Public Document Pack



	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 12 OCTOBER 2022 9.30 AM
VENUE:	FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE

Page(s)

For consideration at the meeting on Wednesday, 12 OCTOBER 2022, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

1	APOLOGIES FOR ABSENCE/SUBSTITUTIONS	
2	TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON-REGISTRABLE INTERESTS BY MEMBERS	
3	DECLARATIONS OF LOBBYING	
4	DECLARATIONS OF PERSONAL SITE VISITS	
5	NA/22/8 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 JULY 2022	3 - 8
6	NA/22/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 29 SEPTEMBER 2022	9 - 18
7	TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME	
8	NA/22/8 SCHEDULE OF PLANNING APPLICATIONS	19 - 20
	Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.	
а	DC/22/03464 GATEWAY 14, LAND BETWEEN THE A1120 AND A14, STOWMARKET, SUFFOLK	21 - 184
b	DC/21/05923 LAND ADJACENT GREENACRES, GARDEN HOUSE LANE, RICKINGHALL SUPERIOR, DISS, SUFFOLK	185 - 260

- c DC/22/03006 LAND TO THE SOUTH OF, MAIN ROAD, 261 294 SOMERSHAM, SUFFOLK
- d DC/21/06158 LAND OFF, PEAR TREE PLACE, GREAT 295 384 FINBOROUGH, SUFFOLK
- e DC/21/03406 LAND SOUTH OF, PRETYMAN AVENUE, 385 406 BACTON, SUFFOLK
- 9 SITE INSPECTION

Notes:

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

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.

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

Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

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

PRESENT:

Councillor: Matthew Hicks (Chair)

Barry Humphreys MBE (Vice-Chair)

Councillors: Rachel Eburne John Field

Sarah Mansel John Matthissen Richard Meyer Timothy Passmore

Ward Member(s):

Councillors: Dave Muller

In attendance:

Officers: Chief Planning Officer (PI)

Planning Lawyer (IDP)

Housing Enabling Officer (ST)

Case Officers (BH/ET)
Governance Officer (CP)

12 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

12.1 There were no apologies for absence.

13 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE OR NON-REGISTERABLE INTERESTS BY MEMBERS

13.1 Councillor Humphreys MBE declared an other registerable interest in respect of application number DC/20/01036 as a Member of Stowmarket Town Council.

14 DECLARATIONS OF LOBBYING

14.1 All Members declared that they had been lobbied in respect of application number DC/20/01036.

15 DECLARATIONS OF PERSONAL SITE VISITS

15.1 None declared.

16 NA/22/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 22

JUNE 2022

By a vote of 5 votes for and 3 abstentions.

It was RESOLVED:

That the minutes of the meeting held on 22 June 2022 were confirmed and signed as a true record.

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

17.1 None received.

18 NA/22/4 SCHEDULE OF PLANNING APPLICATIONS

18.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From			
DC/20/01036	Angela Brooks (Agent)			
	Councillor Terence Carter (Ward Member)			
	Councillor Dave Muller (Ward Member)			
DC/21/06871	Phil Cobbold (Agent)			
	Councillor Andrew Stringer (Ward			
	Member)			

19 DC/20/01036 ASHES FARM, NEWTON ROAD, STOWMARKET, SUFFOLK, IP14 5AD

19.1 Item 7A

Application DC/20/01036

Proposal Application for Outline Planning Permission (Access to

be considered) – Erection of up to 300 No dwellings, new vehicular access, landscaping, open space and drainage

infrastructure.

Site Location **STOWMARKET** – Ashes Farm, Newton Road,

Stowmarket, Suffolk, IP14 5AD

Applicant St Phillips Land Limited

19.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the adjacent unconnected site known as Diapers Farm for which there is an outstanding planning application, the Councils Development Brief for the overall site and the area of this brief under consideration as part of this

application, the location of the existing public right of way, the proposed access to the site and through to the adjacent development site, the proposed highway improvements and the Memorandum of Understanding in place between the developers of this site and the two adjacent sites to make improvements to the junction at Stowupland, the housing mix, and the updated recommendation of approval contained in the tabled papers.

- 19.3 The Case Officer and the Chief Planning Officer responded to questions from Member on issues including: the proposed affordable housing allocation at the site, the timescales for the applications included in the development brief, access to the site, whether there would be any new allotments on site, whether there had been consideration given to increase the open space provision, the memorandum of understating relating to the junction at the roundabout, the housing numbers detailed in the development brief, the Joint Local Plan and the Stowmarket Area Action Plan, permeability of driveways, proposed plans for cycleways and footpaths including access to Stowupland Road, the proposed junction improvements, the market housing mix, the viability assessment of the highways improvements, the response received from Strategic Housing, and mitigation for potential traffic congestion.
- 19.4 Members considered the representation from Angela Brooks who spoke as the Agent.
- 19.5 The Agent responded to questions from Members on issues including: the single point of access to the site, emergency access to the site, and whether consideration could be given to the provision of a cycleway.
- 19.6 The Chair read out a statement from the Ward Member Councillor Carter, who was unable to attend the meeting.
- 19.7 Members considered the representation from Councillor Muller who spoke as the Ward Member.
- 19.8 The Ward Member responded to questions from Members on issues including: the capacity of the healthcare provision in the area.
- 19.9 The Case Officer responded to questions regarding the S106 contribution relating to local education provisions, the public transport service and whether there was any CIL payment relating to the site.
- 19.10 Members debated the application on issues including: the Stowmarket Area Action Plan, the lack of public transport services, highways safety issues, the potential for traffic congestion, open space provision, the proposed housing mix, and pedestrian and cycle access to the site.
- 19.11 Councillor Passmore proposed that the application be deferred to enable Officers to obtain further information.
- 19.12 Councillor Humphreys MBE seconded the proposal.
- 19.13 Members continued to debate the application on issues including: access to

