Strategy; SUDs Landscaping; Surface water drainage verification report; and Construction surface water management plan (CSWMP).

SCC - Archaeology - 27<sup>th</sup> May and 19<sup>th</sup> October 2021:

No grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the provisions of the NPPF, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

SCC - Fire and Rescue - 24<sup>th</sup> May and 18<sup>th</sup> October 2021:

Recommend that fire hydrants be installed within this development on a suitable route for laying hose - Not possible, at this time, to determine the number of fire hydrants required.

Recommend that consideration be given to the benefits derived from the provision of an automatic fire sprinkler system.

SCC - Travel Plan Officer - 24<sup>th</sup> May and 15<sup>th</sup> October 2021:

No comment to make - The size of the development does not meet the threshold of requiring a Travel Plan.

SCC - Development Contributions - 4<sup>th</sup> June and 5<sup>th</sup> November 2021:

Education, Early Years, Library Improvements, and Waste contributions to be secured by way of CIL - Highways S106 requirements subject to SCC-Highways' advice.

**Internal Consultee Responses (Appendix 6)**

MSDC - Heritage - 18<sup>th</sup> June 2021:

Acknowledge the comments made by both Historic England and Suffolk Preservation Society - Consider the proposal would result in a low level of less than substantial harm to the significance of the listed buildings, as well as the character and appearance of the conservation area - Advise that the harm should be weighed against the public benefits of the proposal, as required by the NPPF - Consider further details with regards: Materials and colours; Boundary Treatments; Hard surfacing; Sectional Levels drawings through the site, required by way of conditions.

MSDC - Ecology Consultants (Place Services) - 9<sup>th</sup> June 2021:

Holding objection due to insufficient ecological information on Priority species (farmland birds) - Further information should be provided to identify the likelihood of breeding Skylarks present within the site, and a bespoke Farmland Bird Mitigation Strategy, should adverse impacts be identified - Agree with non-licencing approach and proposed mitigation with regards Great Crested Newts - Proposed biodiversity enhancements also supported.

MSDC - Ecology Consultants (Place Services) - 1<sup>st</sup> October 2021:

Having reviewed additional information provided - Raise no objection subject to securing ecological mitigation and enhancement measures by way of condition.

MSDC - Environmental Protection - Land Contamination Issues - 8<sup>th</sup> June and 2<sup>nd</sup> November 2021:

No objection to the proposed development from the perspective of land contamination - Request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the minimum precautions advised are undertaken until such time as the LPA responds to the notification - Advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

MSDC - Environmental Protection - Air Quality Issues - 8<sup>th</sup> June and 21<sup>st</sup> October 2021:

Confirm that the scale of development, at 54 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke Issues - 4<sup>th</sup> June and 29<sup>th</sup> October 2021:

No adverse comments and no objection to the proposed development – Subject to Construction Hours and Construction Management being agreed by way of condition.

MSDC - Arboricultural Officer - 27<sup>th</sup> May 2021:

No objection - Subject to development being undertaken in accordance with the measures outlined in the accompanying arboricultural report - Although a small number of trees are proposed for removal they are of limited amenity value and/or poor condition and are not of sufficient arboricultural or landscape importance to warrant being a constraint - Detailed Arboricultural Method Statement and Tree Protection Plan required by way of condition.

MSDC - Waste Manager - 1<sup>st</sup> June and 4<sup>th</sup> November 2021:

The development should be suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around.

MSDC - Strategic Housing - 7<sup>th</sup> June and 25<sup>th</sup> October 2021 and 16<sup>th</sup> March 2022:

The applicant has proposed 19 no. affordable homes as part of the proposal, which is in excess of the 35% required, and as such is acceptable in principle - This scheme proposes an affordable housing mix of 1, 2 and 3 bed affordable rent and shared ownership homes which is broadly acceptable - Recommend the affordable homes are distributed across the development, note affordable units currently proposed on one cluster - Preferred Affordable rent mix acceptable.

MSDC - Public Realm - 22<sup>nd</sup> October and 22<sup>nd</sup> December 2021, and 8<sup>th</sup> March 2022:

No Objections – subject to following: Request details of species of tree being planted and detail as to the open space grassland; Some of the grassland should be sown as wildflower meadow; SUDs planting should be revised, as advised.

Mid Suffolk Disability Forum - 28<sup>th</sup> May and 19<sup>th</sup> October 2021:

All dwellings should meet Part M4 of the Building Regulations - Noted that some bungalows are proposed and these will assist people with mobility problems and people who wish to downsize from larger dwellings - Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm - Any dropped kerbs should be absolutely level with the road for ease of access - Surfaces should be firm, durable and level - Note that no car parking spaces of the 127 being provided are described as spaces suitable to assist people with mobility difficulties.

**Other Consultee Responses**

British Horse Society - 25<sup>th</sup> May 2021:

No objection to this application in principle - Safe access must be available for all vulnerable road users, including Equestrians - Proposed pedestrian routes throughout the site should be multi-user routes for all Non-Motorised Users including equestrians and accord with national and local policies - Equestrians

have not been included within any part of this application - Exclusion of equestrians from any safe access provision for cyclists is not only discriminatory and contrary to the ethos of the Equality Act 2010, but it also actually puts equestrians in increased danger - A number of Equestrian routes surrounding the site are unrecorded, these routes can be reasonably alleged to subsist at a minimum of bridleway status - These public rights should be asserted and not be allowed to be subsumed within this development or anything beyond it - Improvements would adequately include equestrian access through the site by correctly recording routes and creating routes within and around the development site to improve connectivity and upgrading route(s).

Suffolk Wildlife Trust - 11<sup>th</sup> June 2021:

Agree with Place Services comments - recommend further details with regards proposed landscape planting species and landscape management - Request external lighting is designed so as to not affect Bat foraging areas - Request Hedgehog permeable boundaries are included.

**B: Representations**

At the time of writing this report at least 18 letters/emails/online comments have been received. It is the officer opinion that this represents 18 objections, 0 support and 0 general comments. A verbal update shall be provided as necessary.

Views are summarised below:-

- Increased on-street parking and traffic hazards resulting;
- Additional vehicle movements the proposal would create and concerns with regards pedestrian and highway safety;
- Access for emergency service vehicles;
- Pedestrian safety getting to and from site, even with new pedestrian footpath proposed;
- Increased surface water runoff and increased instances of localised flooding that would result;
- Impact on character of the Conservation Area and settings of listed buildings;
- Proposal would pave over ever decreasing countryside;
- Proposal would result in the significant loss of Wildlife Habitat;
- Consider CIL money resulting from the development should be spent in Debenham and not elsewhere;
- Proposal would put additional pressure on village services, particularly GP practice and Schools;
- Consider more single-storey homes for older population required;
- Consider design and layout should be more responsive to the existing character of the village;
- Proposal would threaten existing tranquillity of Cemetery;
- General dislike of development, disagreement with Neighbourhood Plan and Neighbourhood Plan Allocation, and do not consider Debenham needs any more housing.

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

**PLANNING HISTORY**

**REF:** 0347/89/OL      **ERECTION OF ONE COTTAGE STYLE DWELLING WITH ALTERATION TO EXISTING VEHICULAR ACCESS.**      **DECISION:** REF 31.10.1989

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1. The site extends to approximately 2.5 hectares of existing grade 3 agricultural land, adjacent to the existing north-east edge of the village of Debenham, and adjacent to the main B1077 highway which runs through the village from north to south. The site lies outside of the settlement boundary, as a Key Service Centre as defined in the current development plan and for planning purposes is, therefore, defined as being in the countryside.
- 1.2. To the south of the site lie the village recreation ground and cemetery, both allocated as local green spaces in the current development plan.
- 1.3. To the east of the site runs Priory Lane a narrow lane and public right of way which is partly surfaced to the south of the site. Beyond Priory Lane, to the east of the site lies Hoppit Wood and Lake, which is also allocated as a local green space in the current development plan.
- 1.4. To the north of the site, beyond an existing field boundary hedgerow lies open countryside and further undeveloped agricultural fields.
- 1.5. The main B1077 highway (known as Aspoll Road in the vicinity of the site location) lies adjacent to the site to the west, and which is speed limited to 30mph along the majority of the site frontage. Beyond the fronting highway to the west lies the river Deben, with the village Primary School and playing fields beyond this.
- 1.6. The site is stated to be located within an area of significant Archaeological potential in the current development plan and early archaeological investigation is required as part of any development proposal.
- 1.7. The site affects the setting of several grade II listed buildings, most significantly nos. 50 and 52 Aspoll road, to the south-west of the site and Gull Farmhouse and Barn, to the north-west of the site. The site also affects the setting of the village Conservation Area, the northern most extremity of which is located approximately 13 metres to the south-west of the site.
- 1.8. The existing vegetated site boundaries are considered to be of ecological significance, being located adjacent to open countryside, wooded areas and a lake.
- 1.9. Whilst the site itself is within Environment Agency Flood Zone 1, the area fronting Aspoll Road is shown to lie within EA Flood Zones 2 and 3.

1.10. Site levels are observed to slope down significantly through the site, towards the River Deben, from east to west.

## **2. The Proposal**

2.1. The application seeks full planning permission for the erection of 54 no. new dwellings on the site, including 19 no. affordable dwellings. The application also includes for construction of a new estate road access to Aspall Road, public open space, and highways improvements to Aspall Road.

2.2. The proposed dwelling types are broken down as follows:

### **Market Dwellings**

Two Bedroom Single-Storey Bungalow	= 1 no.
Two Bedroom Two-Storey Houses	= 12 no.
Three Bedroom Single-Storey Bungalows	= 2 no.
Three Bedroom two-storey Houses	= 11 no.
Four Bedroom two-storey Houses	= 9 no.

TOTAL (Market Dwellings) = **35 no.**

### **Affordable Dwellings**

#### Rent

One Bedroom Apartments/Flats	= 6 no. (1 no. two-storey building)
Two Bedroom Two-Storey Houses	= 6 no.
Three Bedroom two-storey Houses	= 2 no.

#### Shared Ownership

Two Bedroom Two-Storey Houses	= 3 no.
Three Bedroom two-storey Houses	= 2 no.

TOTAL = **19 no.**

2.3. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material would be a mix of facing red and light yellow brick, and off-white render. One dwelling (Plot 49) is proposed to be externally finished in facing weatherboard. Roofing materials would be a mix of red and dark grey pantiles and slates).

## **3. The Principle of Development**

3.1. The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF).

3.2. For the purposes of the application at hand, the following documents are considered to form the adopted Development Plan, considering also the provisions of the latest iteration of the NPPF as a material planning consideration:

- Saved Policies of the Mid Suffolk Local Plan (1998)
- Saved Policies of the Mid Suffolk Core Strategy (2008)
- Policies of the Mid Suffolk Core Strategy Focussed Review (2012)
- Debenham Neighbourhood Development Plan (2019)

- 3.3. Mid Suffolk currently benefits from a housing land supply of 9.54 years, as evidenced in the Council's latest Annual Monitoring Report and Housing Land Supply Position Statement, published earlier this year. These documents provide that the Council is able to demonstrate a housing land supply far in excess of the minimum requirement of 5 years, as required by the NPPF at paragraphs 11d, 14c, 74 and 75. As such this element does not engage the tilted balance requirement of the NPPF in itself. . The Council is, therefore, able to give weight to its current development plan policies, subject to conformity with the provisions of the NPPF. Where adopted development plan policies do not conform with the NPPF they carry less statutory weight.
- 3.4. Development plan policies CS1, CS2, H7 and DEB5 are the planning policies most important for determining the principle of the current development proposal. Policy CS1 identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The policy identifies categories of settlement within the district, with towns representing the most preferable location for development, followed by the key service centres, primary then secondary villages. Policy CS2 restricts development in the countryside to defined categories. Local Plan Policy H7 seeks to restrict housing development in the countryside in the interests of protecting its existing character and appearance.
- 3.5 Policies CS1 and CS2 jointly set out the spatial strategy for the district in directing how and where new development should be distributed. They are not expressly prohibitive of new development in the countryside and allow for new development that is in accordance with them. Read together the policies provide a strategy for the distribution of development that is appropriate in recognising local circumstances and their overall strategy remains sound. This is because they take a responsible approach to spatial distribution, requiring the scale and location of new development to take into account local circumstances and infrastructure capacity. These elements are consistent with the NPPF.
- 3.6 As a matter of judgement the generally restrictive approach to housing in the countryside set out within those policies is not entirely consistent with the NPPF, where development that is otherwise sustainably located and acceptable in other respects might nevertheless be refused if those policies were applied with full force. This position has been recognised in previous appeals, and the Council in approving other housing development even where a five-year housing land supply can be demonstrated. There is a not too dissimilar '*special circumstances*' test at NPPF paragraph 80 but that only applies to sites that are physically separated or remote from a settlement. It is this policy approach (alongside paragraphs 78 and 79, among others) within the NPPF that is infringed by the proposal.
- 3.7 However, the parts of CS1 and CS2 which do not entirely comply with the NPPF with regards a blanket approach would be the parts which the proposal breaches. The parts of CS1 and CS2 which direct development to Towns and Key Service Centres are given due weight. These policies are consistent with the need to enhance and maintain villages and rural communities, and avoid new isolated homes, as set out within paragraphs 78, 79, and 80 of the NPPF. Further, CS1, CS2 and H7 also reflect NPPF paragraph 105 which provides that the planning system

should actively manage patterns of growth and focus significant development on locations which are or can be made sustainable.

- 3.8 Having established a housing land supply which demonstrably and significantly proves that the Council is boosting significantly the supply of homes it is considered that the management of new development to more rather than less sustainable locations is an important development plan purpose which is consistent with the thrust of the NPPF. It is therefore appropriate to afford a substantial weighting to policies CS1, CS2, and H7 . They are “up to date“ in so far as they apply to the circumstances of this application, where development in more sustainable locations as part of Towns and Key Service Centres would provide sustainable development following the direction of the spatial strategy of the Council.
- 3.9 It should be noted that Debenham is defined as a key service centre in Policy CS1, amongst the most preferable village locations for development in the current development plan settlement hierarchy. Whilst it is outside the settlement boundary due regard is subsequently had to the Neighbourhood Plan, which provides an allocation for this site.
- 3.10 Most significantly the proposal site is allocated for 37 to 87 new homes in the current development plan, at Policy DEB5 of the Debenham Neighbourhood Plan (2019).
- 3.11 Policy DEB 5 provides that: the actual number of homes built must be subject to a detailed site assessment based on relevant policies in the development plan; Any planning application must be supported by a flood risk assessment taking account of access on to Aspoll Road, within Flood Zones 2 and 3; and Any planning application must be supported by the results of a programme of archaeological evaluation, including field evaluations where necessary, and should demonstrate any impacts of development on archaeological remains, and proposals for managing such impacts.
- 3.12 In assessing the provisions of the allocation at Development Plan Policy DEB 5, your officers consider the number of dwellings proposed by the current application (54 no), although being a shortfall of the maximum number of dwellings permitted by the policy, is justified as the detailed site assessment provided has revealed that increased numbers and density would result significant harm in terms of the character of the site and its relationship to the village, the surrounding countryside and impact on heritage assets. It is considered that dwelling numbers in excess of that currently proposed would result in an overly urbanising form of development and as such the number of dwellings currently proposed is considered appropriate and justified, and within the number of units range provided for by plan allocation DEB5.
- 3.13 The principle of the current proposal is, therefore, considered to comply with the requirements of development plan allocation policies CS1, CS2, H7 and DEB5, having had regard to the NPPF as a material consideration. The broad principle of development is, therefore, considered acceptable, subject to acceptability when assessed against other material planning considerations. Those considered most relevant to the development proposal are set out below:



#### **4. Site Access, Parking and Highway Safety Considerations**

- 4.1. The applicant has provided a Transport Statement in support of the application, which has been assessed by Suffolk County Council Local Highway Authority.
- 4.2. The LHA have advised that the proposed vehicular access, onto Aspall Road lies within the village 30mph speed limit and therefore the proposed point of access is supported in principle. The LHA also support the design of the proposed access, subject to agreement of precise details, which can be secured by way of condition.
- 4.3. The applicant has proposed off-site highways works, in the form of a paved pedestrian footway adjacent to Aspall Road. Whilst this proposed footway, due to available space within the control of either the applicant or local authorities, is unable to be constructed to current LHA standards, the LHA have agreed that the additional pedestrian access proposed, to the village centre, via Priory Lane, is sufficient to address this issue.
- 4.4. The proposed site internal road layout has also been provided to adoptable Highways Standards. The LHA are satisfied with the proposal in this respect, subject to further construction details, to be secured by way of conditions.
- 4.5. The majority of onsite and visitor parking would be constructed in accordance with current parking guidance provided by the LHA, with instances of triple parking being limited to dwellings accessing shared surface estate roads and private driveways only. Having assessed the proposed parking layout, the LHA have not raised objection to the application proposal in such regards, subject to condition.
- 4.6. The proposal is, therefore, considered to propose safe and suitable access and an appropriate number and location of parking spaces, in accordance with the provision of development plan policies T9 and T10, having had regard to the provision of the NPPF, as a Material planning consideration.

#### **5. Design and Layout [Impact on Street Scene]**

- 5.1. The development is predominantly two-storey, however the developer has sought to provide 3 no. bungalows as part of the development.
- 5.2. The proposed layout has been designed so as to set the development back from Aspall Road and has introduced areas of public open space to the frontage of the development, either side of the proposed estate road access. The development is proposed with a central estate spine road running through the development, in a reverse C shape, with 7 no. shared surface branch roads and private driveways off this. Paved footpaths are also proposed adjacent to the principal estate roads providing safe pedestrian routes through the development, connecting to a new pedestrian access through to Priory Lane to the south of the site and to the new pedestrian connections adjacent to Aspall Road, proposed to the west of the site.
- 5.3. The proposed layout is considered to create a welcoming, quality, pedestrian-friendly residential environment. Back gardens meet back gardens or the landscaped boundaries of the site, and the design and orientation of dwellings avoids unsupervised spaces. The proposed open spaces and landscaped boundaries provide green corridors to accord with landscaping recommendations, as

well as creating a soft buffer to the adjoining countryside. Discussions with the developer since the application was originally submitted have led to a number of improvements to the connections across and around the site, and on-site public open space provision, that taken together have resulted in attractive spaces between dwellings to encourage activity and good sense of place, with direct links to the open countryside.

- 5.4. The proposed housing density of 26.47 dwellings per hectare (dph) would be lower than the average density of at least 30dph sought by plan policy CS9, however it is considered that a lower density would be appropriate here to take account of the character and appearance of the locality and local circumstances, as accepted by CS9. This lower density is considered to be acceptable in this location, at the countryside edge of the village, adjacent to less dense and historic edge of settlement properties. The proposed density, is therefore considered to be appropriate to the existing character and density of development to its immediate surrounds, and appropriate to the landscape character of the locality.
- 5.5. The layout proposes a wide range of house types, with 18 total design variations proposed. The resulting range of house types enjoy detailed features with a far greater range of character variances when compared to an average estate of a similar scale. It is considered that the proposals will provide a development of sufficient interest and individual character, suitable in the proposed location. The scheme delivers a range of housing types which would provide a suitable mix address and would deliver 19 no. affordable housing units.
- 5.6. Strategic Housing Officers have assessed the application proposal and are satisfied that the proposal would deliver affordable dwellings of a number, type and tenure that is acceptable, in accordance with what was previously agreed in principle at outline stage, with the proposed affordable housing also being compliant in relation to Nationally Described Space Standards.

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

- 6.1. The proposed scheme of landscaping, providing strong landscape and open space buffering, incorporating appropriate tree, hedge and plant species, to the north and east countryside boundaries, is considered appropriate to the type and scale of development proposed. The proposed scheme of landscaping is also considered to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.
- 6.2. Council ecology consultants have been consulted on the application proposal and, are satisfied with the level of detail and hard and soft landscaping proposed, subject to securing ecology mitigation and enhancement measures by way of condition.
- 6.3. Overall the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species.

## **7. Heritage Issues [Including the Impact on the character and appearance of the Conservation Area and on the setting of Neighbouring Listed Buildings]**

- 7.1. The proposed development site is adjacent to the north boundary of the Debenham Conservation Area, and in close proximity of several listed buildings including the Grade II listed 50, Aspall Road (1352455), the Grade II listed Debenham House (List Entry Number: 1032309), the Grade II listed Barn 30 Metres West of Gull Farmhouse (List Entry Number:

1352456), and the Grade II listed Gull Farmhouse (List Entry Number: 1032310), all of which have the potential to be impacted through change within their setting.

- 7.2. The proposed development site is an arable field with views of the wider agrarian landscape to the north, east, and west.
- 7.3. Historic maps show that Debenham House and the proposed development site have a historical functional relationship. The view of Debenham House, adjacent to the proposed development site, from the rural approach to the west facilitates the legibility and understanding of the historic use of the heritage asset. Therefore, the proposed development site, having associative value with Debenham House, contributes to the setting and special historic interest of the heritage asset.
- 7.4. The Debenham Conservation Area and historic core of Debenham village is characterised by its linear settlement running north to south, with a variety of medieval and post-medieval buildings presented along High Street, and a visual and experienced relationship with the countryside to the north-east and north-west. As such, the proposed development site contributes to the significance of the Debenham Conservation Area as an open arable field which preserves the historic linear plan of the village.
- 7.5. Historic England have been consulted on the current application and have provided the following advice:

*The Heritage Statement produced alongside the live planning application does not reference the Conservation Area or its setting and therefore does not consider the impact of the proposal falling paragraph 194 of the NPPF. Historic England understand that the site has been allocated in the Neighbourhood Plan and is being considered for inclusion in the emerging JLP however they do have serious concerns regarding this site as this is where the historic core of the village ends and helps illustrate its historic and intrinsic relationship to the surrounding countryside.*

*Historic England advise that modern development has largely taken place to the east of the village, however, developing on this site would result in just the south western extent of the Conservation Area retaining its direct connection to the countryside.*

*In conclusion Historic England consider the proposal would result in less than substantial harm to the Debenham Conservation Area through development within its setting. However they also advise that the Council may consider the harm to be outweighed by the public benefit of providing housing for the area.*

- 7.6. Council Heritage Consultants at Place Services have also been consulted on the latest proposals and have provided the following advice:

*The proposal to erect 54 dwellings will have a detrimental visual impact on the view of Debenham House (Grade II Listed) and the proposed development site from the west, obscuring the legibility of the historic functional relationship of the heritage asset and the site and consequently the historic use of the heritage asset. For that reason, the proposals would constitute a scheme that would lead to less than substantial harm to the Grade II listed Debenham House, making Paragraph 202 of the National Planning Policy Framework (NPPF) relevant.*

*NPPF Paragraph 202 states the following: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed*

*against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

*Furthermore, the proposals would sever the north-east link between Debenham Conservation Area and the open agrarian landscape beyond and obscure the historic relationship between the settlement and the surrounding countryside. Additionally, the proposals would significantly alter the historic linear development. The proposals, therefore, would amount to less than substantial harm to the significance of the Debenham Conservation Area, and fail to preserve its character and appearance contrary to Paragraph 206 of the NPPF.*

*NPPF Paragraph 206 states the following: “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.*

In conclusion Place Services Heritage consider it is not possible to support the proposals as they are in conflict with Paragraphs 202 and 206 of the NPPF and Sections 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.7. In addressing the concerns raised by the Council’s Heritage consultants, your officers advise that although the concerns raised are noted, the site benefits from a housing land allocation for up to 87 new dwellings, in the current development plan, at policy DEB5. The heritage impacts of the proposal have, therefore, already been taken into account and assessed through the site allocations process and when the Neighbourhood Development Plan was adopted in March 2019.
- 7.8. It is considered potential heritage harm has been substantially reduced by the current application, with the addition of a significant amount of open space fronting the development and highway and the proposal for only 54 no. dwellings, being 33 no. less than the maximum permitted in principle by way of allocation policy DEB5.
- 7.9. It is also noted that the level of harm to the significance of heritage assets is given as less than substantial by both consultants, and NPPF paragraph 202 is, therefore, relevant and states the following:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 7.10. It is the consideration of your officers that the public benefits associated with the delivery of this neighbourhood plan housing allocation: in support of the District’s current Housing Land Supply; the need for housing delivery on a national scale; the delivery of on-site Affordable Housing Units and public open space; as well as highway improvements, job creation in relation to construction and ongoing maintenance of land and properties, significantly outweigh the less than substantial harm to the significance of the heritage assets identified by your heritage advisors.
- 7.11. The proposal is, therefore, considered acceptable in heritage terms, on this basis.