the site including safety issues, the public transport service, and the benefits of the Diapers Farm application being reported to Committee concurrently.

19.14 Councillor Passmore and Councillor Humphreys MBE accepted the reasons for deferral as read out by the Chief Planning Officer.

By a unanimous vote

It was RESOLVED:

That the application be deferred to enable Officers to review and report to Committee on the following issues:

- (1) Appropriateness of cycling Active Travel arrangements from, within and through the site
- (2) To ensure that the highway works and junction improvements, single access point and emergency vehicular access and their delivery can be secured and managed for the whole SAAP allocation 6.13 and development brief in a programmed way so as to ensure that there is no cumulative residual highways impact on highways within the town
- (3) Appropriateness of open space provision and measures in relation to the site and separation between Stowupland and Stowmarket
- (4) To report on the market housing mix and that Members wish to see the Diapers Farm application concurrently with the reporting back of these matters

20 DC/21/06871 LAND ADJOINING THE PRINCIPALS HOUSE, STOKE ROAD, THORNDON, SUFFOLK, IP23 7JG

20.1 Item 7b

Application DC/21/06871

Proposal Application for approval of Reserved Matters following

grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 – Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access

(following demolition of existing buildings)

Site Location THORNDON – Land Adjoining The Principals House,

Stoke Road, Thorndon, Suffolk, IP23 7JG

Applicant Burgess Homes Ltd

20.2 A break was taken from 11:45am until 11:55am, after application number

DC/20/01036 and before the commencement of application number DC/21/06871.

- 20.3 The Case Officer presented the application to the committee outlining the proposal before members including: the concurrent application detailed in the tabled papers, the location and layout of the site, the proposed landscaping plan, the design of the dwellings, and the officer recommendation of approval as detailed in the report.
- 20.4 The Case Officer responded to questions from Members on issues including: the types of heating, whether the dwellings meet the National Space Standards, if there is any difference in the build process between the affordable and market dwellings, access to the play area, and flood and drainage issues.
- 20.5 Members considered the representation from Phil Cobbold who spoke as the Agent.
- 20.6 The Agent responded to questions from Members on issues including: the proposed parking plans, the permeability of the surfaces, the design for the affordable housing units, whether any consultation has taken place with the Parish Council, the proposed heating sources, and whether the comments from the Parish Council could be addressed.
- 20.7 The Chair read out a statement from Ward Member Councillor Stringer who was unable to attend the meeting.
- 20.8 Members debated the application on issues including: the design of the properties, the inclusion of chimneys, the need for the affordable and market housing to be of the same design standard, and whether the accessibility of dwellings would meet Building Regulation M4(2).
- 20.9 Councillor Eburne proposed that the application be approved as detailed in the officer recommendation.

20.10 Councillor Passmore seconded the proposal. By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to seek amendments to the ecological mitigations and enhancements as recommended by Place Services and such amendments as the Chief Planning Officer considers appropriate to the SuDS basin details and that subject thereto that authority be delegate d to the Chief Planning Officer to GRANT reserved matters approval subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Approved drawings
- Materials

21 SITE INSPECTION

21.1 None received.

The business of the meeting was concluded at 12.26 pm.	
Chai	ir

Agenda Item 6

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Thursday, 29 September 2022 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)

Councillors: James Caston Sarah Mansel

Richard Meyer Suzie Morley Rowland Warboys Keith Welham

Ward Member(s):

Councillors: Terence Carter

In attendance:

Officers: Chief Planning Officer (PI)

Planning Lawyer (IDP)

Senior Transport Planning Engineer (BC)

Sustainable Travel Officer (KD)

Case Officer (BH)

Governance Officer (CP)

22 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

- 22.1 Apologies for absence were received from Councillor Eburne, Councillor Field, Councillor Humphreys MBE, Councillor Matthissen and Councillor Passmore.
- 22.2 Councillor Welham substituted for Councillor Eburne.
- 22.3 Councillor Warboys substituted for Councillor Matthissen.
- 22.4 Councillor Morley substituted for Councillor Passmore.
- 22.5 Councillor Caston substituted for Councillor Humphreys MBE.

23 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS

23.1 Councillor Welham declared an Other Registrable Interest in respect of application numbers DC/20/01036 and DC/21/03287 due to being a Suffolk County Councillor for Stowmarket North which includes both sites. However, the item under discussion did not directly relate to the finances or wellbeing of

that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Welham was not prevented from participating in the debate and vote in respect of this application.

24 DECLARATIONS OF LOBBYING

24.1 Councillor Welham declared that he had been lobbied in respect of application number DC/20/01036 and DC/21/03287.

25 DECLARATIONS OF PERSONAL SITE VISITS

- 25.1 Councillor Meyer declared that he regularly uses the road adjacent to application numbers DC/20/01036 and DC/21/03287.
- 25.2 Councillor Welham declared a personal site visit in respect of application numbers DC/20/01036 and DC/21/03287.

26 NA/22/6 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 JULY 2022

26.1 Due to the number of substitute Members attending this meeting, the Chair advised that the minutes of the meeting held on 20 July 2022 would be deferred to the next available meeting.

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

None received.

28 NA/22/7 SCHEDULE OF PLANNING APPLICATIONS

28.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From			
DC/20/01036	Angela Brooks (Agent)			
	Councillor Muller (Ward Member)			
	Councillor Carter (Ward Member)			
DC/21/03287	David Fletcher (Agent)			
	Councillor Muller (Ward Member)			
	Councillor Carter (Ward Member)			

29 DC/20/01036 ASHES FARM, NEWTON ROAD, STOWMARKET, SUFFOLK, IP14 5AD

29.1 Item 7A

Application DC/20/01036

Proposal Application for Outline Planning Permission (Access to

be considered) – Erection of up to 300 No dwellings, new vehicular access, landscaping, open space and drainage

infrastructure

Site Location STOWMARKET - Ashes Farm, Newton Road,

Stowmarket, Suffolk, IP14 5AD

Applicant St Phillips Land Limited

- 29.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the Council's development brief for the site, the proposed highway improvements and site access plans, the previous deferral of the application at the Committee meeting on 20 July 2022 and the actions taken to address the concerns raised by Members at that meeting, the contents of the tabled papers, and the Officer recommendation of approval.
- 29.3 The Chief Planning Officer, the Case Officer and the Senior Transport Planning Engineer responded to questions from Members on issues including: the location of the access to the site, whether any traffic management plans are in plan to deter use of the surrounding residential roads, plans for improvements of the existing footpath, the proposed number of parking spaces, the future ownership and maintenance of the area of open space and whether any future development could take place in this area, whether the proposed highway works could be completed before the commencement of the development works, how this application relates to the application on the adjacent site, and the boundary between the site and the adjacent allotments.
- 29.4 Members considered the representation from Angela Brooks who spoke as the agent.
- 29.5 The Agent responded to questions from Members on issues including: the proposed water drainage scheme.
- 29.6 The Chair read out a statement from the Ward Member, Councillor Muller, who was unable to attend the meeting.
- 29.7 Members considered the representation from Councillor Carter who spoke as the Ward Member.
- 29.8 Members debated the application on issues including: the improvements made to the application following the previous decision of deferral, the access to the site, education and healthcare provision in the area, the proposed

- open space provision, existing local transport links, and the fact that this is an allocated site for Stowmarket.
- 29.9 The Chief Planning Officer provided clarification to Members regarding the cycling and walking connectivity plans.
- 29.10 Members continued to debate the application on issues including: the proposed drainage systems, and the future plans for maintenance of the open space areas.
- 29.11 Councillor Meyer proposed that the application be approved as detailed in the officer recommendation.
- 29.12 Councillor Caston seconded the motion.
- 29.13 Members debated the application further on issues including: the proposed parking plans, the cycling and walking connectivity plans, the proposed pedestrian crossing, and the water drainage system.
- 29.14 The Chief Planning Officer and the Planning Lawyer provided confirmation to Members regarding the conditions which could be applied to the application in respect of the water drainage system.
- 29.15 The Proposer and the Seconder agreed to the following amendments to the recommendation:

Amend S.106 second bullet to include commitment to delivery of Connectivity Plan and connection to spine road. Add s106 obligation – add formal commitment to MoU relating to B113/A1120 junction as a s.106 obligation as per page 36 of the report.

It was RESOLVED:

(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

22% provision of units on site (66no. units) comprising a mix of 50% affordable rented units, 25% shared ownership units and 25% discount market units.

- Properties shall be built to current Housing Standards Technical requirements. All ground floor 1 bed flats to be fitted with level access showers, not baths.
- The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets.
- All affordable units to be transferred freehold to one of the Council's preferred Registered providers.