## **8. Archaeology**

- 8.1. Policy DEB5 requires a programme of archaeological evaluation as part of any development proposal.
- 8.2. The County Archaeology Unit have assessed the application proposal and have advised that the site lies in an area of archaeological potential recorded on the County Historic Environment Record and is in a topographically favourable for archaeological remains overlooking a tributary of the River Deben. County Archaeology advise that the proposed development area is located immediately north of the record historic settlement core of Debenham, that a scatter of 13th-14th century pottery is recorded from within the site, and that further scatters of medieval, late Saxon and prehistoric finds are recorded to the north.
- 8.3. The County Archaeological Unit advise that there are no grounds to consider refusal of permission in order to achieve preservation in situ of any important buried heritage assets. However, in accordance with the provisions of the NPPF, Country Archaeologists advise that 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. The current proposal is, therefore, considered to conform with this aspect of plan allocation policy DEB5.

## **9. Impact on Residential Amenity**

- 9.1. Policy H13 of the development plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the development plan seeks to protect the existing amenity of residential areas.
- 9.2. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for existing and future users of developments and places.
- 9.3. The proposed layout provided is considered to sufficiently demonstrate that the site is readily capable of accommodating the proposed number and density of dwellings in a manner that will not unduly compromise the residential amenity of future occupiers of the development or occupiers of neighbouring dwellings. The proposed dwellings give no rise to unacceptable amenity impacts, owing largely to the separation distances between proposed dwellings and existing neighbouring dwellings and the orientation of buildings proposed.
- 9.5. The proposal, therefore, accords with the aspirations of development plan policies H13 and H16 and with paragraph 130 of the NPPF in this regard.

## **10. Surface Water Drainage and Flood Risk**

- 10.1. Policy DEB5 requires a planning application to be supported by a flood risk assessment, taking into account of access on to Aspoll Road, within Flood Zones 2 and 3.
- 10.2. The current application is supported by a site specific flood risk assessment and surface water drainage strategy, carried out by a suitably qualified Company (GHBullard & Associates LLP),

which takes into account of access on to Aspoll Road, within Flood Zones 2 and 3, as required by policy DEB5.

- 10.3. The final report and recommendations are considered to satisfactorily demonstrate that the proposed development is at 'low' risk of flooding from all sources.
- 10.4. The proposed surface water drainage strategy submitted is based on directing surface water runoff to 2 no. attenuation storage basins located to the west site boundary, either side of the proposed access to Aspoll Road.
- 10.5. The NPPF requires that, for major applications such as this, sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage is an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, as opposed to traditional drainage approaches, involving piping water off-site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable surfaces, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional pipe drainage systems in reducing flood risk by attenuating the rate and quality of surface water run-off from a site, promoting groundwater recharge and improving water quality amenity.
- 10.6. National Planning Practice Guidance directs what sort of SuDS should be considered. Generally, the aim should be to discharge surface water run-off as high up the below hierarchy of options as reasonably practicable:
  - 1) Into the ground (infiltration);
  - 2) To a surface water body;
  - 3) To a surface water sewer, highway drain or another drainage system;
  - 4) To a combined sewer.
- 10.7. The NPPG provides that the particular types of SuDS may not be practicable in all locations.
- 10.8. In addition to the above, the NPPF also requires that developments do not increase flood risk elsewhere.
- 10.9. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application proposal and, following negotiation and receipt of revised and further information from the applicant, resolved to recommend approval of this application on basis of the most recent proposals submitted, subject to conditions.
- 10.10. In assessing the proposal, your officers consider the surface water drainage scheme, as currently proposed would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere. The proposal is, therefore, considered to comply with the relevant part of allocation policy DEB5 in this regard, having also had regard to the requirements of the NPPF, as a material consideration.

## **11. Land Contamination**

- 11.1. The applicant has provided a desk based contaminated land assessment with the application proposal, carried out by a suitably qualified individual, which concludes that it is not considered that the site would be designated "Contaminated Land" within the meaning of Part 2A of the

Environmental Protection Act 1990. The site is currently undeveloped field with no evidence of contaminating materials present.

- 11.2. Your contaminated land specialists have assessed the proposal and have not raised an objection in principle but have advised the developer to contact the Council should any unexpected ground conditions be encountered during construction, and that the advised minimum precautions are taken until such time as the Council responds to the notification. The developer is also advised that responsibility for safe development of the site lies with them.

## **12. Parish Council Comments**

- 12.1 The matters raised by Debenham Parish Council in their latest formal consultation response of the 14<sup>th</sup> June 2021 are set out and addressed below. The Parish Council were re-consulted, following receipt of amended and additional information from the applicant, on 15<sup>th</sup> October 2021, and again on 4<sup>th</sup> March 2022, however no further formal comments have been received at the time of writing:
- 12.2. It is noted that the Parish Council (PC) have not objected to the principle of the proposed development and consider the principle of the development proposal to be in general compliance with development plan allocation Policy DEB5.
- 12.3. The PC consider the proposal to be contrary to Neighbourhood Development Plan Policies DEB2 c) and DEB14 a) and b) due to a lack of landscaping to site boundaries. In response to the concerns raised, the layout has been amended, moving dwellings away from site boundaries, allowing for provision of soft landscape screening and/or rear gardens to the perimeter of the site. The scheme has also been designed to fit into the edge of village character, with provision of on-site landscaping and open spaces. Your officers consider these points satisfy the requirements of DEB2 and DEB14 in these respects.
- 12.4. The PC have raised concern that insufficient measures for safe pedestrian and cycle access to the school and remainder of the village have been provided. Your officers advise that extensive consultation with SCC Highways has been undertaken both before the application was submitted and during the current application process. It is considered that SCC Highways are satisfied with the detailed layout and pedestrian and cycle linkages proposed and SCC Highways have raised no objection, subject to compliance with suggested conditions in their latest formal consultation responses of 23<sup>rd</sup> November 2021 and 9<sup>th</sup> March 2022. Your officers therefore advise that the development proposal meets the requirements of development plan policies with respect to highway and pedestrian safety.
- 12.5. The PC have requested a 2.4 metre wide paved and fenced footway/cycleway into the eastern side of Aspoll Road and that narrowing/priority traffic calming is required on Aspoll Road in front of the site. The applicant submitted an updated highway mitigation scheme in May 2021 (ref: 275/2020.DWG) - this set out a detailed proposal for new footpaths on either side of Aspoll Road and a crossing point. This proposal was considered and approved by SCC Highways Engineers and proposed mitigation scheme is included in the list of suggested planning conditions, as suggested by SCC Highways in their latest consultation responses. Regarding the speed profile of Aspoll Road, further information provided by the applicant and considered by SCC Highways is considered to demonstrate that the proposed junction visibility splays, as required to meet the actual measured speeds, can be accommodated within the site frontage / highway and are proposed. No additional requirement for traffic calming has, therefore, been requested/required by

SCC Highways engineers. Your officers therefore again advise that the development proposal meets the requirements of development plan policies with respect to highway and pedestrian safety, in such regards.

- 12.6. The PC have requested that direct pedestrian and cycle access to Priory Lane is provided as part of the proposal. Your officers have attempted to negotiate such provision and connectivity with the applicant. The applicant has, however, advised that a formal pedestrian and cycle link to Priory Lane cannot be delivered as the applicant does not own or have control over all the land necessary to deliver such a direct connection. In order to address this issue, the applicant has proposed an alternative route via the adjoining Cemetery which already has such connections which the applicant is happy to discuss the delivery of with the PC once they receive planning permission. The applicant notes that Planning Policy DEB2 does not require the delivery of such a link.
- 12.7. The PC have raised concern that the proposed pedestrian access across the adjacent Cemetery has not been discussed with or agreed by them. In response, the applicant has stated that this potential pedestrian access has been offered as an attempt to reach a way forward on this matter. The applicant is of the understanding that it is not within their gift to offer this as part of the current planning application but are happy to discuss its delivery with the PC.
- 12.8. The PC have raised concern that the location of the proposed site access is impassable during peak flood events and consider that insufficient flood mitigation measures have been proposed to address this issue. The applicant has provided a site specific flood risk assessment and surface water drainage strategy with the application proposal, which have been considered by the Lead Local Flood Authority at Suffolk County Council, who have raised no objection subject to compliance with suggested conditions, should planning permission be granted. On the basis of the information provided by the applicant, and the advice received from the LLFA, your officers are satisfied that the proposed development would not result in increased flood risk on the site or elsewhere and proposes a sustainable method of surface water attenuation and drainage. As such your officers advise no significant objection to the current proposal in relation to surface water drainage and flood risk issues.
- 12.9. The PC have raised concern that there is a lack of construction management proposed as part of the application proposal. The PC have raised concern that construction vehicles would cause further highway safety and convenience issues on Aspell Road and issues for pedestrians walking to the school. Should members be minded to approve the current proposal, your officers advise that a suitably worded condition, requiring a construction management plan to be submitted and agreed prior to commencement of development is appropriate in order to address these concerns raised.
- 12.10. The PC have requested that Affordable Housing should be based on housing needs assessment, should be genuinely affordable, and should not be withdrawn later. Should members be minded to approve the proposal, your officers will seek to secure on-site delivery of 35% affordable housing, as per the provisions of your development plan policy altered H4, to be secured by a legal agreement, prior to final planning approval. The mix and tenure proposed by the applicant has been considered and agreed by your strategic housing officers, as well as the proposed timetable for delivery. Your officers advise that it is not possible to amend a Section 106 agreement for a period of 5 years unless all parties are in a agreement. The LPA would, therefore, have control of the proposed affordable units in this respect.
- 12.11. The PC have requested that the proposed Public Open Space should be transferred to them, to be used solely for community use. The applicant has confirmed they would be happy to include



the PC as a possible owner of the open space, to be negotiated as part of the Section 106 process.

- 12.12. The PC has requested that a commuted sum should be secured from the developer to ensure long term maintenance of the public open space by the PC, and towards Debenham's Play Strategy. The applicant has confirmed they would be happy to negotiate this as part of the section 106 process.
- 12.13. The PC has requested that Green Issues should be addressed further, particularly the use of sustainable energy generation rather than reliance on fossil fuels. The applicant has since provided a fully detailed sustainability report which has, amongst other sustainability benefits, proposed the use of Air Source Heat Pumps throughout the proposed development.

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## **PART FOUR – CONCLUSION**

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### **13. Planning Balance and Conclusion**

- 13.1 The Council is able to demonstrate a housing land supply position in excess of that required by the NPPF and so is able to apply its current adopted development plan policies insofar as they conform with the provisions of the current NPPF.
- 13.2. In particular, the proposal is considered to meet the requirements of development plan allocation policy DEB 5 and, as such, the principle of the proposed development is considered acceptable, having had regard to the provisions of development plan policies CS1, CS2, and the provisions of the NPPF, as a material consideration.
- 13.3. Although heritage consultees have identified that the proposal would result in less than substantial harm to the significance of heritage assets, the public benefits associated with the proposal are considered to outweigh this harm.
- 13.4. It is considered that satisfactory measures can be taken to investigate and record or preserve archaeological remains which may exist on the site, consistent to the requirements of development plan policies DEB5 and HB14, having had regard to the requirements of the NPPF as a material consideration.
- 13.5. The proposal site is not considered to be at significant risk of flooding and the application is considered to propose suitable sustainable surface water drainage that would not significantly increase flood risk on the site or elsewhere, consistent with the requirements of development plan policy DEB5 and section 14 of the NPPF.
- 13.6. The proposal is considered to propose safe and suitable access to the site, and egress from the site, and to propose suitable parking and manoeuvring, consistent with the requirements of development plan policies T9 and T10 and section 9 of the NPPF.
- 13.7. The resultant development is considered to propose an environment that is not considered to be excessively car dominated, has good supervision and details a variety of dwelling styles and materials that provides interest to a range of streetscapes. The proposal is considered to be well connected to the existing village and its range of services and facilities, which it would help support; to create a new landscaped edge to the village and provide green public open space

assets for the community to benefit from; and to provide an attractive place with a range of house types to meet both affordable and housing needs at all levels.

## **RECOMMENDATION**

That authority be delegated to the Chief Planning Officer to GRANT Planning Permission, subject to the following:

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

- Onsite delivery of 35% Affordable housing - with mix and tenure, to be negotiated to the satisfaction of the Chief Planning Officer;
- On-site provision of Public Open Space, and future maintenance thereof;
- Financial contribution towards traffic management measures on the site in the vicinity of the development site area, as required by Suffolk Country Council.

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

- Standard time limit (3yrs for commencement of scheme);
- Approved Plans and Documents (Plans submitted that form this application);
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL);
- Landscaping - Time limit and Aftercare;
- Programme of Archaeological investigation and recording prior to commencement;
- Highways - Access Details;
- Highways - Access Visibility Splays;
- Highways - Footway and Crossing Point to be provided prior to occupation;
- Highways - Refuses and Recycle Bin details;
- Highways - Estate Roads and Footpaths details;
- Highways - Parking and Manoeuvring to be provided as proposed, prior to occupation;
- LLFA - Surface Water Disposal Strategy;
- LLFA - SUDs Landscaping;
- LLFA - Surface Water Verification Report;
- LLFA - Construction Surface Water Management Plan;
- Energy and renewable scheme to be agreed;
- Fire Hydrants details;
- Ecology - Mitigation and Enhancement Measures to be agreed;
- Construction Hours to be agreed prior to commencement;
- Construction Management Plan to be agreed prior to commencement.

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

- Pro active working statement
- SCC Highways notes
- Land Contamination Note
- Protected Species Note
- LLFA Note
- S106 Note

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

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Application No: DC/21/02982

Location: Land East of Aspall Road,  
Debenham, IP14 6QA

Appendix 1: Call In Request	No	Page No.
Appendix 2: Details of Previous Decision	NA.	
Appendix 3: Town/Parish Council/s	<b>Debenham Parish Council</b>	
Appendix 4: National Consultee Responses	<b>Anglian Water</b> <b>Environment Agency</b> <b>Natural England</b> <b>Historic England</b> <b>NHS - CCG</b>	
Appendix 5: County Council Responses	<b>SCC - Highways</b> <b>SCC - Lead Local Flood Authority</b> <b>SCC - Archaeology</b> <b>SCC - Fire and Rescue</b> <b>SCC - Travel Plan Officer</b> <b>SCC - Developer Contributions</b>	



Babergh and Mid Suffolk District Councils



<p>Appendix 6: Internal Consultee Responses</p>	<p><b>MSDC - Heritage</b></p> <p><b>Place Services - Heritage</b></p> <p><b>Place Services - Ecology</b></p> <p><b>MSDC - Environmental protection - Land Contamination</b></p> <p><b>MSDC - Environmental protection - Air Quality</b></p> <p><b>MSDC - Environmental protection - Noise/Odour/Light/Smoke</b></p> <p><b>MSDC - Arboricultural Officer</b></p> <p><b>MSDC - Waste Manager</b></p> <p><b>MSDC - Strategic Housing</b></p> <p><b>MSDC - Public Realm</b></p> <p><b>Mid Suffolk Disability Forum</b></p>	
<p>Appendix 7: Any other consultee responses</p>	<p><b>British Horse Society</b></p> <p><b>Suffolk Wildlife Trust</b></p> <p>3 letters/emails/online comments received. 3 objections, 0 support and 0 general comment.</p>	
<p>Appendix 8: Application Site Location Plan</p>	<p>Yes</p>	
<p>Appendix 9: Application Plans and Docs</p>	<p>Yes</p>	
<p>Appendix 10: Further information</p>	<p>N/a</p>	



Babergh and Mid Suffolk District Councils



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



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Babergh and Mid Suffolk District Councils

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

**Sent:** 16 Jun 2021 03:32:36

**To:**

**Cc:**

**Subject:** FW: Debenham Parish Council- Planning Comments- DC/21/02982-Land East of Aspoll Road

**Attachments:**

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**From:** Dina Bedwell <parish.clerk@debenhamparishcouncil.org>

**Sent:** 14 June 2021 23:24

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

**Cc:** Kathie Guthrie (Cllr) <Kathie.Guthrie@midsuffolk.gov.uk>

**Subject:** Debenham Parish Council- Planning Comments- DC/21/02982-Land East of Aspoll Road

To whom it may concern:

The Debenham Parish Council 's comments on the above application are as follows:

*The Parish Council supports the planning application in principle.*

*However, it objects to the application on a number of specific grounds, as follows:*

***Debenham Neighbourhood Plan***

*The proposal is currently contrary to NP Policy 2c) and Policy 14 a) and b) due to the lack of landscaping to the site boundaries.*

***NP Policy 2 c):*** *All development proposals for sites adjoining the settlement boundary must avoid hard edges with the existing built-up boundaries, and with the countryside by creating landscape buffers.*

***NP Policy 14 a) and b):*** *The design and layout of new development on or close to the edge of the village should take account of, respect, and seek to preserve the character of the adjacent countryside, green spaces, and landscape setting by providing appropriate landscaping, open areas and tree planting to act to help, to assimilate the proposal into its context; and b) in order to maintain the historic landscape character of the village, new developments should avoid upper valley sides and ridgelines. In order to mitigate the impact of development on lower slopes, substantial landscape belts should be provided on upper valley sides and ridgelines.*

***Highway's safety and access grounds (note SCC Highways holding objection)***

*There are insufficient measures for a safe pedestrian and cycle access from the site to the school and the rest of the village.*

*Our recommendation to improve this access would include a 2.4m wide paved shared fenced footpath/cycleway, on the East side of the application site, with crossing across Aspoll Road to the Primary School; Together with a priority system on the narrowed Aspoll Road, thereby slowing down vehicles entering and leaving the village through Aspoll Road, adjacent to the Primary School.*

*Our recommendation would also include the provision of paved shared pedestrian and cycle access from the site to Priory Lane.*

***Please note-*** *The submitted plans appear to include a pedestrian route across the Debenham Cemetery. This has not been discussed or agreed upon with the landowner (the Debenham Parish Council).*

***Flood Risk Grounds (note SCC Floods Planning holding objection)***

*The report submitted by the applicant states that the site access will be impassable during peak flood events. Insufficient measures have been put in place to mitigate the flooding on the access to the site and further down the village.*

***General Safety***

*The construction site is next to a primary school, in addition to being very close to the High Street and the centre of the village. The lack of a detailed construction management plan for the site had been noted.*

*It is recommended that a robust site management plan is prepared and is duly considered by the planning authority.*

**Affordable Housing:** This provision has not been defined. The Parish Council asks MSDC to ensure that, based on their Housing Needs Survey, this affordable housing is genuinely affordable and is not withdrawn later on in the planning process due to financial or any other reasons. There is a clear need for genuinely affordable housing in Debenham.

**Additional suggestions:**

It is suggested that in regard to the land shown in the plan as "open space", the unencumbered freehold could be transferred to the Parish Council, with a covenant that it is solely used for community use, including cemetery provision but excluding housing development. Such transfer should be accompanied by a commuted sum to ensure its future maintenance.

In addition, a developer contribution could also be made towards the Debenham Play Strategy. With one of Debenham's main play areas/recreation grounds being adjacent to the site, with a direct access route, the improvements to the provision would benefit any new residents and potentially be capitalised on by the developer.

The developer is strongly encouraged to engage with the Education Authority and the Highways Authority in terms of agreeing on safe access/traffic/parking between the site and the School (other areas have already been highlighted). The school benefits from a large section of land which could be considered for this purpose. Alternatively, consideration could be given to the creation of a bridge between the site and the other side of Aspoll Road.

It would be very beneficial, from an economic and environmental perspective, if the developer could consider the provision and inclusion of additional sustainable/green fuels rather than a dependency on solid fuels.

Should there be any queries, please do not hesitate to contact the Parish Council.

Kindest regards,  
Dina

**Mrs Dina Bedwell, BEd (Hons), CPE, CiLCA**  
Parish Clerk and Responsible Financial Officer- Debenham Parish Council  
Office Hours: Monday, Tuesday and Friday 9.30am to 3.30pm  
Tel. 01473 787861 (messages may be left on answermachine)

Thank you for contacting the Debenham Parish Council. Should a response to your e-mail be necessary, we aim to respond within the next seven working days.



[parish.clerk@debenhamparishcouncil.org](mailto:parish.clerk@debenhamparishcouncil.org)

Confidentiality and Privilege: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error. This document is privileged and the benefit of the privilege belongs to Debenham Parish Council. The provision of this document does not amount to any waiver of privilege. This document is provided to the recipient intended in complete confidence and should not be disclosed to any other person without the Debenham Parish Council's prior consent.