- Adequate parking provision is made for the affordable housing units including cycle storage for all units.
- Commuted sum option available to be paid instead of on-site provision should the LPA agree to such request.
- Commitment to delivery of connection to the spine road as shown on the submitted plans for application DC/21/03287, within an agreed timeframe, to ensure that this element of the development is secured in accordance with the requirements of the adopted Development Plan
- Provision of children's play facilities in accordance with adopted standards
- Pro rata contribution towards bus service
- Primary education contribution £1 538 100
- Secondary education contribution £1 283 850
- Sixth Form expansion £285 300
- Early Years Land (0.1 hectare) £1
- Early Years new build £553 716
- Libraries improvement and books etc £64 800
- Waste Improvements £33 900
- Traffic Regulation Order £10 000
- NHS contribution £172 800
- (2) That the Chief Planning Officer be authorised to GRANT Outline Planning Permission upon completion of the above-mentioned legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:
- Standard time limit (Outline/Full for means of access)
- Approved Plans (Plans submitted that form this application)
- Submission of reserved matters to be substantially in accordance with the submitted Master Plan. Internal accessways for vehicles, cyclists and pedestrians to be substantially in accordance with the connectivity plan.
- Phasing Condition
- Details of the access and associated works to be submitted and approved
- Provision of visibility splays
- Provision of highway improvements prior to occupation
- Details of the mitigation measures at A1120/B1115 junction to be submitted and approved prior to commencement of development
- Travel Plan and provision of Travel Packs
- Details of estate roads and footpaths
- No occupation of dwellings until carriageways and footways serving that dwelling have been provided
- Details of parking including EV charging points and secure cycle storage prior to commencement of development
- Details of storage/presentation of refuse/recycling bins prior to the commencement of development
- Agreement of Construction Management Plan

- Submission of surface water drainage scheme concurrent with the first reserved matters submission in accordance with the Flood Risk Assessment
- Details of all Sustainable Urban Drainage system components submitted within 28 days of completion of the last dwelling
- Archaeology conditions
- Provision of fire hydrants
- Ecological mitigation and enhancement measures in accordance with Preliminary Ecological Appraisal.
- Agreement of a Construction Environmental Management Plan
- Skylark Mitigation Strategy prior to commencement
- Biodiversity Enhancement Strategy concurrent with reserved matters
- Landscape and Ecological Management Plan concurrent with reserved matters
- Wildlife Sensitive Lighting scheme concurrent with reserved matters
- Time limit on development before further Ecological surveys are required
- Submission of landscaping details
- Development undertaken in accordance with the submitted arboricultural report
- Market housing mix prior to or concurrent with reserved matters to be agreed
- Sustainability & Energy Strategy scheme to be agreed prior to or concurrent with reserved matters
- Submission of a Land Contamination strategy prior to commencement of development
- Construction Plan to be agreed.
- Agreement of details for acoustic glazing and ventilation of dwellings
- Details of external noise levels and proposed mitigation.
- Agreement of the specification for the noise barrier, as a 2m solid earth bund topped with a 2m high noise barrier. The barrier should be installed prior to the occupation of any dwellings on the development.
- Conditions recommended by Waste Services.
- (3) And the following informative notes as summarised and those as may be deemed necessary:
- Proactive working statement
- SCC Highways and Rights of Way notes
- Support for sustainable development principles
- Informatives from the LLFA and Environment Agency
- (4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground

And the following amendments:

Amend S.106 second bullet to include commitment to delivery of Connectivity

Plan and connection to spine road. Add s106 obligation – add formal commitment to MoU relating to B115/A1120 junction as a s.106 obligation as per page 36 of the report.

30 DC/21/03287 LAND NORTH WEST OF STOWUPLAND ROAD, STOWMARKET, SUFFOLK, IP14 5AN

30.1 Item 7B

Application DC/21/03287

Proposal Full Planning Application - Residential Development of

258no. dwellings (91 no. affordable) with new public open space, landscaping, access and associated

infrastructure.

Site Location STOWMARKET – Land North West of, Stowupland

Road, Stowmarket, Suffolk IP14 5AN

Applicant Crest Nicholson Operations Limited & John Henry Diaper

an.....

- 30.2 A break was taken from 10:59am until 11:09am after application number DC/20/01036 and before the commencement of application number DC/21/03287.
- 30.3 The Case Officer introduced the application to Committee outlining the proposal before Members including: the location and layout of the site, the Councils development brief, the proposed access plans and highway improvements, the proposed open space provision, the location of the SUDS, the proposed housing mix and design, the proposed heating systems, the contents of the tabled papers, and the updated officer recommendation as detailed in the tabled papers.
- 30.4 The Case Officer responded to questions from Members on issues including: the proposed parking plans including the number of spaces, the proposed height of the dwellings adjacent to the A14 road, provision of electric vehicle charging points and their location within the site, the proposed access plans to the site, the proposed heating systems, whether an assessment had been carried out regarding potential contamination from the disused chicken sheds, the housing density of the site, the proposed pedestrian crossings, whether noise level assessments have been carried out in respect of the dwellings adjacent to the A14, the design of the buildings including the use of render, the proposed housing mix number including the number of bungalows, the existing public transport provision, any plans to prevent cars parking on the green areas, landscaping plans, proposed cycleways and footpaths, and emergency access to the site.
- 30.5 Members considered the representation from David Fletcher who spoke as the Agent.

- 30.6 The Agent responded to questions from Members on issues including: the proposed ventilation of the dwellings adjacent to the A14, the proposed parking plans including the number of triple parking and visitor spaces, the potential for installation of PV panels, the proposed heating systems, and the size and safety of the pedestrian crossing and traffic island.
- 30.7 Members considered the representation from Councillor Carter who spoke as the Ward Member.
- 30.8 The Chair read out a statement from the Ward Member, Councillor Muller, who was unable to attend the meeting.
- 30.9 The Applicant responded to a question from Members regarding the covenant preventing access to the site via the roundabout as detailed in the Ward Members statement.
- 30.10 Members debated the application on issues including: the height of the dwellings adjacent to the A14, the proposed number of triple parking spaces on site, the proposed heating systems, the access point to the site, the cycle path, and the potential for contamination or pollution issues as a result of the previous use of the site.
- 30.11 Councillor Morley left the meeting at 12:38pm.
- 30.12 Members continued to debate the application on issues including: the design of the dwellings, access to the site and the proposed parking plans.
- 30.13 Councillor Meyer proposed that the application be deferred.
- 30.14 Councillor Welham seconded the motion.
- 30.15 The proposer and seconder agreed to the following reasons for deferral:

To enable Officers to negotiate good design and layout aspects including 2 and 3 storey proposed units adjacent to the A14, adequacy of parking including removal of triple parking, potential for purchaser PV panels and Air Source Heat Pumps and other improvements above minimum standards, cycle and refuge consideration and toucan crossing appropriateness, and officer to report back to committee.

It was RESOLVED:

That the application be deferred to enable Officers to negotiate good design and layout aspects including 2 and 3 storey proposed units adjacent to the A14, adequacy of parking including removal of triple parking, potential for purchaser PV panels and Air Source Heat Pumps and other improvements above minimum standards, cycle and refuge consideration and toucan crossing appropriateness, and officer to report back to committee.

31 SITE INSPECTION

31.1 None received.

The business of the meeting was concluded at 12.50 pm.	
	 Chair



Agenda Item 8

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

12 OCTOBER 2022

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	REF. NO	SITE LOCATION	MEMBER/WARD	PRESENTING OFFICER	PAGE NO
8A	DC/22/03464	Gateway 14, Land between the A1120 and A14, Stowmarket, Suffolk	Councillor Carter and Councillor Muller/Stow Thorney	Averil Goudy	13-176
8B	DC/21/05923	Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Diss, Suffolk	Councillor Jessica Fleming/Rickinghall	Jasmine Whyard	177- 250
8C	DC/22/03006	Land to the South of, Main Road, Somersham, Suffolk	Councillor John Field/Blakenham	Alex Breadman	241- 284
8D	DC/21/06158	Land off, Pear Tree Place, Great Finborough, Suffolk	Councillor John Matthissen/Onehouse	Mahsa Kavyani	285- 374
8E	DC/22/03406	Land South of, Pretyman Avenue, Bacton, Suffolk	Councillor Andrew Mellen	Daniel Cameron	375- 396



Agenda Item 8a

Committee Report

Item No: 8A Reference: DC/22/03464
Case Officer: Averil Goudy

Ward: Stow Thorney.

Ward Member/s: Cllr Terence Carter. Cllr Dave Muller.

RECOMMENDATION - APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Application for Approval of Reserved Matters following grant of Outline planning permission reference DC/21/00407:

"Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including:

Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works;

Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021."

Submission of Details for **Appearance**, **Landscaping**, **Layout and Scale** for Plot 4000 including updated Environmental Statement July 2022.

Location

Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk.

Expiry Date: 13/10/2022

Application Type: RES - Reserved Matters

Development Type: Major Large Scale - Manu/Ind/Storg/Wareh

Applicant: Gateway 14 Limited **Agent:** Miss Hannah Walker

Parish: Stowmarket Site Area: 23.67ha

Details of Previous Committee / Resolutions and any member site visit: None
Has a Committee Call In request been received from a Council Member (Appendix 1): No
Has the application been subject to Pre-Application Advice: No

PART ONE - REASON FOR REFERENCE TO COMMITTEE

The application is referred to Committee as the applicant is Gateway 14 Ltd, owned by the District Council and the site is of a size that exceeds the threshold for determination by the Chief Planning Officer under delegated authority as prescribed in the Council's formal Scheme of Delegation.

PART TWO - POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Adopted Development Plan for Mid Suffolk District Council comprises the Mid Suffolk Core Strategy Focused Review (2012), the Mid Suffolk Core Strategy (2008) and the Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2007). The following are considered to be the most important for the determination of this Reserved Matters submission.

NPPF - National Planning Policy Framework

NPPG - National Planning Practice Guidance

Adopted Mid Suffolk Core Strategy (2008)

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change

CS05 - Mid Suffolk's Environment

Adopted Mid Suffolk Core Strategy Focused Review (2012)

FC01 - Presumption In Favour Of Sustainable Development

FC01 1 - Mid Suffolk Approach To Delivering Sustainable Development

FC03 - Supply of Employment Land

Adopted Mid Suffolk Local Plan (1998)

SB02 - Development appropriate to its setting

GP01 - Design and layout of development

HB01 - Protection of historic buildings

H16 - Protecting existing residential amenity

CL08 - Protecting wildlife habitats

CL09 - Recognised wildlife areas

E02 - Industrial uses on allocated sites

E03 - Warehousing, storage, distribution and haulage depots

E09 - Location of new businesses

E10 - New Industrial and commercial development in the countryside

E12 - General principles for location, design and layout

T09 - Parking Standards

T10 - Highway Considerations in Development

T11 - Facilities for pedestrians and cyclists

T12 - Designing for people with disabilities

RT05 - Recreational facilities as part of other development

RT12 - Footpaths and Bridleways

Members are reminded that this is a "Reserved Matters" application. Therefore, the policies in the Adopted Development Plan that deal with the principle of development and its location are less relevant to the consideration of the proposal in land use terms as they are not determinative of detail and not the most important for the determination of the matters at hand.