## 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](mailto:planningliaison@anglianwater.co.uk)

AW Site Reference: 174913/1/0123130

Local Planning Authority: Mid Suffolk District

Site: Land East Of Aspoll Road Debenham  
Suffolk IP14 6QA

Proposal: Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

Planning application: DC/21/02982

**Prepared by:** Pre-Development Team

**Date:** 26 May 2021

## ASSETS

### Section 1 - Assets Affected

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

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

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Debenham 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: Application Form, Site Location Plan, Flood risk assessment/drainage strategy pt 1, Flood risk assessment/drainage strategy pt 2, Flood risk assessment/drainage strategy pt 3 The sewerage system at present has available capacity for these flows. For a gravity connection into B1077. 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. 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. 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. 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. 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. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### Section 4 - Surface Water Disposal

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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.



## 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](mailto:planningliaison@anglianwater.co.uk)

AW Site Reference: 174913/1/0133912

Local Planning Authority: Mid Suffolk District

Site: Land East Of Aspoll Road Debenham  
Suffolk IP14 6QA

Proposal: Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping

Planning application: DC/21/02982

**Prepared by:** Pre-Development Team

**Date:** 26 October 2021

## ASSETS

### Section 1 - Assets Affected

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

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Debenham 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: Indicative Drainage Strategy. The sewerage system at present has available capacity for these flows. For a gravity connection into B1077. 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. 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. 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. 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. 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. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### Section 4 - Surface Water Disposal


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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

**From:** Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>  
**Sent:** 03 Nov 2021 02:15:39  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/02982 Land East of Aspal Road Debenham  
**Attachments:** DM Checklist.docx

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**From:** Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>  
**Sent:** 03 November 2021 13:51  
**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Subject:** RE: DC/21/02982 Land East of Aspal Road Debenham

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Good Afternoon

Thank you for your email. There are no constraints within our remit and therefore we have no comments.

Kind Regards

Liam

**Liam Robson**

Sustainable Places Planning Advisor – East Anglia Area (East)

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

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

[liam.robson@environment-agency.gov.uk](mailto:liam.robson@environment-agency.gov.uk)

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

Normal working hours: 7am-3pm Mon-Fri

	For the latest guidance: - <a href="http://INTRANET.EA.GOV">INTRANET.EA.GOV</a> - <a href="http://NHS.UK/coronavirus">NHS.UK/coronavirus</a> - <a href="http://GOV.UK/coronavirus">GOV.UK/coronavirus</a>	
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# Consulting the Environment Agency

## On Planning Consultations

October 2015

This form is designed to be completed by a Local Planning Authority and sent to the Environment Agency with a planning application or pre-application enquiry. The form should be used to explain why we are being consulted.

We will only respond to consultations that fall into one or more of the categories on this form.

## Pre-application and planning application consultations

Category	Description	Reason for consulting EA
<b>Cemeteries</b>	Development relating to using land as a cemetery, including extensions.	<input type="checkbox"/>
<b>Coastal erosion</b>	Development (excluding <a href="#">minor development</a> ) located within Coastal Change Management Areas, as defined by the LPA.	<input type="checkbox"/>
<b>Environmental Impact Assessment (EIA)</b>	Development requiring an EIA, including scoping opinions and the environmental statement.	<input type="checkbox"/>
<b>Flood risk</b>	Development, other than <a href="#">minor development</a> or as defined in our <a href="#">FRSA</a> , which is carried out on land: <ul style="list-style-type: none"> <li>• within <a href="#">Flood Zone</a> 2 or 3, or</li> <li>• in an area within <a href="#">Flood Zone</a> 1 which has critical drainage problems as notified by the Environment Agency.</li> </ul>	<input type="checkbox"/>
<b>Groundwater protection</b>	Potentially contaminating development <sup>1 2</sup> located in Source Protection Zones.	<input type="checkbox"/>
<b>Hazardous waste/Control of Major Accident Hazard Regulations (COMAH) Sites</b>	Development: <ul style="list-style-type: none"> <li>• of new establishments, or</li> <li>• modifications to existing establishments which could have significant repercussions on major accident hazards, or</li> <li>• within 250 metres, where the siting or development would increase the risk or consequences of a major accident.</li> </ul>	<input type="checkbox"/>
<b>Intensive farming</b>	Development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit <sup>3</sup> .	<input type="checkbox"/>
<b>Pollution from land contamination</b>	Development on land where a previous use <sup>1</sup> of the site may have caused contamination.	<input type="checkbox"/>
<b>Mineral Extraction</b>	Development involving or including mineral and mining operations and restoration schemes relating to such development.	<input type="checkbox"/>
<b>Oil and fuels</b>	Development for the purpose of refining or storing non-domestic oils and their by-products.	<input type="checkbox"/>



<b>Refuse or waste</b>	Development that includes: <ul style="list-style-type: none"> <li>the storage or spreading of sludge or slurry, or</li> <li>the storage, transfer, process, treatment and / or use of refuse or waste.</li> </ul>	<input type="checkbox"/>
<b>Non-mains drainage</b>	<a href="#">Major development</a> proposing to use non-mains foul drainage.	<input type="checkbox"/>
<b>Works affecting a watercourse</b>	Development involving carrying out works or operations in the bed of or within 20 metres (or other distance as advised by your local Environment Agency Area Sustainable Places team) of the top of the bank of a Main River.	<input type="checkbox"/>
<b>Discharge / variations of Conditions</b>	Only consultations where the Environment Agency has requested the condition be attached to the planning permission.	<input type="checkbox"/>
<b>Planning appeals –</b>	Only appeals related to an Environment Agency objection or recommended condition.	<input type="checkbox"/>

## Endnotes -

<sup>1</sup> - As defined on gov.uk, [Land contamination DoE industry Profiles](#)

<sup>2</sup> - This type of development also includes the storage of potentially contaminating substances as defined in DoE industry profiles

<sup>3</sup> - An environmental permit is required for the development of or expanding of, an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry

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

**Sent:** 26 May 2021 03:39:45

**To:**

**Cc:**

**Subject:** FW: DC/21/02982 Consultation Response

**Attachments:**

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 26 May 2021 12:14

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

**Subject:** DC/21/02982 Consultation Response



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Dear Alex Scott,

Application ref: DC/21/02982

Our ref: 354427

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely,

Dominic Rogers  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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***Please continue to send any documents by email or contact us by phone to let us know how we can help you.***

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Thriving Nature  
for people and planet



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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 21 May 2021 18:03

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

Subject: MSDC Planning Consultation Request - DC/21/02982

Please find attached planning consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

Kind Regards

Planning Support Team

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

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**From:** SM-NE-Consultations (NE)  
**Sent:** 25 October 2021 18:38  
**Subject:** Planning consultation DC/21/02982 Natural England response

Dear Alex Scott

Application ref: DC/21/02982  
Our ref: 371992

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

Amy Knafler  
Natural England  
Consultation Service

**From:** Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>

**Sent:** 31 Mar 2022 09:55:19

**To:**

**Cc:**

**Subject:** FW: LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

**Attachments:**

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**From:** BMSDC Planning Area Team Blue

**Sent:** 24 March 2022 16:42

**Subject:** FW: LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

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**From:** Cattier, Sophie <Sophie.Cattier@HistoricEngland.org.uk>

**Sent:** 24 March 2022 13:54

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

**Subject:** LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

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Dear Alex Scott

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

**LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA  
Application No. DC/21/02982**

Thank you for your letter of 4 March 2022 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England provided advice in our letter dated 10<sup>th</sup> June 2021 where we raised concerns on heritage grounds as the development for 54 new dwellings would further erode the relationship of Debenham Conservation Area and the surrounding countryside. We considered that this development would result in less than substantial harm to Debenham Conservation Area through development within its setting. The amended Heritage Statement has now assessed the impact on the proposal on Debenham Conservation Area and also concluded there would be some harm to its significance, albeit minor.

Whilst we would accept that the construction of the new housing could be considered a public benefit and it is for the council to weigh this against any harm in terms of paragraph 202. We therefore recommend the Council consider this factor when seeking the 'clear and convincing justification' for the harm required by paragraph 200. If this justification is not found we recommend the application is refused.

The additional information does not address our concerns and we therefore refer you to our previous letter.

If you have any questions please do not hesitate to contact us.

Yours sincerely

**Sophie Cattier**

Sophie Cattier | Assistant Inspector of Historic Buildings and Areas  
Direct Line: 01223 582740

[www.historicengland.org.uk](http://www.historicengland.org.uk)

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Alex Scott  
Babergh Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: 01223 582740

Our ref: P01429186

10 June 2021

Dear Alex Scott

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990  
LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA  
Application No. DC/21/02982**

Thank you for your letter of 21 May 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

This application proposes the erection of 54 new dwellings (including 19 affordable units), creation of vehicular and pedestrian access and public open space, infrastructure and landscaping at Land East of Aspall Road, Debenham. The application site is currently an agricultural field to the north east of the village of Debenham. The site positively contributes to the significance of Debenham Conservation Area through it being an open field and provides an understanding of the historic relationship between the village and the surrounding countryside. Historic England objects to the application on heritage grounds as development of this site would result in harm to the significance of the conservation area through development in its setting.

**Historic England Advice**

*Significance of the Historic Environment*

Debenham is a village set in the Suffolk countryside between Stowmarket and Framlingham. In 1221 Debenham was granted its market and historically made its money through agricultural trades such as hemp weaving. The River Deben runs through the village from the north west and out to the south east, with footpaths leading down to the river from the settlements core. Along the High Street are many fine listed buildings and at the centre is the grade I listed Church of St Mary's, all of which attest to the prosperity of the medieval settlement. Debenham village has a linear form based around the village street. Buildings are set along this predominantly one plot deep on the roadside (a 'ribbon' form of development) with gardens behind and open fields beyond. Debenham runs north to south and when approaching or leaving the village the eastern side immediately opens out onto the surrounding countryside, this gives an appreciation and understanding of the historic relationship between the settlement and the countryside.





The proposed application site is to the north east of Debenham Conservation Area. The southern boundary of the application site marks the end of Debenham village with the grade II Debenham House and a small timber barn being the last structures on the eastern side as you leave the village. The site is an arable field which allows wider views out to the surrounding landscape.

#### *Impact of the proposal*

This application proposes the erection of 54 new dwellings and associated infrastructure. Development of the application site would result in the loss of an arable field to the north east of the conservation area and bring development beyond the historic line of linear development. This field currently contributes to the significance of Debenham Conservation Area through being an open field without development. It helps reveal the historic relationship of the settlement with its surrounding countryside which survives best on the eastern side of the village. Development on this site would further erode the relationship between the conservation area and the countryside, which has already been lost along the western edge of the conservation area. Modern development, for the most part, has been to the western side of the conservation area and we would suggest that any further development should also be located here as this would not have such a harmful impact on the conservation area.

#### *Policy Context*

The National Planning Policy Framework (NPPF) has at its heart the principle of sustainable development. This has three over-arching objectives which are described as interdependent and need to be pursued in mutually dependent ways: economic, social and environmental, paragraphs 7 and 8.

Paragraph 122 of the NPPF, in particular parts d and e state that planning decisions should take into account the area's prevailing character and setting and that securing well designed and healthy places is important.

In the historic environment section the document sets out how heritage assets are an irreplaceable resources and the desirability of sustaining and enhancing their significance, paragraphs 184 and 192. Paragraph 189 of the NPPF requires applicants to describe the significance of heritage assets affected by proposed development. Sufficient information should also be provided to enable an understanding of the potential impact of the development on the asset. It continues that great weight should be given to an asset's conservation (and the more important the asset, the greater that weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance, paragraph 193. Any harm or loss requires clear and convincing justification, paragraph 194. Where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, paragraph 196. Paragraph 200 states that local planning authorities should look for opportunities within the setting of designated heritage assets to enhance or better reveal their significance







The Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets provides more detail on this subject. It provides general advice on understanding setting and a staged approach to making decisions on setting issues.

## *Historic England's Position*

The application failed to identify Debenham Conservation Area as a designated heritage asset and, so, did not consider the contribution made by its setting and therefore does not meet the requirement of paragraph 189. The removal of this open arable field would further remove the conservation area from its rural landscape which contributes to its historic significance.

We have considered this application in light of this government policy and consider that it would result in harm to the significance of Debenham Conservation Area through development within its setting. We object to the principal of development in this field and suggest that modern development be kept to the western side of Debenham which would cause less, if any, harm to the conservation area.

We would accept that the construction of the new housing could be considered a public benefit to be weighed against this harm in terms of paragraph 196. We therefore recommend the Council consider this factor when seeking the 'clear and convincing justification' for the harm required by paragraph 194. If this justification is not found we recommend the application is refused.

## **Recommendation**

Historic England objects to the application on heritage grounds as the development for 54 new dwellings would further erode the relationship of Debenham Conservation Area and the surrounding countryside. This would result in harm to Debenham Conservation Area through development within its setting. We consider that the application [meets/does not meet] the requirements of the NPPF, in particular paragraph numbers 184, 189, 192, 193 and 194.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





Historic England

Yours sincerely

**Sophie Cattier**

Assistant Inspector of Historic Buildings and Areas  
E-mail: [sophie.cattier@HistoricEngland.org.uk](mailto:sophie.cattier@HistoricEngland.org.uk)



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 21 Oct 2021 12:08:18  
**To:**  
**Cc:**  
**Subject:** FW: Land East Of Aspall Road Debenham Suffolk IP14 6QA - DC/21/02982  
**Attachments:**

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**From:** Cattier, Sophie <Sophie.Cattier@HistoricEngland.org.uk>  
**Sent:** 20 October 2021 16:12  
**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Subject:** Land East Of Aspall Road Debenham Suffolk IP14 6QA - DC/21/02982

Dear Mr Scott

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

**LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA  
Application No. DC/21/02982**

Thank you for your letter of 15 October 2021 regarding further information on the above application for planning permission.

The amended information does not address our concerns set out in our letter of advice, dated 10 June 2021 and we refer you to this letter for detailed advice. We remain of the position that development of this open arable field would further remove the conservation area from its rural landscape which contributes to its historic significance consider that it would result in harm to the significance of Debenham Conservation Area through development within its setting. We object to the principal of development in this field and suggest that modern development be kept to the western side of Debenham which would cause less, if any, harm to the conservation area.

We would accept that the construction of the new housing could be considered a public benefit to be weighed against this harm in terms of paragraph 202. We therefore recommend the Council consider this factor when seeking the 'clear and convincing justification' for the harm required by paragraph 200. If this justification is not found we recommend the application is refused.

Historic England continues to object to the application on heritage grounds as the development for 54 new dwellings would further erode the relationship of Debenham Conservation Area and the surrounding countryside. This would result in harm to Debenham Conservation Area through development within its setting.

Yours sincerely

**Sophie Cattier**

Sophie Cattier | Assistant Inspector of Historic Buildings and Areas  
Direct Line: 01223 582740

Historic England | Brooklands  
24 Brooklands Avenue | Cambridge | CB2 8BU  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

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**From:** Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

**Sent:** 17 Nov 2021 03:19:16

**To:**

**Cc:**

**Subject:** IDOX-Public: Further Response received from Historic England - Planning Application Ref: DC/21/02982 - Land East of Aspal Road, Debenham - Erection of 54 dwellings

**Attachments:**

---

**From:** Cattier, Sophie

**Sent:** 11 November 2021 16:03

**To:** Alex Scott

**Subject:** RE: Historic England Responses - Planning Application Ref: DC/21/02982 - Land East of Aspal Road, Debenham - Erection of 54 dwellings



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Good afternoon Alex

Thank you for your email.

With regards to the Neighbourhood Plan we did respond to the Regulation 16 consultation we did not give extensive comments but provided links to our guidance on producing Neighbourhood Plans however we did also comment

*'To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed NP, where we consider these would have an adverse effect on the historic environment.'*

With regards the emerging Local Plan, as you are aware this proposes a substantial number of sites spread across the two Local Planning Authority areas. Whilst we would like to provide detailed comments on each Historic England only has the capacity to focus on the most significant ones. To this end in our response to the Development Plan we stated the following:

*Please note that absence of a comment on a policy, allocation or document in this letter does not mean that Historic England is content that the policy, allocation or document is devoid of historic environment issues.*

*Finally, we should like to stress that this response is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise as a result of this plan, where we consider that these would have an adverse effect upon the historic environment.*

As you are aware the Council the Councils' own evidence base (Heritage Impact Assessment of Local Plan Site Allocations – Stage 1: Strategic appraisal) also identifies the potential to setting change and considers it could have a negative impact. We consider that this change in setting would affect the significance of the CA.

SS0268	Land east of Aspal Road, Debenham	HER records that medieval finds have been recovered from site. It also indicates that the extent of medieval Debenham reached the site, suggesting a potential for associated remains. No assets identified from OS maps or Google imagery.	No designated assets in site. To the southwest is Debenham which would be sensitive to setting change. Also to the southeast, in the CA, are the GII Debenham House (former Farmhouse) and GII 50 Aspal Road (former dairy), both appear to also be sensitive to setting change, although the intervisibility of both with the site is low due to their orientation and intervening development/vegetation. To the north, the LBs - Gull Farmhouse and barn - are also potentially sensitive to setting change although again intervening topography/vegetation means that any intervisibility is low.
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The Debenham Conservation Area Appraisal also discusses the significance of the CA and its agricultural based trade which has resulted in the fine historic buildings found throughout the village.

The Heritage Statement produced alongside the live planning application does not reference the Conservation Area or its setting and therefore does not consider the impact of the proposal failing paragraph 194 of the NPPF. I understand that the site has been allocated in the NP and is being considered for the LP however we do have serious concerns regarding this site as this is where the historic core of the village ends and helps illustrate its historic and intrinsic

relationship to the surrounding countryside. Modern development has largely taken place to the east of the village however developing on this site would result in just the south western extent of the CA retaining its direct connection to the countryside. We do consider this would result in less than substantial harm to the Debenham Conservation Area through development within its setting. However the Council may consider the harm to be outweighed by the public benefit of providing housing for the area.

I hope this helps clarify our position but do let me know if you would like to discuss this further.

Kind regards

Sophie

Sophie Cattier | Assistant Inspector of Historic Buildings and Areas

Historic England | Brooklands  
24 Brooklands Avenue | Cambridge | CB2 8BU  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

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**From:** Alex Scott  
**Sent:** 02 November 2021 12:26  
**To:** Cattier, Sophie  
**Cc:** BMSDC Planning Area Team Blue  
**Subject:** Historic England Responses - Planning Application Ref: DC/21/02982 - Land East of Aspal Road, Debenham - Erection of 54 dwellings

Good Afternoon Sophie

**DC/21/02982 - Land East of Aspal Road, Debenham - Erection of 54 dwellings**

I refer to the above planning application reference and to your attached consultation responses of the 10th June and 20th October 2021 regarding, raising objection to the principle of proposed development of the land in question, for reasons relating to the harm that result to the setting and significance of the village conservation area.

Further to this: Please may I request your confirmation that you have considered the site's allocation in the current adopted Neighbourhood Development Plan (which forms part of the current development plan) and the site's intended allocation in the emerging Development Plan (currently at examination stage), when composing your attached recommendations;

I am also unable to locate any formal objections from Historic England, in relation to the proposed site allocation, when formally consulted as part of the above development plan allocation processes. Is this correct please? And have further consideration come to light since the consultation periods on these plans have closed please?

Please confirm.

My Thanks and Regards

**Alex Scott**  
**Principal Planning Officer - Development Management**

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 123 4000

Mob: 07860 826982

Email: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)

Website: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

## Thank you for contacting us

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

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



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**From:** Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>

**Sent:** 31 Mar 2022 09:55:19

**To:**

**Cc:**

**Subject:** FW: LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

**Attachments:**

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**From:** BMSDC Planning Area Team Blue

**Sent:** 24 March 2022 16:42

**Subject:** FW: LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

---

**From:** Cattier, Sophie <[Sophie.Cattier@HistoricEngland.org.uk](mailto:Sophie.Cattier@HistoricEngland.org.uk)>

**Sent:** 24 March 2022 13:54

**To:** BMSDC Planning Area Team Blue <[planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)>

**Subject:** LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982



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Dear Alex Scott

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

**LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA  
Application No. DC/21/02982**

Thank you for your letter of 4 March 2022 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England provided advice in our letter dated 10<sup>th</sup> June 2021 where we raised concerns on heritage grounds as the development for 54 new dwellings would further erode the relationship of Debenham Conservation Area and the surrounding countryside. We considered that this development would result in less than substantial harm to Debenham Conservation Area through development within its setting. The amended Heritage Statement has now assessed the impact on the proposal on Debenham Conservation Area and also concluded there would be some harm to its significance, albeit minor.

Whilst we would accept that the construction of the new housing could be considered a public benefit and it is for the council to weigh this against any harm in terms of paragraph 202. We therefore recommend the Council consider this factor when seeking the 'clear and convincing justification' for the harm required by paragraph 200. If this justification is not found we recommend the application is refused.

The additional information does not address our concerns and we therefore refer you to our previous letter.

If you have any questions please do not hesitate to contact us.

Yours sincerely

**Sophie Cattier**

Sophie Cattier | Assistant Inspector of Historic Buildings and Areas  
Direct Line: 01223 582740



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**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 07 Jun 2021 12:21:36  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/02982  
**Attachments:**

---

**From:** planning.apps <planning.apps@suffolk.nhs.uk>  
**Sent:** 07 June 2021 11:23  
**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/02982

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The CCG have commented previously on this planning application and feel currently no further comment is required.

Regards

**CCG Estates Planning**  
Ipswich & East Suffolk CCG & West Suffolk CCG  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
[planning.apps@suffolk.nhs.uk](mailto:planning.apps@suffolk.nhs.uk)



**From:** planning.apps <planning.apps@suffolk.nhs.uk>

**Sent:** 04 November 2021 09:09

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

**Subject:** DC/21/02982

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Hi Alex

As you will be aware the CCG previously commented on this application back in December 2020. I have reviewed the updated documents but see no reason to update our previous response. The CCG is working closely with BMSDC Infrastructure Team and thus are aware of our strategy in this area and we will be working on the new IFS very shortly. Should more information come out or the number of dwellings change drastically then we might like to update our response to reflect this but at this stage it is not required.

Regards

### **CCG Estates Planning**

Ipswich & East Suffolk CCG & West Suffolk CCG  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
[planning.apps@suffolk.nhs.uk](mailto:planning.apps@suffolk.nhs.uk)



Your Ref: DC/21/02982  
Our Ref: SCC/CON/0844/22  
Date: 9 March 2022  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Alex Scott - MSDC

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/02982**

**PROPOSAL:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

**LOCATION:** Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

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

The recently submitted amended drawings do not change the position of the Highway Authority. Therefore, the recommended planning conditions, notes, comments and S106 contribution request from our response dated 23/11/21 (ref: SCC/CON/5113/21) still apply.