Stowmarket Area Action Plan:

Policy 4.1 - Presumption in Favour of Sustainable Development

Policy 4.2 - Providing a Landscape Setting for Stowmarket

Policy 7.11 - Landscaping and Setting

Policy 7.12 - Transport - buses/cycle/walking

Policy 7.13 - Other site issues

Policy 7.14 - Infrastructure Delivery Programme

Policy 8.2 - A14 Trunk Road

Policy 9.1 - Biodiversity Measures

Policy 9.2 - River valleys

Policy 9.4 - River Gipping

Policy 9.5 - Historic Environment

Draft Joint Local Plan Submission Document 2021 [Reg 22]

Policy SP09 - Enhancement and Management of the Environment

Policy SP10 - Climate Change

Policy LP12 - Employment Development

Policy LP17 - Environmental Protection

Policy LP18 - Biodiversity & Geodiversity

Policy LP19 - Landscape

Policy LP21 - The Historic Environment

Policy LP25 - Sustainable Construction and Design

Policy LP26 - Design and Residential Amenity

Policy LP27 - Energy Sources, Storage and Distribution

Policy LP28 - Water resources and infrastructure

Policy LP32 - Safe, Sustainable and Active Transport

The Councils are working on the proposed modifications to the Joint Local Plan. The Inspectors have written to the Councils on 16 September 2022 with the latest update on the anticipated Examination schedule. The Council is expecting to proceed with a Part One Plan only with Part Two following in the future.

Depending on the outcome of further consultation [expected late Autumn 2022] the Examination hearings are likely to resume at some point in 2023.

Consequently, the Joint Local Plan currently carries limited weight as a material planning consideration.

The National Planning Policy Framework (NPPF)

The NPPF 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

Section 2: Achieving Sustainable Development

Section 4: Decision Making

Section 6: Building a Strong, Competitive Economy

Section 12: Achieving Well-Designed Places

Section 15: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

The NPPG provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

Other Considerations

- The Mill Lane, Stowmarket (The Proposed Stowmarket Business and Enterprise Park) Development Brief adopted as a supplementary planning document on 10th March 2014
- Suffolk County Council Suffolk's Guidance for Parking (2014 updated 2019)

BMSDC Open for Business Strategy

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area, falling instead within the Stowmarket Area Action Plan as detailed above.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. For simplicity only the latest consultation responses received have been summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Stowmarket Town Council

No response received to date.

Creeting St Peter Parish Council [Objection]

- Traffic generation
- Impact on residents of Clamp Farm (lack of landscaping and overlooking from office)
- Inconsistency of landscaping around the site
- Antisocial behaviour
- Does car park meet need?
- · Complexity of noise and light surveys
- Lack of landscape details
- Inadequate odour assessment
- No consultation with residents

Badley Parish Council

No response received to date.

Stowupland Parish Council

No further comments.

Cllr Paul Ekpenyong – St Peters

No response received to date.

CIIr Terence Carter – Stow Thorney

No response received to date.

Cllr Mike Norris - Needham Market

"I fully support the comments from Creeting St Peter Parish Council in their submission dated 31st July 2022 regarding this Application for approval of Reserved Matters..."

CIIr Stephen Phillips – Needham Market

No response received to date.

CIIr Dave Muller - Stow Thorney

"I can confirm I am happy with the content of the recent consultation you sent to me."

National Consultee (Appendix 4)

Historic England

No comment.

National Highways

"The details provided to address the Reserved Matters are considered unlikely to have a material impact on the SRN. Consequently, we offer no objection to this application."

Natural England

No objection.

Network Rail

No objection.

British Horse Society

No response received to date.

The Environment Agency

"We have reviewed the documents, as submitted, and have nothing to add other than to refer back to our response to outline application DC/21/00407, dated 29 April 2021."

Officer comments: The outline consultation response confirmed the EA were removing their holding objection on flood risk on the hybrid application. A condition for foul drainage was recommended and imposed (condition 16). It also reminded the Local Planning Authority that flood risk considerations remain with them.

EDF – Development Affecting Their Property

No response received to date.

County Council Responses (Appendix 5)

SCC - Development Contributions

No further comment.

SCC - Minerals and Waste

"The potential of mineral extraction prior to commencement was considered during application DC/21/00407. Based on information provided by the applicant, it was concluded that material onsite was uneconomical to extract for use."

SCC - Flood and Water Management

Recommends approval.

SCC - Highways

No objection, subject to conditions.

SCC - Rights of Way

No objection.

SCC - Fire & Rescue

"Could you please ensure that Condition 37, in the original Decision Notice for planning application DC/21/00407, follows this build to it's conclusion."

SCC - Archaeology

No objection.

SCC - Strategy Policy Manager

No response received to date.

Internal Consultee Responses (Appendix 6)

Heritage Team

- "1. I consider that the details as submitted at reserved matters stage would cause less than substantial harm to designated heritage assets because it would detract from the spacious rural setting of the listed Clamp Farmhouse and Clamp Farm Cottages.
- 2. The level of harm for the details as proposed for Plot 4000 due to its layout and scale is rated medium.
- 3. Officers and/or Members should consider whether the degree of harm is clearly and convincingly justified by any public benefits."

Place Services – Landscape

"...we are now satisfied that our previously raised concerns have been address and can recommend approval of reserved matters."

Sustainable Traffic Officer

"...I do not object to any of the above, and welcome the inclusion of active travel provision to encourage walking and cycling into and around the site..."

Public Realm

No objection.

Economic Development and Tourism

"The Economy team are supportive of this application and welcome the applicant's ambitions for this building to be BREAAM Excellent and to incorporate a range of sustainability measures that will contribute to the net zero ambitions for this site.

Gateway 14 is a key strategic employment site and part of Freeport East, so we welcome the early confirmation of the site's first occupier and the progression of development on this site. This will ensure that economic benefits for Stowmarket and the wider region are realised in the short term.

We welcome the proposed creation of 1,650 new jobs, and would request that a complimentary condition on the development of a skills and employment plan, in line with what is required as part of the Outline application, is attached to this permission, should it be approved. This will ensure that the occupier and any specific contractors are fully aware of their obligations in this respect. This should include, as an example, a full breakdown of the types and numbers of roles being created, the skills and experience required, the timeline for recruitment and their proposals for ensuring that local people are encouraged to apply.

As part of the Government conditions for the Freeport East Tax site, the occupier is required to have full engagement with the Freeport programme, so early conversations about their proposals, particularly in respect of skills, net zero and innovation would be welcomed."

Contact and Asset Management Team

No response received to date.

Environmental Health – Air Quality

No comment.

Environmental Health - Land Contamination

No comment.

Environmental Health – Noise/Odour/Light/Smoke

No objection, subject to conditions.

Officer comments: Officers do not deem it necessary to impose the recommended conditions; the details are covered by existing conditions. Condition 46 is the condition on the outline, and not the full as suggested. Condition 29 secures a lighting design scheme concurrent with the reserved matters submission and secures location, specification and maintenance of lighting.

Environmental Health – Sustainability Issues

"I have viewed the applicant's documents, namely the Environmental, Energy and Sustainability, Planning statements, and the BREEAM pre assessment. I note the contents therein. I am satisfied with the content in the documents mentioned above and they meet the requirements of the relevant conditions in the full planning grant. Therefore, I have no objection or further comments to make about the application."

Arboricultural Officer

No response received to date.

Infrastructure Team

No response received to date.

Place Services - Ecology

No objection.

Other Consultee Responses (Appendix 7)

Stowmarket Group - Patch 4

No response received to date.

Anglian Water

No further comments.

Suffolk Policy - Designing out Crime

No response received to date.

Suffolk Wildlife Trust

No response received to date.

East Suffolk Drainage Board

"Byelaw 3 - Discharge of water to a watercourse (treated foul or surface water) - Consent required"

Officer Comment: An informative has been added as a reminder to the applicant.

Stowmarket Society

- Connectivity to Stowmarket
- Lack of sustainable transport

B: Representations

At the time of writing this report at least 4 letters/emails/online comments have been received. It is the officer opinion that this represents 4 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Summary of Third-Party Objection Comments Received -

- Requirement for traffic lights on the A1120 roundabout
- Potential for congestion
- Inadequate screening
- Footpath incorrectly shown
- Use of Mill Lane
- Larger building footprint than approved at outline
- Out of character
- Overlooking from office
- Vehicle entrance close to Clamp Farm Barns
- Impact on residential amenity from car park
- Loss of light resulting from height of building
- Light pollution
- Impact from fumes and odorants

- Potential for antisocial behaviour
- Request to straighten bends at Clamp Farm Barns

Summary of Creeting St Peter Residents Campaign Group Objection Comments Received -

- Use of Mill Lane by HGV's
- Inadequate landscaping
- Access close to Clamp Farm Barns
- Sufficient car park provision
- Proximity of car park to neighbouring properties
- Overlooking from office
- Language used in application documents
- Impact from use of Clamp Farm Barns bends

(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/21/00407 Hybrid Application for the phased

employment-led redevelopment of Land at 05.11.2021 Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling

works phase comprising, ground

remodelling, utility diversions, installation of framework landscaping, creation of new

footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes

link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of

toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated

works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open

space and landscaping, car and cycle parking, highway works, and other associated works(additional plans,

documents and EIA information received 08/04/2021) and subsequent ES

addendum letter received 17th June 2021.