Any conditions that reference superseded drawings can be updated to reflect the current drawings (that remain acceptable).

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref:DC/21/02982  
Our Ref: SCC/CON/2376/21  
Date: 28 May 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Alex Scott - MSDC

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN:** DC/21/02982

**PROPOSAL:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

**LOCATION:** Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

**ROAD CLASS:** B

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

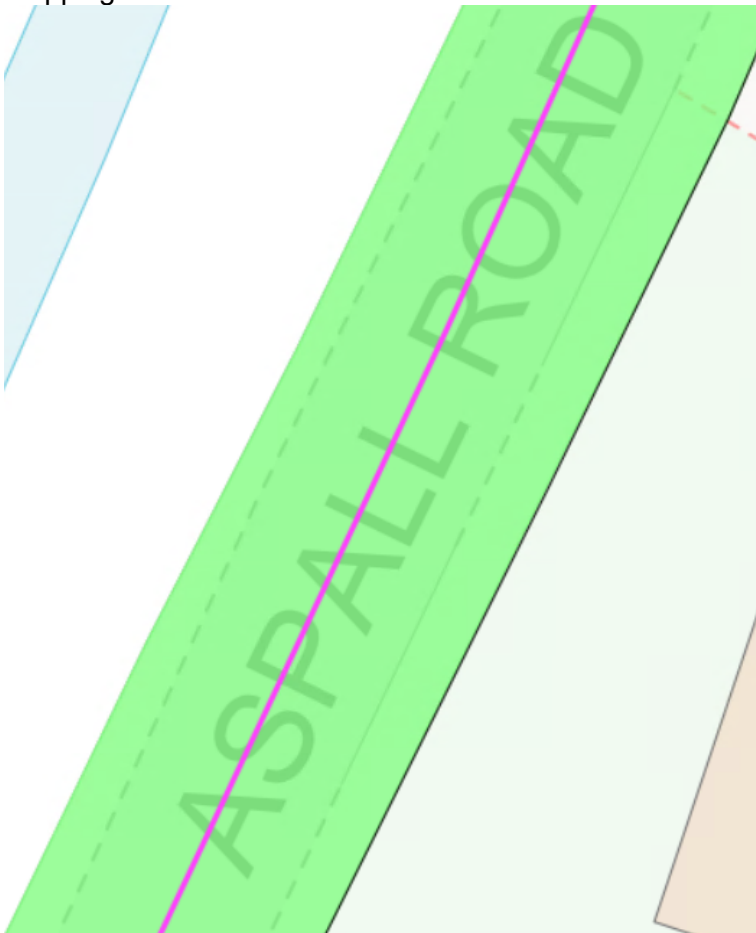
**OBJECTION UNTIL THE FOLLOWING COMMENTS HAVE BEEN ADDRESSED**

**Offsite Highway Works:**

1. Whilst the proposal to provide a 1.5 metre or 1.8 metre wide footway link (latter subject to minimal road narrowing) may be acceptable in principle, with the latter being preferable to the Highway Authority, it is unclear whether this proposal is feasible within the extent of the highway and/or land in control of the applicant.

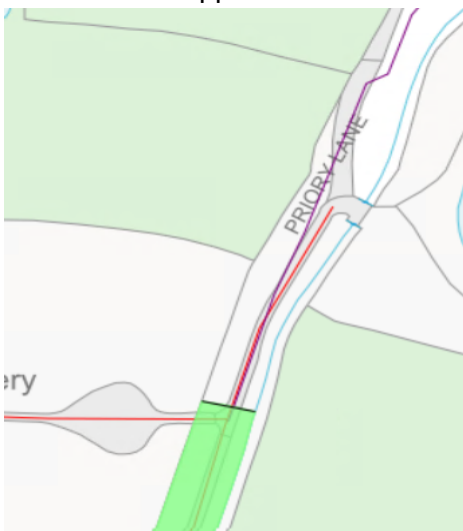
The extract overleaf from the Suffolk Highways mapping software shows the indicative highway boundary in green overlay in this location. Although indicative, it shows a 5.6 - 5.7 metre wide carriageway with a verge on the western side of between 1 metre and 1.4 metres wide. Given that a fence with substantial foundations would also need to be provided beyond the footway, there is a concern that a suitably wide footway and fence could not be provided within the highway and/or land in control of the applicant, whilst maintaining a suitably wide carriageway. It is suggested that further investigation is carried out to evidence that a suitable pedestrian connection to the site is deliverable.

Mapping Extract:



2. As raised in road safety audit, the proposal to provide a pedestrian crossing point at the very end of the footway next to an area of verge is not acceptable. The designer's response to clear the verge of hedgerow would not be a long term solution to addressing poor visibility as a result of vegetation growth, given that the verge is likely to be cut bi-annually. It is suggested that the crossing point is not located at the end of the footways, in order to prevent vegetation from growing close to the crossing point.

3. It is unclear whether the proposed link to Priory Lane forms a direct connection from the application site to the PROW (Public Rights of Way). There appears to be a gap between the red line boundary of the site and the PROW. The mapping extract below shows the extent of highway in this area in bright green. The proposed connection is north of this area so it may not be within land that is under the control of the applicant. Please clarify.



**Development Layout:**

4. This is generally acceptable, however the provision of laybys on the inside of a bend is not acceptable due to limited layby user and forward visibility when the laybys are in use.

**Other Comments (not reasons for formal objection):**

The principle and location of the proposed access junction is acceptable and we are satisfied that sufficient visibility splays for the measured speeds are achievable.

Parking provision is generally acceptable, although if the roads are to be adopted by the Highway Authority, quadruple width dropped kerbs onto a Minor Access Road are not acceptable. There is also an access shown across a speed restraint ramp that would not be acceptable.

**SCC PROW Team Comments will be provided in due course.**

Yours sincerely,

**Ben Chester**

**Senior Transport Planning Engineer**

Growth, Highways and Infrastructure

Your Ref: DC/21/02982  
Our Ref: SCC/CON/4762/21  
Date: 2 November 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

For the attention of: Alex Scott - MSDC

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/02982**

**PROPOSAL:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

**LOCATION:** Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

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

1. The updated 'indicative highways mitigation' drawing (ref: 275/2020/05 P4) does not appear to have been submitted to the planning authority. The improvements and details shown on that drawing will need to be subject to planning conditions.
2. The development layout is generally acceptable, however if it is to be adopted by the Highway Authority, forward visibility on the initial bend in the estate road will need to be maintained by the regular cutting of the proposed planting. In the absence of a roadside footway, it also may be necessary to provide a service strip in this area if utilities are to be required on that side of the road.
3. Due to the existing school related and general on-street parking issues around the development site area, that will be exacerbated by the proposal, as well as impact upon the development roads, a Section 106 contribution for a parking restriction bond will be requested by the Highway Authority. This bond would only be used if a parking issue that requires restrictions or other measures emerges within an agreed timescale from occupation of the development.
4. The proposed footpath link on drawing 003 agreed with the Parish Council is very much welcomed as it offers an alternative route from the proposed development. Ideally this would be surfaced for all weather use (although this is beyond the scope of the Highway Authority).



Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Alex Scott - MSDC

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/02982**

**PROPOSAL:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

**LOCATION:** Land East Of, Aspell Road, Debenham, Suffolk IP14 6QA

**Further to receiving additional information and submission of plans, notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:**

Condition: No other part of the development hereby permitted shall be occupied until the new access has been laid out and completed in all respects in accordance with drawing no. 003 D. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Condition: A new footway and crossing point on Aspell Road as indicatively shown on drawing no. 275/2020/05 P4 shall be laid out and fully completed prior to the occupation of the first dwelling.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking.

Note: This condition wording may require amendment to include Bus Stop improvements.

Condition: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 004 B shall be provided in their 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: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

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

Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.

Condition: No development shall be commenced until details of landscaping that may impact upon the adopted highway have been submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved.

Reason: In the interests of highway safety, to ensure new trees are not planted close to roads and that they have an approved root direction system to prevent damage to the roads and footways and to ensure that visibility splays remain unobstructed by proposed planting.

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 003 D 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 the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 275/2020/05 P4 with an X dimension of 2.4 metres and a Y dimension of 95 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.

**Notes:**

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

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/>

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long term maintenance, of the new streets.

For further information please visit:

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

Please note that this development may be subject to the Advance Payment Code and the addition of non statutory undertakers plant may render the land unadoptable by SCC Highways for example fogas and LPG.

**S106 Contribution Request:**

In order to make the development acceptable, we require a Section 106 contribution of £15,000 as detailed below:

Due to the existing school related and general on-street parking issues around the development site area, that will be exacerbated by the proposal, as well as impact upon the development roads, a Section 106 contribution for a parking restriction bond is requested by the Highway Authority. This bond would only be used if the parking issue requires restrictions or other measures emerges within an agreed timescale from final occupation of the development.

**SCC Passenger Transport team comments:**

We still have one route passing this site 5-6 times per day, so new residents could definitely be encouraged to use these for travel to Ipswich, Eye or Diss.

The issue will be access to the stops as there is no footway from the proposed site entry down to link up with the existing path at The Butts junction. I think the best we could ask for is for them to extend the footway at the entry and include a stop within that for southbound passengers. As there isn't room to build one opposite the site, we would want the kerb at the existing northbound stop raising. It will be a bit of a stagger between the two, but safer than no stops at all. This can be added to the S278 or £6,000 to do the lot.

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

Your Ref: DC/21/02982  
Our Ref: SCC/CON/0844/22  
Date: 9 March 2022  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Alex Scott - MSDC

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/02982**

**PROPOSAL:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

**LOCATION:** Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

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

The recently submitted amended drawings do not change the position of the Highway Authority. Therefore, the recommended planning conditions, notes, comments and S106 contribution request from our response dated 23/11/21 (ref: SCC/CON/5113/21) still apply.

Any conditions that reference superseded drawings can be updated to reflect the current drawings (that remain acceptable).

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

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

**Sent:** 01 Jun 2021 10:13:10

**To:**

**Cc:**

**Subject:** FW: 2021-06-01 JS Reply Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

**Attachments:**

---

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

**Sent:** 01 June 2021 07:43

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

**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Subject:** 2021-06-01 JS Reply Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

Dear Alex Scott,

Subject: Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02982

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

- site Location Plan ref 001
- Planning Layout Ref DEB1 003 Rev B
- Flood Risk Assessment & Drainage Strategy Ref 275/2020/FRADS P2

A holding objection is necessary because whilst the applicant has assessed the flood risk, the surface water drainage strategy needs to be amended to ensure meet national and local policy's with regard to its proposed design elements have been met

**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. Resubmit the proposed layout utilising above ground open SuDs for collection, conveyance, storage and discharge or demonstrate why this is not appropriate for this site
2. Resubmit the proposed layout with significant number of dwellings overlooking the lower basin
  - a. The dwellings should be located so a significant number overlook the detention basins to increase safety and enhance the dwellings streetscape.
3. Resubmit the drainage strategy utilising plot soakaways were possible or demonstrate why this is not possible
4. Demonstrate that the EA lead Debenham Flood Management Project has evolved and any required mitigation have been included with the FRA and Drainage Strategy
5. Submit a detailed landscaping and establishment plan (5 years) for all SuDs features
6. Resubmit the flood flow exceedance plan depicting the exceedance route from the proposed infiltration basins for events greater than a 1:100+CC event
7. Resubmit the cross sections of the basin depict the depths of water for 1:1, 1:30 and 1:100+CC
8. Resubmit the drainage layout with the infiltration trenches not within the side slopes/maintenance strip of the lower basin
9. Resubmit the hydraulic calculations using FEH or ICPSUDS

**Note, further information may be required.**

Kind Regards

Page 303

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\*\***



**From:** Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

**Sent:** 20 Oct 2021 10:04:57

**To:**

**Cc:**

**Subject:** FW: 2021-10-19 JS Reply Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

**Attachments:**

---

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

**Sent:** 19 October 2021 11:18

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

**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Subject:** 2021-10-19 JS Reply Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

Dear Alex Scott,

Subject: Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02982

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

- Site Location Plan ref 001
- Planning Layout Ref DEB1 003 Rev B
- Flood Risk Assessment & Drainage Strategy Ref 275/2020/FRADS P2
- Letter from GH Bullard Ref 275/2020/01/JAH
- Indicative Drainage Strategy ref 275/2020/03 P8

A holding objection is necessary because no landscaping and establishment plan has been submitted.

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

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

1. Submit a detailed landscaping and establishment plan (5 years) for all SuDs features as no details can be found within the submitted documents
  - a. Unless directed by the LPA to include a pre commencement planning condition.

Kind Regards

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

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

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

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

**Sent:** 14 Dec 2021 02:45:22

**To:**

**Cc:**

**Subject:** FW: 2021-12-14 JS Reply Land East Of, Aspall Road, Debenham IP14 6QA Ref DC/21/02982

**Attachments:**

---

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

**Sent:** 14 December 2021 14:24

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

**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Subject:** 2021-12-14 JS Reply Land East Of, Aspall Road, Debenham IP14 6QA Ref DC/21/02982

Dear Alex Scott,

Subject: Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA Ref DC/21/02982

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02982

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

- Site Location Plan ref 001
- Planning Layout Ref DEB1 003 Rev B
- Flood Risk Assessment & Drainage Strategy Ref 275/2020/FRADS P2
- Letter from GH Bullard Ref 275/2020/01/JAH
- Indicative Drainage Strategy ref 275/2020/03 P8
- Attenuation Basin Planting Plan 7525.AB.PP.5.0

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

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (ref: Ref 275/2020/FRADS P2 & 275/2020/01/JAH) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

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

2. *Notwithstanding such detail as shall have been submitted and or approved, no development shall commence until further details of the landscaping scheme and an associated landscaping and management plan for the SuDS features have been submitted to the Local Planning Authority, detailing how the SuDS features will be planted, established for the first 5 (five) years, managed, and maintained in perpetuity.*

*Reason: To ensure that the SuDS features are planted, landscaped so that they provide water quality treatment and enhanced biodiversity.*

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

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

4. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

*Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater*

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

#### Informatives

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

#### Kind Regards

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

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

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 17 November 2021 10:48

To: GHI Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/02982

Please find attached planning re-consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA

#### Kind Regards

Planning Support Team

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

a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.  
For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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

**Sent:** 24 Mar 2022 04:42:17

**To:**

**Cc:**

**Subject:** FW: LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982

**Attachments:**

---

**From:** Cattier, Sophie <Sophie.Cattier@HistoricEngland.org.uk>

**Sent:** 24 March 2022 13:54

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

**Subject:** LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA - . DC/21/02982



**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 Alex Scott

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

**LAND EAST OF ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA  
Application No. DC/21/02982**

Thank you for your letter of 4 March 2022 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England provided advice in our letter dated 10<sup>th</sup> June 2021 where we raised concerns on heritage grounds as the development for 54 new dwellings would further erode the relationship of Debenham Conservation Area and the surrounding countryside. We considered that this development would result in less than substantial harm to Debenham Conservation Area through development within its setting. The amended Heritage Statement has now assessed the impact on the proposal on Debenham Conservation Area and also concluded there would be some harm to its significance, albeit minor.

Whilst we would accept that the construction of the new housing could be considered a public benefit and it is for the council to weigh this against any harm in terms of paragraph 202. We therefore recommend the Council consider this factor when seeking the 'clear and convincing justification' for the harm required by paragraph 200. If this justification is not found we recommend the application is refused.

The additional information does not address our concerns and we therefore refer you to our previous letter.

If you have any questions please do not hesitate to contact us.

Yours sincerely

**Sophie Cattier**

Sophie Cattier | Assistant Inspector of Historic Buildings and Areas  
Direct Line: 01223 582740

Historic England | Brooklands  
24 Brooklands Avenue | Cambridge | CB2 8BU  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

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

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

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

Our Ref: 2021\_02982  
Date: 27<sup>th</sup> May 2021

For the Attention of Alex Scott

Dear Mr Isbell

**Planning Application DC/21/02982 – Land east of Aspell Road, Debenham: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record and is in a topographically favourable for archaeological remains overlooking a tributary of the River Deben. The proposed development area is located immediately north of the record historic settlement core of Debenham (DBN 131), and a scatter of 13th-14th century pottery is recorded from within the site (DBN 052). Further scatters of medieval, late Saxon and prehistoric finds are recorded to the north (DBN 040, 051, 053). Archaeological evaluation of the site (geophysical survey and trial trenching) has defined extensive archaeological remains relating to medieval occupation, as well as a couple of Bronze Age features (DBN 238). As a result, there is high potential for further below ground archaeological remains to survive at this location and the proposed development would cause significant ground disturbance that has potential to damage or destroy known heritage assets.

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

In this case the following two conditions would be appropriate:

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

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

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer  
Conservation Team



**From:** Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>  
**Sent:** 19 Oct 2021 09:12:54  
**To:**  
**Cc:**  
**Subject:** MSDC Planning Re-consultation Request - DC/21/02982  
**Attachments:** SCCAS (RA)\_2021\_02982\_Land east of Aspall Lane, Debenham.pdf

---

-----Original Message----- From: Rachael Abraham Sent: 19 October 2021 08:20 To: BMSDC Planning Mailbox Cc: Alex Scott Subject: RE: MSDC Planning Re-consultation Request - DC/21/02982 Dear Alex, Thank-you for reconsulting us on this application. Our advice remains the same as that provided on 27/5, which I have attached again for convenience. Best wishes, Rachael Rachael Abraham B.A. (Hons), M.A. Senior Archaeological Officer Please note that my working days are Tuesday-Thursday Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY

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/F221555  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 26/05/2021

Dear Sirs,

**Land East Of Aspoll Road, Debenham, Suffolk, IP14 6QA**

**Planning Application No: DC/21/02982/FUL**

**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), 2006 Edition, incorporating 2010 and 2013 amendments 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, 2006 Edition, incorporating 2010 and 2013 amendments.

**Water Supplies**

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

/continued

OFFICIAL

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

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

**Sprinklers Advised**

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

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

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control 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: Mr Chris Smith Melton Park House Scott Lane Melton Woodbridge IP12 1TJ

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: F221555  
Enquiries to: Water Officer  
Direct Line: 01473 260486  
E-mail: Angela.Kempen@suffolk.gov.uk  
Web Address: www.suffolk.gov.uk

Date: 26/05/2021

**Planning Ref: DC/21/02982/FUL**

Dear Sirs,

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land East Of Aspall Road, Debenham, Suffolk, IP14 6QA**  
**DESCRIPTION: 54 DWELLINGS**  
**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](mailto: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

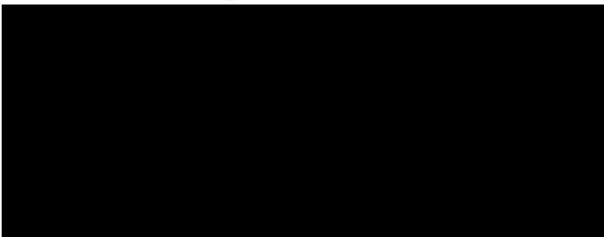
<http://www.thefpa.co.uk/>

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



Mark Hardingham  
Chief Fire Officer  
Suffolk Fire and Rescue Service





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

**Sent:** 18 Oct 2021 04:34:08

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/02982

**Attachments:** ufm25\_Standard\_Re-consultation\_Letter.pdf

---

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

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

Sent: 18 October 2021 15:55

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

Cc: Andrea Stordy <Andrea.Stordy@suffolk.gov.uk>

Subject: FW: MSDC Planning Re-consultation Request - DC/21/02982

Good afternoon.

I can confirm that our letter, requiring fire hydrants and dated the 24/05/21 has been published on the website under the same planning application number on your letter of the 15/10/21.

Therefore our comment for the attached letter is 'Original comments may remain in place'

Kind regards

Angie Kempen

Water Officer

Suffolk Fire and Rescue Service

Endeavour House

Russell Road

Ipswich

IP1 2BX

Suffolk.

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

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

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

From: Fire Business Support Team <[Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)>

Sent: 15 October 2021 11:26

To: Water Hydrants <[Water.Hydrants@suffolk.gov.uk](mailto:Water.Hydrants@suffolk.gov.uk)>

Subject: FW: MSDC Planning Re-consultation Request - DC/21/02982

Good morning,

Please see attached consultation FYA.

Kind regards,

Matt Plummer

Business Support Officer

Fire and Public Safety Directorate

Suffolk Fire and Rescue Service

Endeavour House

8 Russell Road

Ipswich

IP1 2BX

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 15 October 2021 11:07

To: Fire Business Support Team <[Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/02982

Please find attached planning re-consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA

Kind Regards

Planning Support Team

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

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

**Sent:** 24 May 2021 02:56:27

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/02982

**Attachments:**

---

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

**Sent:** 24 May 2021 13:52

**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>

**Subject:** RE: MSDC Planning Consultation Request - DC/21/02982

Dear Alex,

Thank you for consulting me about the proposed residential development at Land East of Aspoll Road in Debenham. On reviewing the planning application documents I have no comment to make, as the size of the development does not meet the threshold of requiring a Travel Plan.

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 15 Oct 2021 04:37:32  
**To:**  
**Cc:**  
**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/02982  
**Attachments:**

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**From:** Chris Ward <Chris.Ward@suffolk.gov.uk>  
**Sent:** 15 October 2021 16:25  
**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/02982

Dear Alex,

Thank you for notifying me about the re-consultation. On reviewing the documents, I have no further comment to add from my previous response on 24<sup>th</sup> May 2021.

Kind regards

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

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

**From:** [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>  
**Sent:** 15 October 2021 11:06  
**To:** Chris Ward  
**Subject:** MSDC Planning Re-consultation Request - DC/21/02982

Please find attached planning re-consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA

Kind Regards

Planning Support Team

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

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

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

Your ref: DC/21/02982/FUL  
Our ref: Land East Of, Aspoll Road,  
Debenham, IP14 6QA. Matter No: 60115  
Date: 4 June 2021  
Enquiries to: Ruby Shepperson  
Tel: 01473 265063  
Email: [Ruby.Shepperson@suffolk.gov.uk](mailto:Ruby.Shepperson@suffolk.gov.uk)



**By e-mail only:**

[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)  
[Alex.Scott@baberghmidsuffolk.gov.uk](mailto:Alex.Scott@baberghmidsuffolk.gov.uk)

Dear Alex,

**Debenham: Land East Of, Aspoll Road – developer contributions.**

I refer to the proposal: Full Planning Application – Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure, and landscaping.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation.

Summary table of infrastructure requests:

<b>CIL</b>	Education	Capital Contribution
	- Primary	£207,216
	- Secondary	£213,975
	- Sixth form	£47,550
<b>CIL</b>	Early years	£86,340
<b>CIL</b>	Libraries improvements	£11,664
<b>CIL</b>	Waste	£6,102
<b>S106</b>	Monitoring fee	£412
<b>S106</b>	Highways	Tbc

Paragraph 56 of the National Planning Policy Framework (NPPF) 2018 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

### **Community Infrastructure Levy**

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

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

### **Site specific mitigation will be covered by a planning obligation and/or planning conditions.**

The details of specific contribution requirements related to the proposed scheme are set out below:

- 1. Education.** Paragraph 94 of the NPPF states: ‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
  - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
  - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.’

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors". The DfE scorecard costs have been adjusted for inflation using the latest Building Cost Information Service (BCIS) All-In Tender Price of Index (TPI), published March 2020. The technical notes state to adjust the national average to the region of interest, divide the national average cost by the weight for the region, given in the Scorecard underlying data (the regional weight has been calculated using the regional location factors).

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for primary schools is £17,268 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£17,268 / 1.00) produces a total of £17,268 per pupil for permanent expansion of primary schools.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, "further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place".

School level	Minimum pupil yield:	Required:	Cost per place £ (2020/21):
Primary school age range, 5-11:	12	12	£17,268
High school age range, 11-16:	9	9	£23,775
Sixth school age range, 16+:	2	2	£23,775

Total education <b>CIL</b> contributions:	<b>£468,741.00</b>
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The local schools are Sir Robert Hitcham’s CEVAP School (catchment and nearest), Debenham High School (catchment and nearest school), and Hartismere School ((ages 11 – 18) local school and second nearest). Based on the existing forecasts and potential developments in the area and local plans coming forward, SCC will have no surplus places available at the catchment primary and secondary schools.

At the primary school level, the strategy is to expand existing primary school provision to meet the demands arising from basic need and housing growth. The DfE publication talks about the importance of safeguarding land for schools by working with LPAs and developers to ensure that long-term pupil place planning objectives are secured. Contributions will be sought to futureproof for potential pupil place deficit.

At the secondary school and sixth form levels, the strategy is to expand existing provision to meet the demands arising from basic need and housing growth.

Based on existing school forecasts, potential developments in the area and local plan sites, SCC will have no surplus places available at the local primary, secondary and sixth form schools. On this basis, at the primary school level a future **CIL** funding bid of at least (12 pupils x £17,268) = **£207,216** (2020/21 costs) will be made, at the secondary school level a future **CIL** funding bid of at least (9 pupils x £23,775) = **£213,975** (2020/21 costs) will be made, and at sixth form level a future **CIL** funding bid of a lease (2 pupils x £23,775) = **£47,550** will be made for expansion of local sixth form provision.

- 2. Pre-school provision.** Provision for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents’ needs. Local authorities are required to take a lead role in facilitating the



childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

This matter is in the Debenham ward where there is an existing deficit of FTEs. It is anticipated that this proposal will generate nine children. On this basis, an Early Years **CIL** contribution of (5 FTEs x £17,268) = **£86,340** (2021 costs) will be sought to go towards the enhancement and improvement to local provision.

3. **Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A further key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
4. **Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail.

Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

5. **Libraries.** Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A **CIL** contribution of £216 per dwelling is sought (i.e. £11,664) which will be spent on enhancing and improving provision serving the development. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost

Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

Libraries <b>CIL</b> contribution:	<b>£11,664.00</b>
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

*New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.*

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

SCC has a project underway to identify a new HWRC site for the Stowmarket catchment area. The likely cost of a new HWRC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and some budget has been identified for this purpose, however, the Waste Service would expect contributions of £113 per household from any significant development in this area.

Waste <b>CIL</b> Contribution:	<b>£6,102.00</b>
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- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category

M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

**8. Sustainable Drainage Systems.** A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

**9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

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

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

**12. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

**13. Monitoring Fee.** The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon commencement.

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

Yours sincerely,

Ruby Shepperson  
Planning Officer  
Growth, Highways, & Infrastructure Directorate

cc Ben Chester, Suffolk County Council  
Carol Barber, Suffolk County Council  
Floods Planning, Suffolk County Council

Your ref: DC/21/02982/FUL  
Our ref: Debenham: Land East of Aspoll Road  
Matter: 60015  
Date: 5 November 2021  
Enquiries to: Isabel Elder  
Tel: 01473 265040  
Email: [isabel.elder@suffolk.gov.uk](mailto:isabel.elder@suffolk.gov.uk)



**By e-mail only:**

[Planningblue@baberghmidsuffolk.gov.uk](mailto:Planningblue@baberghmidsuffolk.gov.uk)  
[alex.scott@baberghmidsuffolk.gov.uk](mailto:alex.scott@baberghmidsuffolk.gov.uk)

Dear Alex

**Debenham: Land East of Aspoll Road DC/21/02982/FUL**

I refer to the proposal: Full Planning Application for the erection of 54 dwellings (including 19 affordable) creation of vehicular and pedestrian access, public open space, infrastructure and landscaping and your reconsultation letter dates 15 October 2021.

Amended plans have been received in response to highways comments who will respond to you directly. I have no further comment to make regarding other SCC developer contributions

Yours Sincerely

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

Cc Ben Chester, Suffolk Highways



FAO: Planning Department,  
**Babergh / Mid Suffolk District Council**

Ref: DC/21/02982  
Date: 01/04/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: Land East Of Aspall Road, Debenham, Suffolk, IP14 6QA.**

Built Heritage Advice pertaining to an application for: Full Planning Application - Erection of 54 No. dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

The proposed development site is adjacent to the north boundary of the Debenham Conservation Area, and in close proximity of several listed buildings including the Grade II listed 50, Aspall Road (1352455), the Grade II listed Debenham House (List Entry Number: 1032309), the Grade II listed Barn 30 Metres West of Gull Farmhouse (List Entry Number: 1352456), and the Grade II listed Gull Farmhouse (List Entry Number: 1032310), all of which have the potential to be impacted through change within their setting.

The proposed development site is an arable field with views of the wider agrarian landscape to the north, east, and west.

Historic maps show that Debenham House and the proposed development site have a historical functional relationship. The view of Debenham House, adjacent to the proposed development site, from the rural approach to the west facilitates the legibility and understanding of the historic use of the heritage asset. Therefore, the proposed development site, having associative value with Debenham House, contributes to the setting and special historic interest of the heritage asset.

The Debenham Conservation Area and historic core of Debenham village is characterised by its linear settlement running north to south, with a variety of medieval and post-medieval buildings presented along High Street, and a visual and experienced relationship with the countryside to the north-east and north-west. As such, the proposed development site contributes to the significance of the Debenham Conservation as an open arable field which preserves the historic linear plan of the village.

The proposal to erect 54 dwellings will have a detrimental visual impact on the view of Debenham House and the proposed development site from the west, obscuring the legibility of the historic functional relationship of the heritage asset and the site and consequently the historic use of the



heritage asset. For that reason, the proposals would constitute a scheme that would lead to less than substantial harm to the Grade II listed Debenham House, making Paragraph 202 of the National Planning Policy Framework (NPPF) relevant.

Furthermore, the proposals would sever the north-east link between Debenham Conservation Area and the open agrarian landscape beyond and obscure the historic relationship between the settlement and the surrounding countryside. Additionally, the proposals would significantly alter the historic linear development. The proposals, therefore, would amount to less than substantial harm to the significance of the Debenham Conservation Area, and fail to preserve its character and appearance contrary to Paragraph 206 of the NPPF.

It is not possible to support the proposals as they are in conflict with Paragraphs 202 and 206 of the NPPF and Sections 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

Samantha Pace IHBC  
Historic Environment Team  
Place Services

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

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Sent:** 21 Jun 2021 12:22:03

**To:**

**Cc:**

**Subject:** FW: DC/21/02982 - Heritage response

**Attachments:**

---

**From:** Tegan Chenery <Tegan.Chenery@babberghmidsuffolk.gov.uk>

**Sent:** 18 June 2021 14:50

**To:** Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/02982 - Heritage response

Hello Alex,

DC/21/02982 – Land east of Aspoll Road, Debenham

This application is for the erection of 54 dwellings, as well as the creation of vehicular and pedestrian access, public open space, infrastructure and landscaping. The issues of the Heritage Team's concern relate to the potential impact of the proposals on the setting and subsequently the significance of nearby listed buildings, as well as the character and appearance of the conservation area.

To the north west of the proposal site is the Grade II listed Gull Farmhouse and barn which stand in a rural position to the west of Aspoll Road. To the south west of the site and in close proximity are the Grade II listed Debenham House (No. 52 Aspoll Road) and No. 50 Aspoll Road which represent the northern limit of the town's historic core and are therefore also included within Debenham Conservation Area which extends south. I also note that the allocated site is within Debenham's Neighbourhood Plan.

Pre-application advice was sought with the Heritage Team and the proposals are broadly representative of those discussions. There have been some alterations to the layout of the site but the set back nature of the scheme from Aspoll Road is sustained. This would serve to retain some of the rural character of the approach to the village, despite the rising topography of the plot which might increase the visual impact of the development. Nevertheless, the visual appreciation of the listed buildings would largely be preserved.

However, I acknowledge the comments made by both HE and SPS.

The development would inevitably cause an impact on this part of the currently undeveloped rural landscape. It was outlined during the pre-application submission that its impact could be lessened by perhaps reducing the scale of the buildings perceived from the north and adjacent to the listed buildings so as to provide a 'soft edge' which could limit the impact on the setting of the listed buildings. Furthermore, the boundary treatment drawings and key are unclear. Post and rail and soft boundaries should be employed to the exterior boundaries of the site and in public views to reinforce the rural, edge of settlement location in the setting of the conservation area and designated assets, with close boarded fencing limited to private spaces between plots.

In addition, the materials palette is a little over varied and could appear frenetic alongside the numerous designs and forms of the dwellings. A reduced materials palette which better references the historic core of Debenham and responds to the forms within it, could help to provide a more coherent and simplified scheme.

As such, I consider the application would cause a *low level of less than substantial harm* to the significance of the listed buildings, as well as the character and appearance of the conservation area. Therefore, it does not accord with National or Local Planning Policies. However, in line with para. 196 of the NPPF, the harm should be weighed against the public benefits of the proposal.

Should the LPA be subsequently minded to grant permission, the following conditions should be imposed:

- Notwithstanding the submitted information, manufacturer's literature of facing and roofing materials, including finish colours
- Notwithstanding the submitted information, details of all boundary treatments
- Notwithstanding the submitted information, manufacturer's literature of external hard surfacing
- Notwithstanding the submitted information, section drawings through the site to demonstrate the finished ground, floor, eaves and ridges heights of the proposed development and the adjacent existing development
- PD rights removed – boundaries

**Tegan Chenery BA(Hons) MSt**

Heritage and Design Officer

**Babergh and Mid Suffolk District Councils - Working Together**

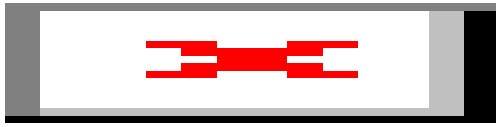
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web: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**For our latest Coronavirus response please visit our website via the following link:**  
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>







FAO: Planning Department,  
**Babergh / Mid Suffolk District Council**

Ref: DC/21/02982  
Date: 01/04/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

**RE: Land East Of Aspoll Road, Debenham, Suffolk, IP14 6QA.**

Built Heritage Advice pertaining to an application for: Full Planning Application - Erection of 54 No. dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

The proposed development site is adjacent to the north boundary of the Debenham Conservation Area, and in close proximity of several listed buildings including the Grade II listed 50, Aspoll Road (1352455), the Grade II listed Debenham House (List Entry Number: 1032309), the Grade II listed Barn 30 Metres West of Gull Farmhouse (List Entry Number: 1352456), and the Grade II listed Gull Farmhouse (List Entry Number: 1032310), all of which have the potential to be impacted through change within their setting.

The proposed development site is an arable field with views of the wider agrarian landscape to the north, east, and west.

Historic maps show that Debenham House and the proposed development site have a historical functional relationship. The view of Debenham House, adjacent to the proposed development site, from the rural approach to the west facilitates the legibility and understanding of the historic use of the heritage asset. Therefore, the proposed development site, having associative value with Debenham House, contributes to the setting and special historic interest of the heritage asset.

The Debenham Conservation Area and historic core of Debenham village is characterised by its linear settlement running north to south, with a variety of medieval and post-medieval buildings presented along High Street, and a visual and experienced relationship with the countryside to the north-east and north-west. As such, the proposed development site contributes to the significance of the Debenham Conservation as an open arable field which preserves the historic linear plan of the village.

The proposal to erect 54 dwellings will have a detrimental visual impact on the view of Debenham House and the proposed development site from the west, obscuring the legibility of the historic functional relationship of the heritage asset and the site and consequently the historic use of the



heritage asset. For that reason, the proposals would constitute a scheme that would lead to less than substantial harm to the Grade II listed Debenham House, making Paragraph 202 of the National Planning Policy Framework (NPPF) relevant.

Furthermore, the proposals would sever the north-east link between Debenham Conservation Area and the open agrarian landscape beyond and obscure the historic relationship between the settlement and the surrounding countryside. Additionally, the proposals would significantly alter the historic linear development. The proposals, therefore, would amount to less than substantial harm to the significance of the Debenham Conservation Area, and fail to preserve its character and appearance contrary to Paragraph 206 of the NPPF.

It is not possible to support the proposals as they are in conflict with Paragraphs 202 and 206 of the NPPF and Sections 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

Samantha Pace IHBC  
Historic Environment Team  
Place Services

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



9 June 2021

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

By email only

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*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/21/02982  
**Location:** Land East Of Aspall Road Debenham Suffolk IP14 6QA  
**Proposal:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping

Dear Alex,

Thank you for consulting Place Services on the above application.

**Holding objection due to insufficient ecological information on Priority species (farmland birds)**

**Summary**

We have reviewed the Ecological Appraisal (Carter Sustainability Ltd, May 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected and Priority Species & Habitats

We are not satisfied that there is sufficient ecological information available for determination.

There is insufficient information available to identify the likely impacts upon Priority Farmland birds, particularly Skylark *Alauda arvensis* which nest in arable fields. Although mitigation during construction has been recommended in the Ecological Appraisal, mitigation for the loss of nesting habitat for ground-nesting birds has not been considered.

As a result, we recommend that further information should be provided to identify the likelihood of breeding Skylarks present within the site, which could be informed by a Breeding Bird Survey in line with BTO Common Bird Census methodology. If adverse impacts are likely to be caused to this Priority Species as a result of the proposed development, then a bespoke Farmland Bird Mitigation Strategy



may be required to ensure that impacts upon nesting Skylark are mitigated and compensated for this application. This may require compensation measures (e.g. [Skylark plots](#)) to be provided on-site or off-site in nearby agricultural land. This should be secured as a condition of any consent if suitable land can be delivered in the applicant's control. However, if suitable land is not available in the applicant's control, then the compensation measures may be required to be secured via a legal agreement, which could be brokered by [Whirledge & Nott](#).

In addition, we note that Great Crested Newt Surveys have indicated that low Populations of Great Crested Newts are located on the site boundaries. However, the applicant's ecologist has been proposed that a non-licenced approach could be undertaken for this application. This is because the application site consists of agricultural land, which is not suitable terrestrial habitat for the species and won't fragment the existing population. As a result, it is indicated that we agree that a non-licenced approach can be implemented for this application and that we support the proposed mitigation and compensation measures, which are line with Natural England Licencing Policy 1.

Furthermore, we support the reasonable biodiversity enhancements, which have been outlined within the Ecological Assessment (Ecological Appraisal (Carter Sustainability Ltd, May 2021). This will ensure measurable net gain for biodiversity, which will meet the requirements of Paragraph 170d of the National Planning Policy Framework 2019.

Therefore, the further farmland bird information is required to provide the LPA with certainty of impacts on Priority species and be able to secure appropriate mitigation either by legal agreement or a condition of any consent. This will enable the LPA to demonstrate compliance with its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto: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.



01 October 2021

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

By email only

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*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/21/02982  
**Location:** Land East Of Aspall Road Debenham Suffolk IP14 6QA  
**Proposal:** Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping

Dear Alex,

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

**No objection subject to securing ecological mitigation and enhancement measures**

**Summary**

We have reviewed the Ecological Appraisal (Carter Sustainability Ltd, May 2021) and the Addendum Ecological Report; Breeding Bird Assessment (Carter Sustainability Ltd, July 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected and Priority Species & Habitats

We are now satisfied that there is sufficient ecological information available for determination. This is because the Breeding Bird Assessment has confirmed no impacts to Priority farmland birds, including ground nesting bird species.

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

Therefore, the mitigation measures identified in the Ecological Appraisal (Carter Sustainability Ltd, May 2021) and the Addendum Ecological Report; Breeding Bird Assessment (Carter Sustainability Ltd, July 2021) should be secured and implemented in full. This is necessary to conserve Protected and



Priority Species. Therefore, it is recommended that a Construction Environmental Management Plan (CEMP: Biodiversity) should be secured as a pre-commencement condition of any consent, which should contain the finalised non-licenced measures for Great Crested Newt.

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 measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework 2021. 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.

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

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

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

### **Recommended conditions**

#### **1. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY**

*"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Ecological Appraisal (Carter Sustainability Ltd, May 2021) and the Addendum Ecological Report; Breeding Bird Assessment (Carter Sustainability Ltd, July 2021).*

*The CEMP (Biodiversity) shall include the following.*

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*



- c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

*The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”*

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

## **2. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

*“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.*

*The content of the LEMP shall include the following:*

- a) *Description and evaluation of features to be managed.*
- b) *Ecological trends and constraints on site that might influence management.*
- c) *Aims and objectives of management.*
- d) *Appropriate management options for achieving aims and objectives.*
- e) *Prescriptions for management actions.*
- f) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) *Details of the body or organisation responsible for implementation of the plan.*
- h) *Ongoing monitoring and remedial measures.*

*The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”*

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



### 3. PRIOR TO OCCUPATION: 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).

### 4. 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](mailto:placeservicesecology@essex.gov.uk)





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

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

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 08 Jun 2021 10:42:32  
**To:**  
**Cc:**  
**Subject:** FW: IDOX-Public: DC/21/02982 - Land Contamination  
**Attachments:**

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**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>  
**Sent:** 08 June 2021 09:09  
**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/02982. Land Contamination

**EP Reference : 293425**  
**DC/21/02982. Land Contamination**  
**Land East Of, Aspall Road, Debenham, STOWMARKET, Suffolk, IP14 6QA.**  
**Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.**

Many thanks for your request for comments in relation to the above application. Having reviewed the application and supporting Phase I report by Harrison Geotechnical Engineering (ref. GN24041\_SI dated February 2021) I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

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

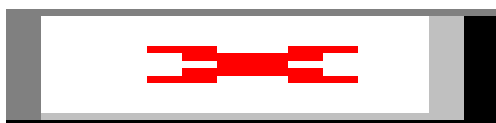
Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)  
Work: 01449 724715  
websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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**Minimum requirements for dealing with unexpected ground conditions being encountered during construction.**

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
  - re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
  - treatment of material on site to meet compliance targets so it can be re-used; or
  - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

**From:** Nathan Pittam  
**Sent:** 02 November 2021 07:21  
**Subject:** (299470) DC/21/02982. Land Contamination

**EP Reference : 299470**  
**DC/21/02982. Land Contamination**  
**Land East Of, Aspoll Road, Debenham, STOWMARKET, Suffolk, IP14 6QA.**  
**Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no cause to amend my comments of 8<sup>th</sup> June 2021 (see below).

Regards

Nathan

**From:** Nathan Pittam  
**Sent:** 08 June 2021 09:09  
**To:** Alex Scott <[Alex.Scott@baberghmidsuffolk.gov.uk](mailto:Alex.Scott@baberghmidsuffolk.gov.uk)>  
**Cc:** BMSDC Planning Area Team Yellow <[planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk)>  
**Subject:** DC/21/02982. Land Contamination

**EP Reference : 293425**  
**DC/21/02982. Land Contamination**  
**Land East Of, Aspoll Road, Debenham, STOWMARKET, Suffolk, IP14 6QA.**  
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Many thanks for your request for comments in relation to the above application. Having reviewed the application and supporting Phase I report by Harrison Geotechnical Engineering (ref. GN24041\_SI dated February 2021) I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

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

Kind regards

Nathan

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

## **Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@babermidsuffolk.gov.uk](mailto:Nathan.pittam@babermidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

### **Thank you for contacting us**

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

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



### **Minimum requirements for dealing with unexpected ground conditions being encountered during construction.**

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
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9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*

11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 08 Jun 2021 10:42:09  
**To:**  
**Cc:**  
**Subject:** FW: IDOX-Public: DC/21/02982 - Air Quality  
**Attachments:**

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**From:** Nathan Pittam <[Nathan.Pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.Pittam@baberghmidsuffolk.gov.uk)>  
**Sent:** 08 June 2021 09:01  
**To:** Alex Scott <[Alex.Scott@baberghmidsuffolk.gov.uk](mailto:Alex.Scott@baberghmidsuffolk.gov.uk)>  
**Subject:** DC/21/02982. Air Quality

**EP Reference : 293428**

**DC/21/02982. Air Quality**

**Land East Of, Aspoll Road, Debenham, STOWMARKET, Suffolk, IP14 6QA.**

**Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.**

Many thanks for your request for comments in relation to the above application. I can confirm that the scale of development, at 54 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Sent:** 21 Oct 2021 09:55:56  
**To:**  
**Cc:**  
**Subject:** FW: (299469) DC/21/02982. Air Quality  
**Attachments:**

---

**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>  
**Sent:** 21 October 2021 09:28  
**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>  
**Subject:** (299469) DC/21/02982. Air Quality

EP Reference: 299469  
DC/21/02982. Air Quality  
Land East Of, Aspall Road, Debenham, STOWMARKET, Suffolk, IP14 6QA.  
Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

Many thanks for your request for comments in relation to the above application. I can confirm that nothing submitted would cause me to amend my recommendations of 21<sup>st</sup> July 2021.

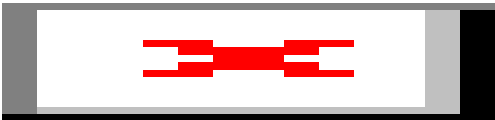
Kind regards

Nathan

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Work: 01449 724715  
websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)





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

**Sent:** 04 Jun 2021 12:03:23

**To:**

**Cc:**

**Subject:** FW: Plan ref DC/21/02982 Land East Of, Aspall Road, Debenham. Environmental Health - Noise/Odour/Light/Smoke

**Attachments:**

---

**From:** David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>

**Sent:** 04 June 2021 10:51

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

**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Subject:** Plan ref DC/21/02982 Land East Of, Aspall Road, Debenham. Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for the erection of 54 dwellings.

I can confirm with respect to noise and other environmental health issues that I do not have any adverse comments and no objection to the proposed development. I would, however, recommend the following conditions to mitigate for noise etc. during the construction phase of the development:

#### Construction Hours

Operations related to the construction (including site clearance and demolition) phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

*Reason: to minimise detriment to nearby residential amenity*

#### Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery)

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, portaloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

*Reason: to minimise detriment to nearby residential amenity*

**Babergh & Midsuffolk District Councils**  
**t: 01449 724718**  
**e: [david.harrold@babberghmidsuffolk.gov.uk](mailto:david.harrold@babberghmidsuffolk.gov.uk)**

**From:** Vanessa Pannell <Vanessa.Pannell@babberghmidsuffolk.gov.uk>  
**Sent:** 29 Oct 2021 12:06:36  
**To:**  
**Cc:**  
**Subject:** FW: PLANNING APPLICATION: DC/21/02982 : LAND EAST OF ASPALL ROAD.  
**Attachments:**

---

**From:** Susan Lennard <Susan.Lennard@babberghmidsuffolk.gov.uk>  
**Sent:** 29 October 2021 10:57  
**To:** Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>  
**Subject:** PLANNING APPLICATION: DC/21/02982 : LAND EAST OF ASPALL ROAD.

**PLANNING APPLICATION: DC/21/02982**

**OUR REFERENCE: 299471**

**LOCATION: Land East Of Aspall Road Debenham Suffolk IP14 6QA**

**APPLICATION: | Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping. | Reconsultation with additional plans and details.**

I write with regard to the above application for planning approval. Having reviewed the additional information, I would wish to reiterate the recommendations made by Mr Harold in his e mail of the 4<sup>th</sup> June 2021, namely

**CONDITION**

**CONSTRUCTION HOURS**

Operations related to the construction (including site clearance and demolition) phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

*Reason: to minimise detriment to nearby residential amenity*

**CONDITION**

**CONSTRUCTION MANAGEMENT PLAN.**

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Operating hours (to include hours for delivery)
- Details of the scheduled timing/phasing of the development for the overall construction period
- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors) protection measures for footpaths surrounding the site
- Loading and unloading of plant and materials
- Wheel washing facilities
- Lighting
- Location and nature of compounds, portaloos and storage areas (including maximum storage heights) and factors to prevent windwhipping of loose materials
- Waste storage and removal
- Temporary buildings and boundary treatments
- Dust management measures
- Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and; Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

**Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.**

*Reason: to minimise detriment to nearby residential amenity*

With Kind regards

Sue Lennard

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 27 May 2021 08:33:13  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/02982 Land East Of, Aspall Road, Debenham  
**Attachments:**

---

**From:** David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>  
**Sent:** 26 May 2021 14:55  
**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/02982 Land East Of, Aspall Road, Debenham

Alex



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

Please let me know if you require any further input.

Regards

**David Pizzey** FArborA  
Arboricultural Officer  
Tel: 01449 724555  
[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils – Working Together

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/21/02982	
<b>2</b>	<b>Date of Response</b>	01/06/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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	
<b>5</b>	<b>Discussion</b> 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	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	Meet the conditions in the discussion.

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

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>  
**Sent:** 05 Nov 2021 08:49:41  
**To:**  
**Cc:**  
**Subject:** FW: Planning application - DC/21/02982  
**Attachments:**

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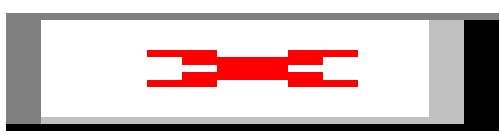
**From:** James Fadeyi <James.Fadeyi@babberghmidsuffolk.gov.uk>  
**Sent:** 04 November 2021 14:14  
**To:** BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>  
**Subject:** RE: Planning application - DC/21/02982

Good afternoon,

Thank you for your email re-consultation on the reserved matters application DC/21/02982. Waste services do not wish to add any further comments to our original.

Kind regards,

James Fadeyi  
Waste Management Officer - Waste Services  
Mid Suffolk and Babergh District Councils - Working Together  
Tel: 01449 724832  
Mob: 07523 942734  
e: [James.Fadeyi@babberghmidsuffolk.gov.uk](mailto:James.Fadeyi@babberghmidsuffolk.gov.uk)  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) | [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
<https://www.suffolkrecycling.org.uk/>



@suffolkrecycle on [Facebook](#), [Twitter](#), [Instagram](#)  
@FoodSavvySfk on [Facebook](#) and [Twitter](#)  
Subscribe to news and updates [here](#)



# Consultation Response Pro forma

## Mid Suffolk

<b>1</b>	<b>Application Number</b>	DC-21-02982 – Land East Of, Aspall Road, Debenham.																																																														
<b>2</b>	<b>Date of Response</b>	16.03.2022																																																														
<b>3</b>	<b>Responding Officer</b>	Name:	SACHA TILLER																																																													
		Job Title:	HOUSING ENABLING																																																													
		Responding on behalf of...	HOUSING STRATEGY																																																													
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>No further comments on this application for the following reasons.</p> <p>We would expect to agree all matters for this site at reserved matters stage and in the S106.</p>																																																														
<b>5</b>	<b>Discussion</b> 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>Planning application purports to erection of 54 dwellings.</p> <p>The applicant has confirmed on 3<sup>rd</sup> March 2022 that they will provide:</p> <p style="text-align: right;"><b>TOTAL 35 PLOTS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="5"><b>● Affordable Rent</b></td> </tr> <tr> <td style="text-align: left;"><b>House type</b></td> <td style="text-align: left;"><b>Description</b></td> <td style="text-align: left;"><b>Sq.Ft / Sq M</b></td> <td style="text-align: left;"><b>No.</b></td> <td style="text-align: left;"><b>Plot Numbers</b></td> </tr> <tr> <td>539</td> <td>1 Bed apartment (2 storey)</td> <td>539 / 50.1</td> <td>6</td> <td>38,39,40,41,42,43,</td> </tr> <tr> <td>859</td> <td>2 Bed house (2 storey)</td> <td>859 / 79.8</td> <td>5</td> <td>13,14,15,18</td> </tr> <tr> <td>878</td> <td>2 Bed house (2 storey)</td> <td>878 / 81.6</td> <td>1</td> <td>44,</td> </tr> <tr> <td>904</td> <td>2 Bed house (2 storey)</td> <td>904 / 83.9</td> <td>1</td> <td>17</td> </tr> <tr> <td>1009</td> <td>3 Bed house (2 storey)</td> <td>1009 / 93.7</td> <td>2</td> <td>45,46</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="5"><b>● Shared Ownership</b></td> </tr> <tr> <td style="text-align: left;"><b>House type</b></td> <td style="text-align: left;"><b>Description</b></td> <td style="text-align: left;"><b>Sq.Ft / Sq M</b></td> <td style="text-align: left;"><b>No.</b></td> <td style="text-align: left;"><b>Plot Numbers</b></td> </tr> <tr> <td>878</td> <td>2 Bed house (2 storey)</td> <td>878 / 81.6</td> <td>2</td> <td>9,10</td> </tr> <tr> <td>904</td> <td>2 Bed house (2 storey)</td> <td>904 / 83.9</td> <td>1</td> <td>16</td> </tr> <tr> <td>1009</td> <td>3 Bed house (2 storey)</td> <td>1009 / 93.7</td> <td>2</td> <td>11,12</td> </tr> </table> <p style="text-align: right;"><b>TOTAL 19 PLOTS</b></p>			<b>● Affordable Rent</b>					<b>House type</b>	<b>Description</b>	<b>Sq.Ft / Sq M</b>	<b>No.</b>	<b>Plot Numbers</b>	539	1 Bed apartment (2 storey)	539 / 50.1	6	38,39,40,41,42,43,	859	2 Bed house (2 storey)	859 / 79.8	5	13,14,15,18	878	2 Bed house (2 storey)	878 / 81.6	1	44,	904	2 Bed house (2 storey)	904 / 83.9	1	17	1009	3 Bed house (2 storey)	1009 / 93.7	2	45,46	<b>● Shared Ownership</b>					<b>House type</b>	<b>Description</b>	<b>Sq.Ft / Sq M</b>	<b>No.</b>	<b>Plot Numbers</b>	878	2 Bed house (2 storey)	878 / 81.6	2	9,10	904	2 Bed house (2 storey)	904 / 83.9	1	16	1009	3 Bed house (2 storey)	1009 / 93.7	2	11,12
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	<p><b>Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<b>Recommended conditions</b>	Should this change then planning permission should be re-sought.

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MID SUFFOLK DISTRICT COUNCIL  
MEMORANDUM

**To:** Alex Scott – Planning Officer  
**From:** Sacha Tiller – Strategic Housing  
**Date:** 7<sup>th</sup> June 2021  
**Proposal:** Full Planning Application – Erection of 54 dwellings (including 19 affordable homes) creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.  
**Location:** Land East Of, Aspall Road, Debenham, Suffolk, IP14 6QA

**Key Points**

**1. Background information**

This is a full planning application for 54 dwellings in total, 35% affordable housing contribution is required which equates to 18.90 affordable dwellings in accordance with local policy requirements.

We would expect to see 18 affordable homes delivered on site and a commuted sum contribution for the remaining 0.90. In this case the applicant has proposed 19 dwellings, however, should only 18 dwellings be provided the commuted sum will need to be paid.

**2. Housing Need Information:**

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. **Ref1 SHMA 2019, p.122 – Summary section.**
- 2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

**3. Preferred Mix for Open Market homes.**

**Affordable Rent = 14 dwellings**

6 x 1b 2p flats @ 50sqm  
6 x 2b 4p houses @ 79sqm  
2 x 3b 5p houses @ 93sqm

**Shared Ownership = 6 dwellings**

4 x 3b 4p houses @ 79sqm  
2 x 3b 5p houses @ 93sqm

This scheme proposes an affordable housing mix of 1, 2 and 3 bed affordable rent and shared ownership homes which is broadly acceptable.

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

This application should also have regards to the Debenham Neighbourhood Plan. This site is identified in Policy Deb 5 and the NP housing policies Deb 6 and 7 outline the housing mix requirements.

The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. Currently the plan shows the affordable units primarily in one cluster. The affordable homes should be distributed across the development. Other requirements for affordable homes:

Properties must be built to the Housing Standards Technical guidance March 2015.

S106 affordable dwellings should be delivered grant free.

The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets in perpetuity.

- (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider

For all shared ownership dwellings/low cost home ownership dwellings applicants must be registered with the Help to Buy Agents for Suffolk. • Initial share purchases for shared ownership dwellings to be capped at 70%.

Any flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.

It is preferred that the affordable units are transferred to one of the Council's partner Registered Providers – please see [www.baberghmidsuffolk.gov.uk](http://www.baberghmidsuffolk.gov.uk) under Housing and Affordable Housing for full details or email: [strategic.housing@babergmidsuffolk.gov.uk](mailto:strategic.housing@babergmidsuffolk.gov.uk)

Adequate parking and bathroom provision needs to be made for all the ground floor and bungalow affordable housing units. The parking for bungalows and ground floor flats need to pertain particular attention to current policy of Part M4(2) with regard to access, location, size of car parking, bin storage and accessibility to any communal areas or facilities.

MID SUFFOLK DISTRICT COUNCIL  
MEMORANDUM

**To:** Alex Scott – Planning Officer  
**From:** Sacha Tiller – Strategic Housing  
**Date:** 25.10.2021  
**Proposal:** Full Planning Application – Erection of 54 dwellings (including 19 affordable homes) creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.  
**Location:** Land East Of, Aspall Road, Debenham, Suffolk, IP14 6QA

**Key Points**

**1. Background information**

This is a full planning application for 54 dwellings in total, 35% affordable housing contribution is required which equates to 18.90 affordable dwellings in accordance with local policy requirements.

We would expect to see 18 affordable homes delivered on site and a commuted sum contribution for the remaining 0.90. In this case the applicant has proposed 19 dwellings, however, should only 18 dwellings be provided the commuted sum will need to be paid.

**2. Housing Need Information:**

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**3. Preferred Mix for Affordable Homes:**

**Affordable Rent = 14 dwellings**

6 x 1 bed 2 person flats @ 50sqm  
6 x 2 bed 4 person houses @ 79sqm  
2 x 3 bed 5 person houses @ 93sqm

### **Shared Ownership = 5 dwellings**

3 x 2 bed 4 person houses @ 79sqm

2 x 3 bed 5 person houses @ 93sqm

Looking at the latest drawing available to view it is clear that many of the internal roads on site are noted as 'private drive'. We need to ensure that these drives are of a good standard and that any ongoing maintenance costs of these roads are paid via service charges and not the residents of affordable housing. Please confirm this?

We would also ask that parking i.e. in the cases of dwellings 9,10,16, etc that the layout reflects the rest of the site and that parking is adjacent or opposite dwellings. We would welcome the opportunity to discuss this.

This scheme proposes an affordable housing mix of 1, 2 and 3 bed affordable rent and shared ownership homes.

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

This application should also have regards to the Debenham Neighbourhood Plan. This site is identified in Policy Deb 5 and the NP housing policies Deb 6 and 7 outline the housing mix requirements.

The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. Currently the plan shows the affordable units primarily in one cluster. The affordable homes should be distributed across the development. Other requirements for affordable homes:

Properties must be built to the Housing Standards Technical guidance March 2015.

S106 affordable dwellings should be delivered grant free.

The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 100% of relets in perpetuity.

- (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider

For all shared ownership dwellings/low cost home ownership dwellings applicants must be registered with the Help to Buy Agents for Suffolk.

Any flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.

It is preferred that the affordable units are transferred to one of the Council's partner Registered Providers – please see [www.baberghmidsuffolk.gov.uk](http://www.baberghmidsuffolk.gov.uk) under Housing and Affordable Housing for full details or email: [strategic.housing@babergmidsuffolk.gov.uk](mailto:strategic.housing@babergmidsuffolk.gov.uk)

Adequate parking and bathroom provision needs to be made for all the ground floor and bungalow affordable housing units. The parking for bungalows and ground floor flats need to pertain particular attention to current policy of Part M4(2) with regard to access, location, size of car parking, bin storage and accessibility to any communal areas or facilities.

# Consultation Response Pro forma

## Mid Suffolk

<b>1</b>	<b>Application Number</b>	DC-21-02982 – Land East Of, Aspall Road, Debenham.																																																														
<b>2</b>	<b>Date of Response</b>	16.03.2022																																																														
<b>3</b>	<b>Responding Officer</b>	Name:	SACHA TILLER																																																													
		Job Title:	HOUSING ENABLING																																																													
		Responding on behalf of...	HOUSING STRATEGY																																																													
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>No further comments on this application for the following reasons.</p> <p>We would expect to agree all matters for this site at reserved matters stage and in the S106.</p>																																																														
<b>5</b>	<b>Discussion</b> 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>Planning application purports to erection of 54 dwellings.</p> <p>The applicant has confirmed on 3<sup>rd</sup> March 2022 that they will provide:</p> <p style="text-align: right;"><b>TOTAL 35 PLOTS</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="5"><b>● Affordable Rent</b></td> </tr> <tr> <td style="text-align: left;">House type</td> <td style="text-align: left;">Description</td> <td style="text-align: left;">Sq.Ft / Sq M</td> <td style="text-align: left;">No.</td> <td style="text-align: left;">Plot Numbers</td> </tr> <tr> <td>539</td> <td>1 Bed apartment (2 storey)</td> <td>539 / 50.1</td> <td>6</td> <td>38,39,40,41,42,43,</td> </tr> <tr> <td>859</td> <td>2 Bed house (2 storey)</td> <td>859 / 79.8</td> <td>5</td> <td>13,14,15,18</td> </tr> <tr> <td>878</td> <td>2 Bed house (2 storey)</td> <td>878 / 81.6</td> <td>1</td> <td>44,</td> </tr> <tr> <td>904</td> <td>2 Bed house (2 storey)</td> <td>904 / 83.9</td> <td>1</td> <td>17</td> </tr> <tr> <td>1009</td> <td>3 Bed house (2 storey)</td> <td>1009 / 93.7</td> <td>2</td> <td>45,46</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="5"><b>● Shared Ownership</b></td> </tr> <tr> <td style="text-align: left;">House type</td> <td style="text-align: left;">Description</td> <td style="text-align: left;">Sq.Ft / Sq M</td> <td style="text-align: left;">No.</td> <td style="text-align: left;">Plot Numbers</td> </tr> <tr> <td>878</td> <td>2 Bed house (2 storey)</td> <td>878 / 81.6</td> <td>2</td> <td>9,10</td> </tr> <tr> <td>904</td> <td>2 Bed house (2 storey)</td> <td>904 / 83.9</td> <td>1</td> <td>16</td> </tr> <tr> <td>1009</td> <td>3 Bed house (2 storey)</td> <td>1009 / 93.7</td> <td>2</td> <td>11,12</td> </tr> </table> <p style="text-align: right;"><b>TOTAL 19 PLOTS</b></p>			<b>● Affordable Rent</b>					House type	Description	Sq.Ft / Sq M	No.	Plot Numbers	539	1 Bed apartment (2 storey)	539 / 50.1	6	38,39,40,41,42,43,	859	2 Bed house (2 storey)	859 / 79.8	5	13,14,15,18	878	2 Bed house (2 storey)	878 / 81.6	1	44,	904	2 Bed house (2 storey)	904 / 83.9	1	17	1009	3 Bed house (2 storey)	1009 / 93.7	2	45,46	<b>● Shared Ownership</b>					House type	Description	Sq.Ft / Sq M	No.	Plot Numbers	878	2 Bed house (2 storey)	878 / 81.6	2	9,10	904	2 Bed house (2 storey)	904 / 83.9	1	16	1009	3 Bed house (2 storey)	1009 / 93.7	2	11,12
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



	<p><b>Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<b>Recommended conditions</b>	Should this change then planning permission should be re-sought.

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

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

**Sent:** 08 Mar 2022 04:27:53

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/02982 - FUL

**Attachments:**

---

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

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

Sent: 08 March 2022 15:56

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

Subject: RE: MSDC Planning Re-consultation Request - DC/21/02982 - FUL

Public Realm Officers have no additional comments to make on the recently received documents. Our earlier concerns over the choice of 'native species' for the wetland and other areas still stands.

Regards

Dave Hughes

Public Realm Officer

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

From: [planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk) <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)>

Sent: 04 March 2022 15:53

To: BMSDC Public Realm Consultation Mailbox <[consultpublicrealm@baberghmidsuffolk.gov.uk](mailto:consultpublicrealm@baberghmidsuffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/02982 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspoll Road, Debenham, Suffolk IP14 6QA

Kind Regards

Planning Support Team

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

**From:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>  
**Sent:** 22 Oct 2021 10:21:01  
**To:**  
**Cc:**  
**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/02982  
**Attachments:**

---

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 22 October 2021 10:08 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Re-consultation Request - DC/21/02982 Public Realm Officers have no objections to this development in relation to the amount of public open space associated with this development. We would expect to have seen detail as to the species of tree being considered and detail as to the open space grassland. We agree with other comments made that some of the grassland should be sown and managed as wildflower meadow. The Planning Layout drawing refers to a landscape Drawing where details of the open space etc can be seen. This drawing is not included in those available to view Regards Dave Hughes Public Realm Officer

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

**Sent:** 23 Dec 2021 09:17:08

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/02982

**Attachments:**

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-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 22 December 2021 14:20 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Re-consultation Request - DC/21/02982 Public Realm Officer consider the choice of plants for the attenuation basin to be inappropriate. Bog Cotton (Eriophorum) is not generally found in Suffolk and has never been recorded in this location. Miscanthus is an ornamental grass from Asia that requires well drained soil so is not suitable for planting amongst species requiring damp conditions. If the intention is to create an attenuation basin with a natural feel that enhances biodiversity then the plant species should reflect that.

Similarly the 'Medium Mixes' are ornamental species more suited to domestic gardens and formal urban areas. They seem at odds with the proposed treatment of the grassland areas (native wetland and wildflower mixes). The planting proposals are not supported by the Public Realm team and it is considered that a mix that produces a more naturalistic appearance should be considered Regards Dave Hughes Public Realm Officer (Countryside) -----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk Sent: 21 December 2021 13:55 To: BMSDC Public Realm Consultation Mailbox Subject: MSDC Planning Re-consultation Request - DC/21/02982 Please find attached planning re-consultation request letter relating to planning application - DC/21/02982 - Land East Of, Aspall Road, Debenham, Suffolk IP14 6QA Kind Regards Planning Support Team Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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# Consultee Comments for Planning Application DC/21/02982

## Application Summary

Application Number: DC/21/02982

Address: Land East Of Aspoll Road Debenham Suffolk IP14 6QA

Proposal: Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

Case Officer: Alex Scott

## Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## Comments

Whilst there is a reference to ensuring inclusive access, the Mid Suffolk Disability Forum would like to state that all dwellings should meet Part M4 of the Building Regulations.

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

We note that some bungalows are planned and these will assist people with mobility problems and people who wish to downsize from larger dwellings. It was not possible to glean from the documents how many dwellings would be bungalows.

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

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

We note that no car parking spaces of the 127 being provided are described as spaces suitable to assist people with mobility difficulties.

# **Consultee Comments for Planning Application DC/21/02982**

## **Application Summary**

Application Number: DC/21/02982

Address: Land East Of Aspall Road Debenham Suffolk IP14 6QA

Proposal: Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping.

Case Officer: Alex Scott

## **Consultee Details**

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## **Comments**

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

Patron Her Majesty The Queen

The British Horse Society

Email [enquiry@bhs.org.uk](mailto:enquiry@bhs.org.uk)

Abbey Park,

Website [www.bhs.org.uk](http://www.bhs.org.uk)

Stareton,

Tel 02476 840500

Kenilworth,

Fax 02476 840501

Bringing Horses and People Together

Warwickshire CV8 2XZ



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

25<sup>th</sup> May 2021

Dear Mr Scott,

RE: DC/21/02982 | Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping. | Land East Of Aspoll Road Debenham Suffolk IP14 6QA

I am responding to this consultation on behalf of The British Horse Society, an equestrian Charity with over 119,000 members representing the UK's 3 million regular riders and carriage drivers. Nationally equestrians have just 22% of the rights of way network. In Suffolk, they have just 18% of the rights of way network, increasingly disjointed by roads which were once quiet and are now heavily used by traffic resulting from development within the County. It is therefore important that these public rights are protected.

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

Road Safety is a particular concern to equestrians, who are among the most vulnerable road users. Between November 2010 and February 2021, the BHS received reports of 5,784 road incidents, in which 441 horses and 44 people were killed. Research indicates however that only 1 in 10 incidents are being reported to the BHS; in 2016-17 alone, 3,863 horse riders and carriage drivers in England and Wales were admitted to hospital after being injured in transport accidents. (NHS Hospital Episodes Statistics).

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

Because of the difficulties that equestrians encounter on roads, they avoid using them wherever possible. Road use is often unavoidable, however it is simply because people have nowhere else to exercise their horses. The main off-road access available to them is the network of Rights of Way (RoW). England and Wales have over 140,000 miles of RoW, but only 22% of this network is available for horse riders (who may

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only use routes designated as Bridleways and Byways) and a mere 5% to carriage drivers (who only have access to Byways). An additional factor is that the network is fragmented, and roads are often the only available links between one RoW and the next.

The demand for safe access to the countryside for the health and well being of local residents who have been subjected to Covid 19 lockdown restrictions has increased tenfold. It is acknowledged that it is highly likely that the post Covid new 'norm' will see significant changes in the work / home lifestyle balance resulting in increased pressure on the rights of way network. During the pandemic, the value of horses has increased substantially with people spending more time at home looking to find enjoyable ways to exercise, they are able and want to own horses. It is highly likely that the need and demand for improved equestrian access is likely to rise.

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

Highways England Accessibility Strategy states:

'Our vision focuses on supporting our road users' journeys, pedestrians, cyclists, equestrians, those with disabilities (such as users with mobility or sensory impairments) and other vulnerable users – while delivering longer-term benefits for communities and users alike.

We want to address the barriers our roads can sometimes create, help expand people's travel choices, enhance and improve network facilities, and make everyday journeys as easy as possible.

This will be achieved by ensuring our network supports and contributes to accessible, inclusive and integrated journeys which are safe, secure, comfortable and attractive.'

NPPF policy 58 Requiring Good design

Create safe and accessible environments.

Paragraphs 73 and 81 of the NPPF require Local Authorities to plan positively for access to high quality open spaces for sport and recreation which can make important contributions to the health and wellbeing of communities and to plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation.

NPPF Section 8

Promoting healthy communities

Policy 73 access to high quality open spaces for sport and recreation and can make important contribution to the health and wellbeing of communities.

Policy 75 Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users. For example by adding links to existing rights of way networks.

Policy 81 local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation.

The Suffolk Rights of Way Improvement Plan – '2.3 Connectivity – 2.3.1 Take a whole highways approach when considering the journeys of vulnerable users.'

The British Horse Society's report Making Ways for Horses – off-road Equestrian Access in England – Equestrian Access Forum August 2012, highlights the importance of horse riding for health and well being. Access for horse riders, which inevitably involves crossing roads, is central to riding activities without which the level of participation is likely to decline which will have a negative impact on the local economy (Making Ways for Horses – off-road Equestrian Access in England – Equestrian Access Forum August 2012).

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

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

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

Historically, pedestrians and cyclists have been considered as the main vulnerable road users. Equestrians are however increasingly recognised as being part of this group: during the Parliamentary Debate on Road Safety in November 2018 Jesse Norman, Under Secretary of State for Transport, stated that:

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

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

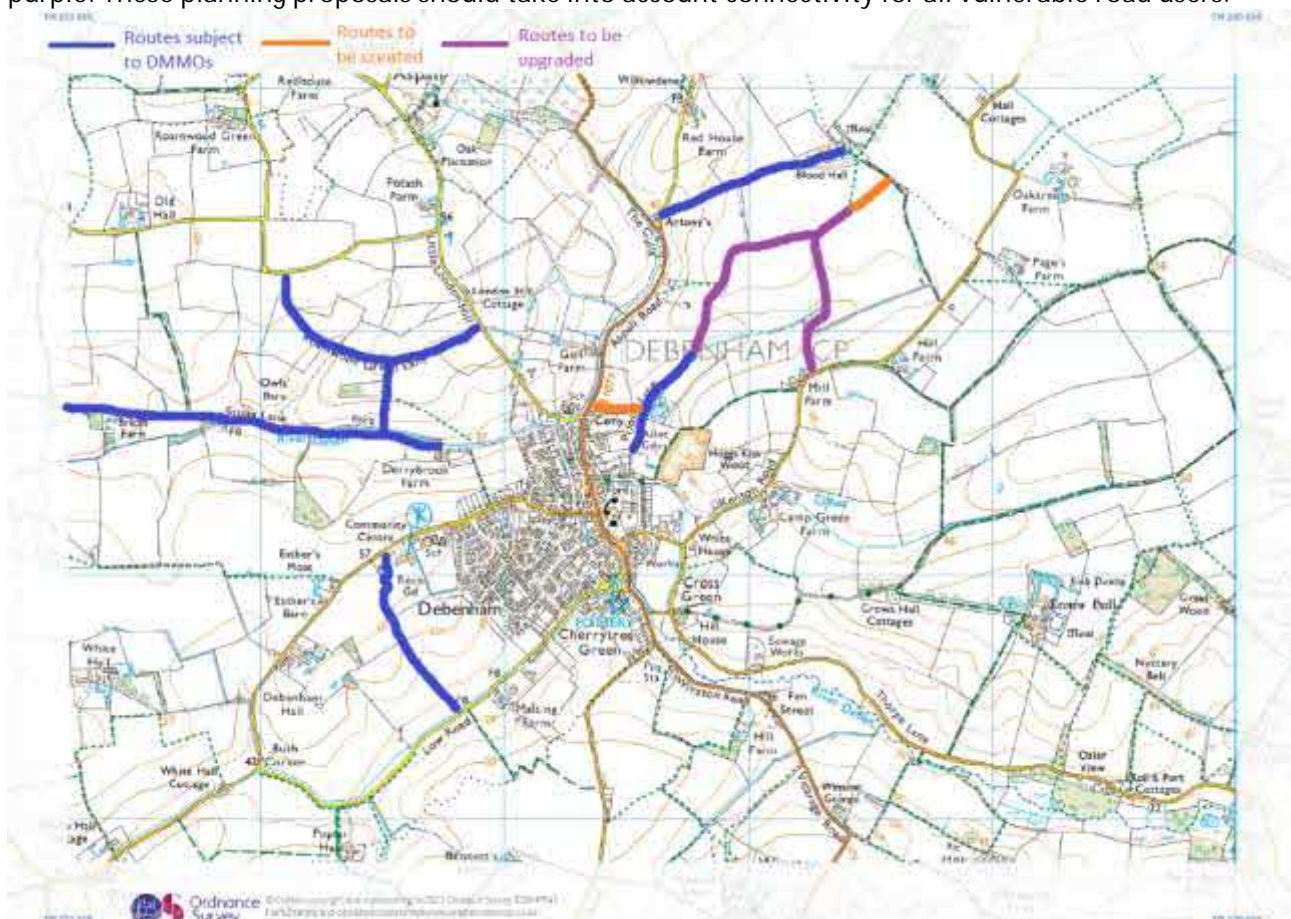
Horse riding is a year-round activity which (along with associated activities such as mucking out and pasture maintenance) expends sufficient energy to be classed as moderate intensity exercise. The majority of those who ride regularly are women, and a significant proportion of riders are over 45. For some older or disabled people, being on horseback or in a horse-drawn carriage gives them access to the countryside and a freedom of movement that they would not otherwise be able to achieve. Most riders and carriage-drivers wish to take their horses out on bridleways and byways, away from motor traffic, for the physical and mental health benefits to animal and human, in exactly the same way as most walkers (with and without dogs) and cyclists. Many are unable to do so because the traffic on tarmac roads is too dangerous for such vulnerable road users, and there are generally so few traffic free routes available to equestrians. There are also considerable psychological and social benefits from equestrian activities, as the BHS is demonstrating through the [Changing Lives through Horses](#) initiative.

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

The British Horse Society has no objection to this application in principle but believes for this application to be compliant with National and Local Policies the proposals for proposed pedestrian routes throughout the site should be multi-user routes for all Non-Motorised Users including equestrians.

Equestrians have not been included within any part of this application. Exclusion of equestrians from any safe access provision for cyclists is not only discriminatory and contrary to the ethos of the Equality Act 2010, but it also actually puts equestrians in increased danger. It is to be avoided. Safe access must be available all vulnerable road users.

The BHS believes that historical evidence indicates that a number of routes surrounding the site are unrecorded, these routes can be reasonably alleged to subsist at a minimum of bridleway status. These public rights should be asserted and not be allowed to be subsumed within this development or anything beyond it. An application to the County Council to have them recorded as such is likely to be forwarded in due course. The route shown along Priory Lane on the map below as 'routes subject to DMMO' should be upgraded to at least Bridleway status if not Restricted Byway status as a condition of the permission being granted. With regards to this development the BHS believe the below improvements would adequately include equestrian access through the site by correctly recording routes and creating routes within and around the development site to improve connectivity and upgrading the 1 route shown in purple. These planning proposals should take into account connectivity for all vulnerable road users.



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

Yours sincerely



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



**Suffolk Wildlife Trust**

Brooke House  
Ashbocking  
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suffolkwildlifetrust.org



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

10<sup>th</sup> June 2021

Dear Alex,

**RE: DC/21/02982 - Full Planning Application - Erection of 54No dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping. Land East Of Aspall Road, Debenham, IP14 6QA**

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

We note and agree with Place Service's comments (June 2021) that further assessment is required regarding potential impacts to farmland birds, with particular focus on skylark. Skylarks are a Red Listed Bird of Conservation Concern in the UK<sup>1</sup> and listed under Section 41 of the Natural Environment and Rural Communities (NERC) act<sup>2</sup>. Therefore, assessment of the number of breeding territories onsite is required to inform any potential offsite mitigation. If mitigation is required, this should be detailed within a Skylark Mitigation Strategy, with the approach agreed prior to the determining of the application.

We note as part of the proposals that new planting is proposed within the landscaping of the site however, it is unclear what species will be used. Whilst the application dictates that these features will be planted, there is no indication of the composition and range of species. In order to maximise the potential for biodiversity, a diverse range of native species should be used and this detailed within a plan. The SuDS features and open spaces should also be sown or planted with an appropriate wildflower mix, to increase their biodiversity value. Furthermore, the Planning Layout states 'existing hedging to be trimmed back and tided' however, the Ecological Appraisal (Carter Sustainability, May 2021) recommends reducing maintenance to allow hedge width to develop. Therefore, any management should be detailed within a Landscape and Ecological Management Plan, which should also detail how the habitats and open spaces on site are to be appropriately managed for biodiversity.

As foraging and commuting bats have been identified as potentially using hedgerows and trees adjacent to the site, then it is important that there is no light spill from external lighting

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<sup>1</sup> <https://www.bto.org/our-science/publications/psob>

<sup>2</sup> <http://publications.naturalengland.org.uk/publication/4958719460769792>

and that dark corridors are retained around the site for the foraging and commuting bats. Therefore, a lighting strategy in accordance with current guidelines<sup>3</sup> should be designed. 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.

In accordance with NPPF para 175d, proposals should demonstrate a 'measurable' net gain in biodiversity. This is transposed to the emerging Environment Bill which is expected to put a requirement for all proposals to achieve a 10% net gain in biodiversity; whilst not yet formally released, this level is already being implemented as good practice across the country. Therefore, we believe this development should seek a minimum of 10% biodiversity net gain.

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.

A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the Ecological Assessment are to be incorporated within the development, including their locations.

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

Yours sincerely

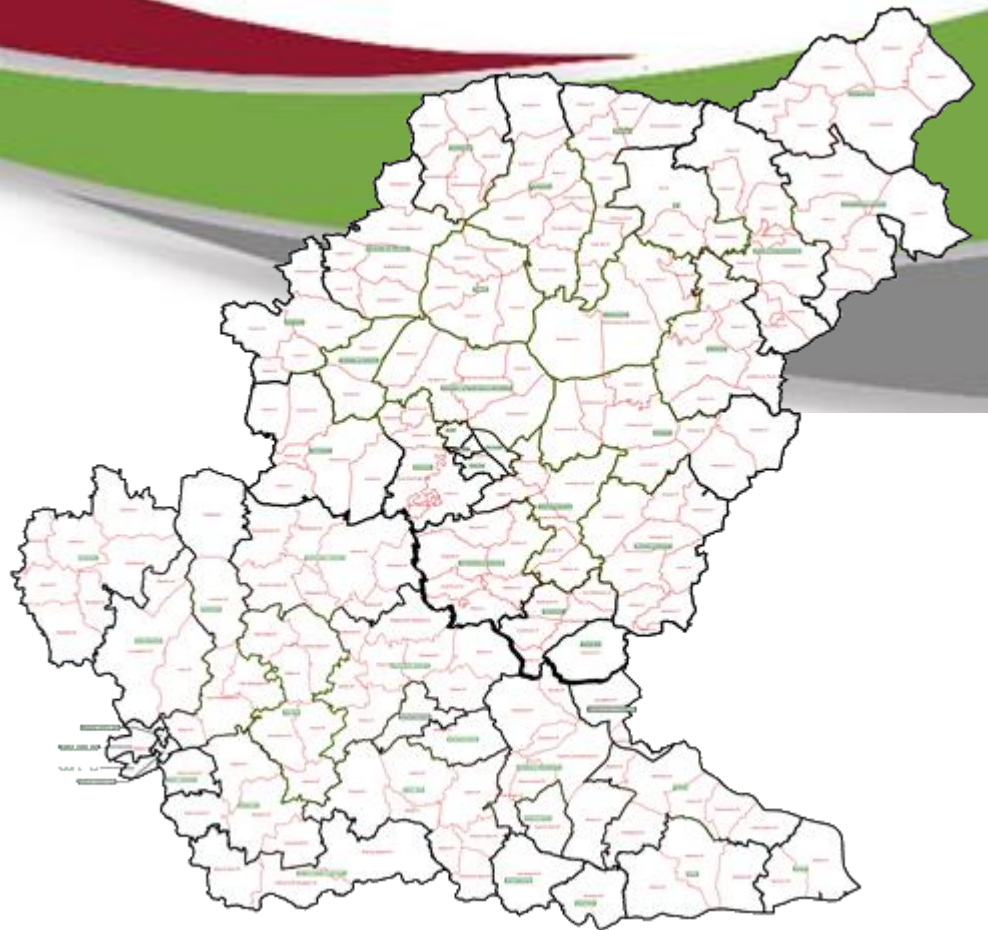
Jacob Devenney  
Planning and Biodiversity Adviser

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<sup>3</sup> ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK

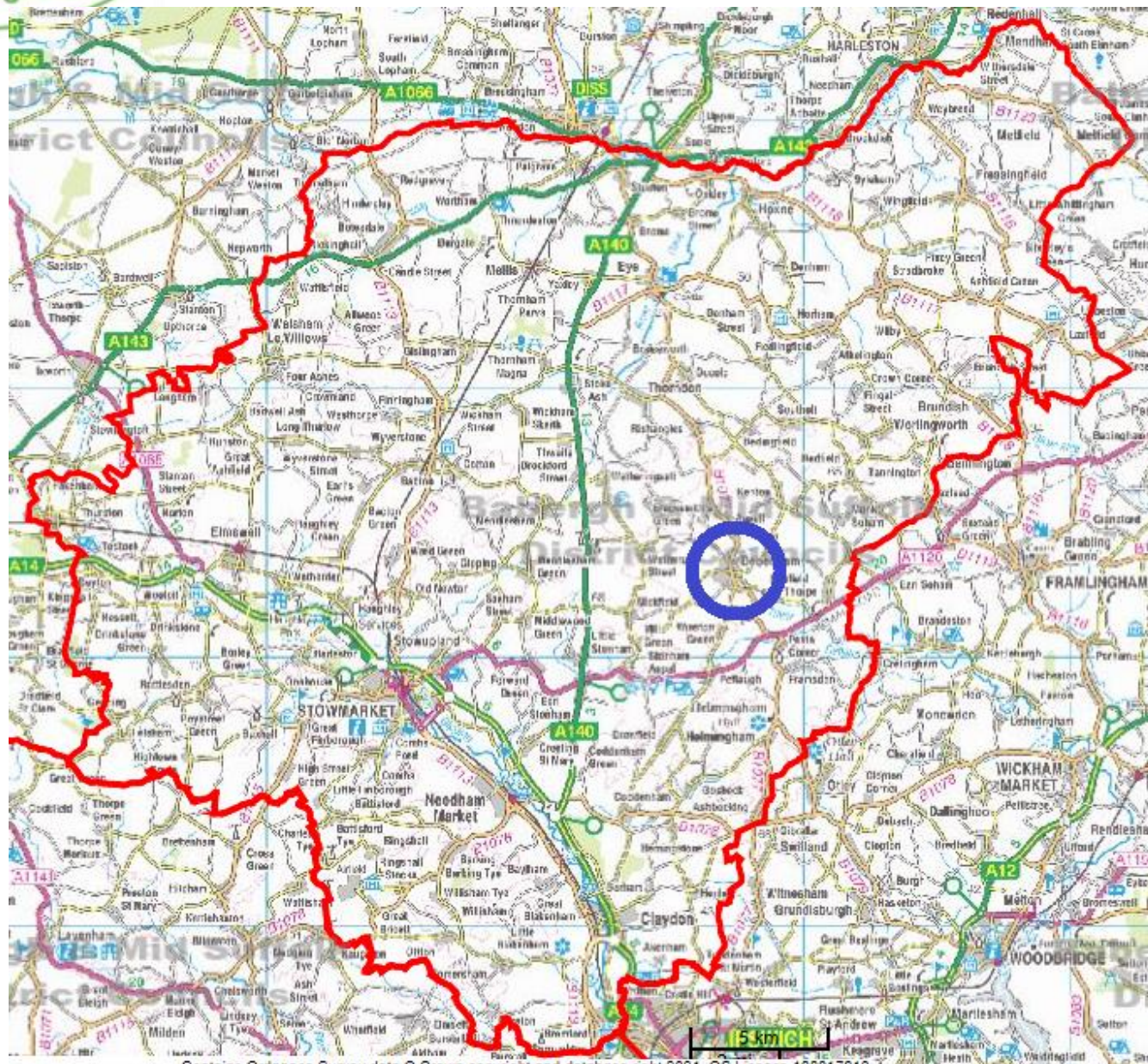
**Application No:**  
DC/21/02982

**Address:**  
Land East Of  
Aspall Road  
Debenham

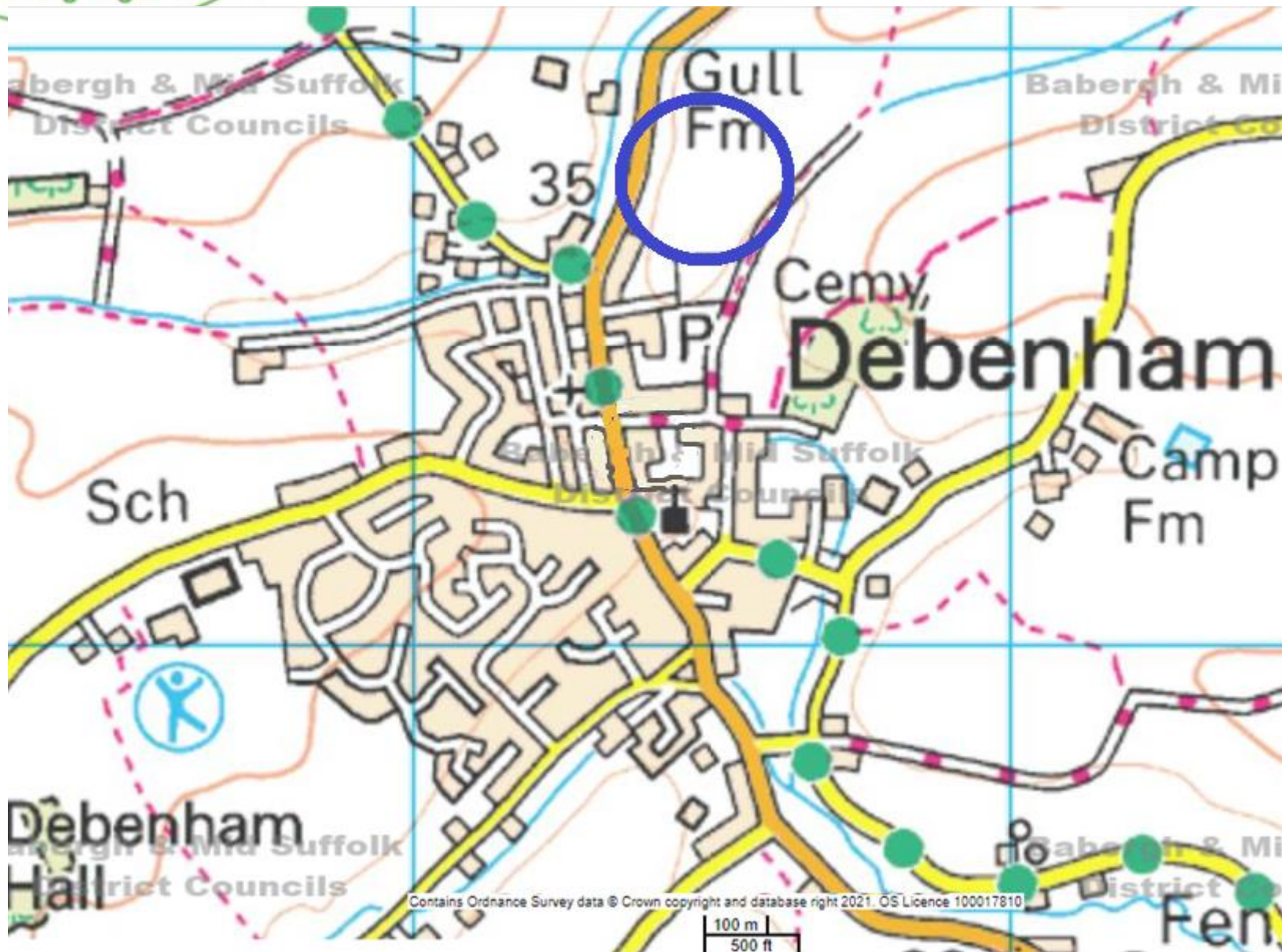


## Site Location

Slide 2





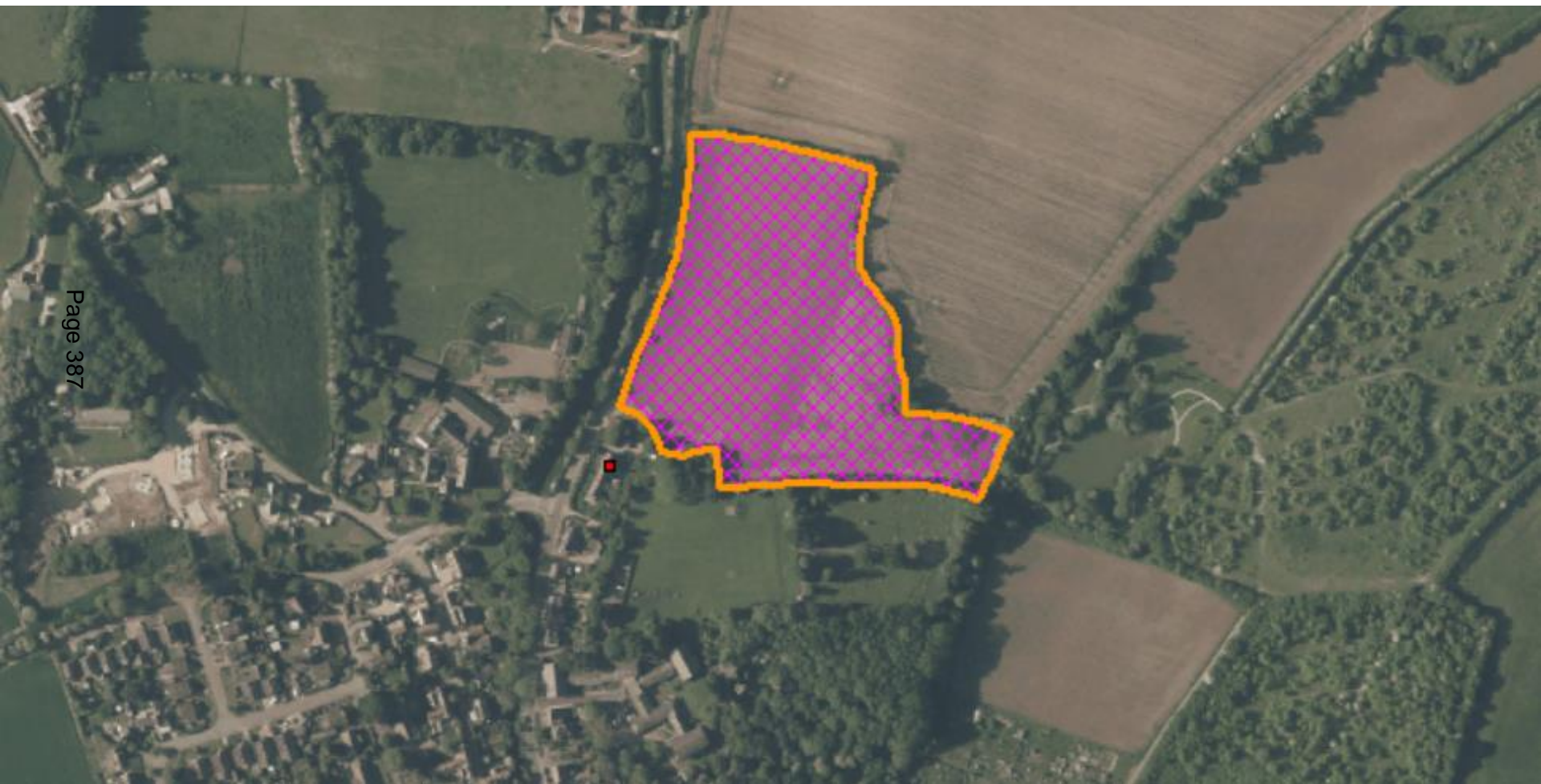


## Aerial Map – wider view









Slide 4



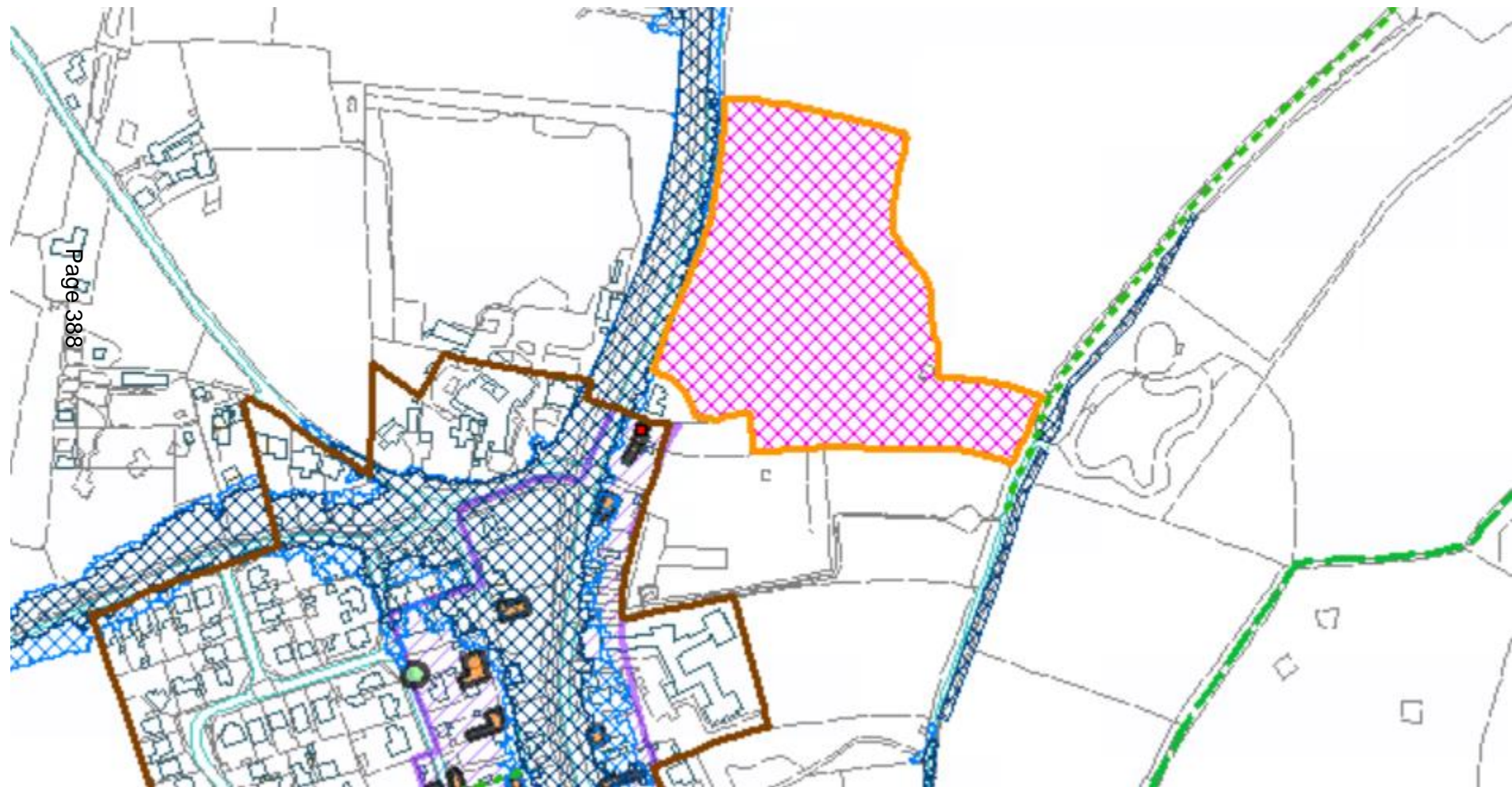
Page 386



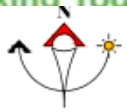
## Constraints Map

- |   |           |   |                          |   |              |
|---|-----------|---|--------------------------|---|--------------|
|  | Grade I   |  | Conservation Area        |  | Flood Zone 2 |
|  | Grade II  |  | Built Up Area Boundaries |  | Flood Zone 3 |
|  | Grade II* |  | Footpath                 |   |              |

Slide 6



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# Site Layout

Slide 8

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# Site Layout - North

Slide 9

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Existing hedging to be trimmed back and tidied

# Site Layout - South



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Plots 35 and 36



Plot 37



Plots 47 and 48



Plot 26



Plots 29, 30 and 31



Plot 50



Plots 19 and 22



Plots 51 and 52



Plots 27 and 28



Plot 25



Plots 6, 7 and 8



Plots 20, 21 and 54



**Plots 1 and 53**



**Plots 3, 4, 5, 32, 33 and 34**



**Plot 2**



**Plot 49**



**Plots 23 and 24**



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Plots 9 and 10



Plots 44, 45 and 46



Plots 13 and 14



Appartments 38, 39, 40, 41,42,43



Plots 15, 16, 17 and 18



Plots 11 and 12



Front Elevation  
Plots 6-7,20-21,22-23,36-37,47-48,51-52



Front Elevation  
Plots 25-26,



Front Elevation

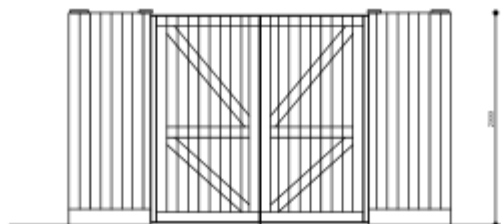


Front Elevation  
Plots 2,19,24,26,35,49,50,54

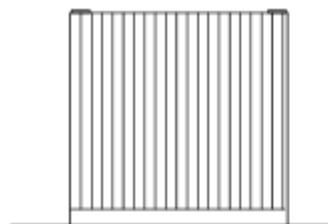


Front Elevation  
Plots 1,25,53

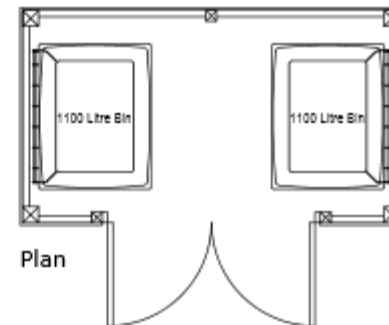
## Bin and Cycle Store Elevations



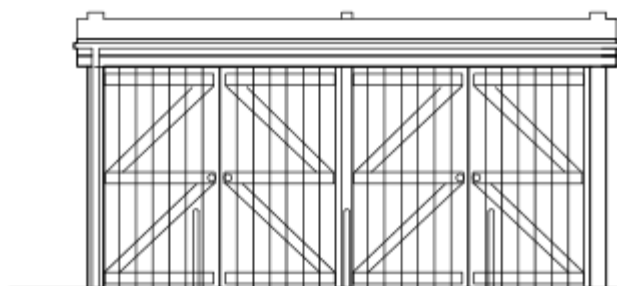
Front Elevation



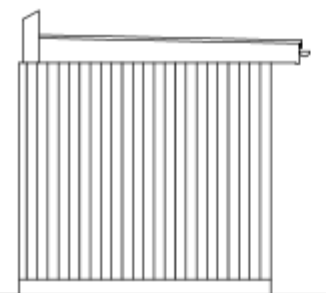
Side Elevation



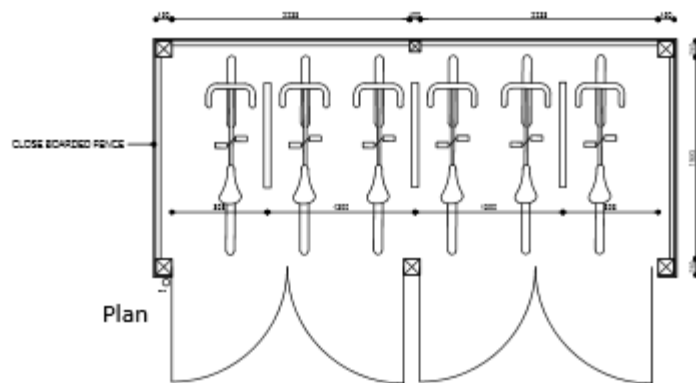
Plan



Front Elevation

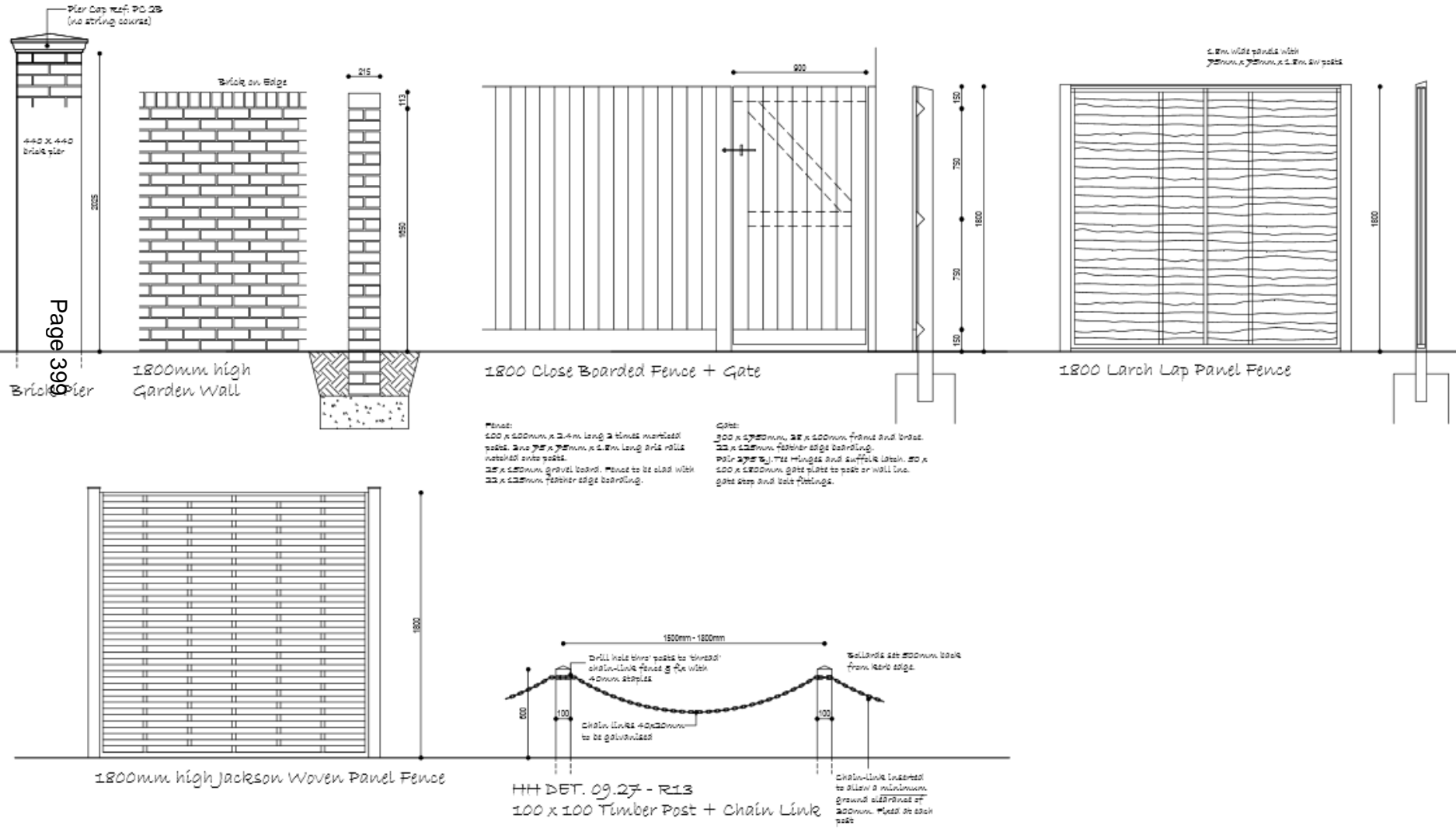


Side Elevation



Plan

# Boundary Treatment Elevations



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Street Scene A Plot 47 Plot 48 Plot 49 Plot 50 Plot 51 Plot 52 Plot 53 Plot 54 Plot 1

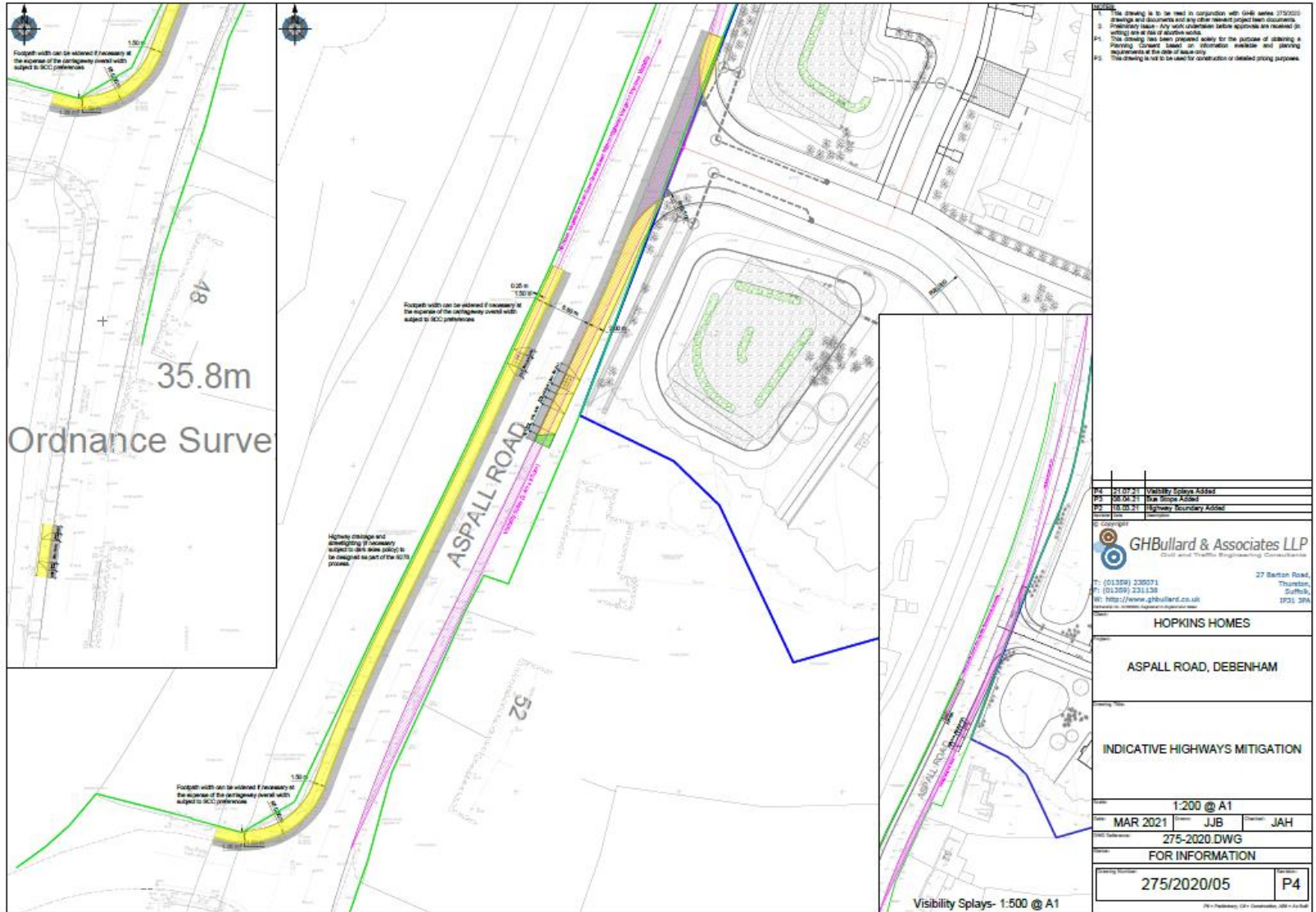


Street Scene B Plot 6-8 Plot 2 Plot 1



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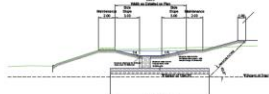
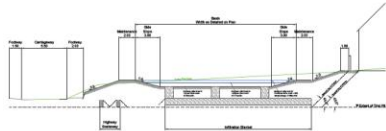


1. This drawing is to be read in conjunction with other series (175020) drawings and documents and any other relevant project team documents.
2. Preliminary Issue - Any work undertaken before approval are required in writing and at risk of abortive costs.
3. This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on information available and planning requirements at the date of issue only.
4. This drawing is not to be used for construction or detailed pricing purposes.

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Proposed Impermeable Area Table			
Catchment	Measured Area (m <sup>2</sup> )	10% Creep (m <sup>2</sup> )	Total (m <sup>2</sup> )
Walls	336.0	336.0	672.0
Garages	676	0	676.0
Drives	1768	0	1768.0
Shared Surf	1098	0	1098.0
Footways	785	0	785.0
Roads	1197	0	1197.0
<b>Sub Total:</b>	<b>6660.0</b>	<b>336.0</b>	<b>7000.0</b>



- NOTES:**
- This drawing is to be read in conjunction with GHB series 275/2020 drawings and documents and any other relevant project team documents.
  - Preliminary Issue - Any work undertaken before approvals are received (in writing) and at risk of adverse works.
  - This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on information available and planning requirements at the date of issue only.
  - This drawing is not to be used for construction or detailed pricing purposes.

**Legend-**

- Site Boundary. Area: 24,750m<sup>2</sup>
- Indicative Surface Water Network
- Infiltration Basin. See Sections.
- Permeable Paving
- Infiltration Trench
- Proposed Flowpath
- Indicative Foul Water Network

- P8 10.09.21 Slopes to basin stated as 1:4
- P7 18.08.21 Max slopes to basin added
- P6 15.07.21 Infiltration Trench and Crossing Amended
- P5 23.04.21 Foul Drainage Layout Added
- P4 08.04.21 Drainage Layout Amended
- P3 29.03.21 Infiltration basins raised
- P2 18.03.21 Cellular crates removed

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 Approved by: Registered Professional Engineer

Client: **HOPKINS HOMES**

Project: **ASPALL ROAD, DEBENHAM**

Drawing Title: **INDICATIVE DRAINAGE STRATEGY**

Scale: **1:500 @ A1**

Date: **MAR 2021** (Drawn: **JJB** Checked: **JAH**)

DWG Reference: **275-2020.DWG**

Status: **FOR INFORMATION**

Drawing Number: **275/2020/03** Revision: **P8**

PH = Preliminary, CP = Construction, AP = As Built