REF: DC/22/03518 Discharge of Conditions Application for

DC/21/00407- To be part discharged to allow development on Plot 4000 - Condition 4 (Phasing), Condition 6 (Design, Materials and Landscaping), Condition 9 (Cut and Fill Levels), Condition 10 (Finished Floor Level), Condition 14

10 (Finished Floor Level), Condition 14 (Surface Water Drainage Scheme), Condition 23 (Biodiversity Net Gain Design

Stage Report), Condition 25 (Skylark Mitigation Strategy), Condition 29 (Lighting Design Scheme), Condition 43 (Water

DECISION: PCO

DECISION: GTD

	Energy and Resource Efficiency), Condition 44 (BREEAM) and Condition 50 (Estate Roads and Footpaths)	
REF: DC/22/03702	Discharge of Conditions Application for DC/21/00407- To be Part Discharged, to allow development on Plot 4000- Condition 17 (Construction Management Plan)	DECISION: PCO
REF : DC/22/03703	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 19 (Construction Environmental Management Plan for Noise).	DECISION: PCO
REF : DC/22/03704	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 21 (Construction Environmental Management Plan (Biodiversity))	DECISION: PCO
REF : DC/22/03705	Discharge of Conditions Application for DC/21/00407- Condition 35 (Archaeological Investigation) and Condition 76 (Archaeological Scheme of Investigation)	DECISION: GTD 15.09.2022
REF: DC/22/03706	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 38 (Control of Pollution)	DECISION: GTD 15.09.2022
REF : DC/22/03707	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 42 (Scheme for Water Energy and Resource Efficiency during Construction)	DECISION: PCO
REF : DC/22/03708	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 48 (Access).	DECISION: PCO
REF : DC/22/03709	Discharge of Conditions Application for DC/21/00407- To be part discharged to allow development on Plot 4000- Condition 20 (CEMP Landscape)	DECISION: PCO
REF : DC/22/03786	Discharge of Conditions Application for DC/21/00407 - To be part discharged to allow development on Plot 4000 - Condition 27 (Landscape Management Plan) and Condition 28 (Landscape and Ecological Management Plan)	DECISION: PCO
REF: DC/22/02583	Discharge of Conditions Application for DC/21/00407- Condition 26 (Method Statement for Shepherd's Needle)	DECISION: GTD 15.07.2022

REF : DC/22/04068	Application for a Non Material Amendment relating to DC/21/00407 - To allow changes to the landscaping, access and substation.	DECISION: PCO
REF : DC/20/03246	Request for formal Environmental Impact Assessment (EIA) Scoping Opinion	DECISION: EIA 04.09.2020
REF: DC/18/05043	Application for Advertisement Consent - Erection of signage advertising new industrial/distribution units on available 70 acres	DECISION: REF 18.01.2019
REF : DC/19/01840	Application for Advertisement Consent - Erection of signage advertising new industrial/distribution units on available 70 acres (re-submission of refused application DC/18/05353)	DECISION: GTD 17.05.2019
REF : DC/20/03246	Request for formal Environmental Impact Assessment (EIA) Scoping Opinion	DECISION: EIA 04.09.2020
REF : 1041/16	Construction of 'Link Road' access between Phase 1 and Phase 2 of The Stowmarket Business & Enterprise Park	DECISION: DIS 23.11.2021

PART THREE - ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The application site is situated to the east of Stowmarket. The site (Plot 4000) forms part of the Gateway 14 business and logistic park development. Plot 4000 comprises the south-western parcel of land within the development. It occupies a north slope which forms part of the Gipping Valley.
- 1.2 Neighbouring the southern boundary of Plot 4000 is the main London/Norwich railway line, with the Muntons development beyond. The A1120 extends the length of the western boundary, separating the site from Cedars Park. Clamp Farm Barns, comprising a cluster of dwellings surrounded by agricultural land, is to the east.



Figure 1: Proposed site layout overlayed on Google Maps snippet

2.0 The Proposal

- 2.1 The proposal seeks approval of reserved matters which includes the appearance, landscaping, layout and scale for Plot 4000, following permission DC/21/00407 dated November 2021 (hybrid application). Access was considered at outline stage.
- 2.2 Plot 4000 has an area of approximately 23.67 ha (58.50 acres).

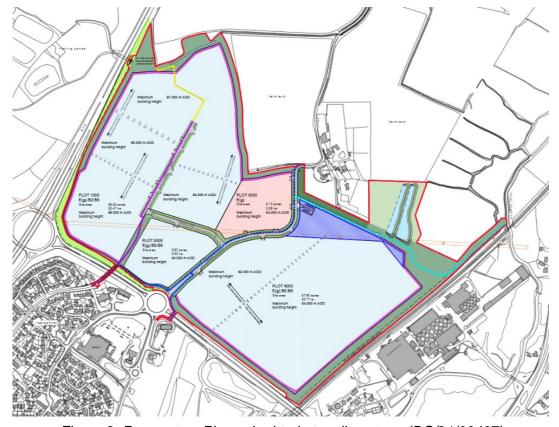


Figure 2: Parameters Plan submitted at outline stage (DC/21/00407)

- 2.3 Plot 4000 would see the erection of two buildings comprising the main warehouse building (Class B8 storage and distribution) with ancillary Class E (Office) use and a refuse and recycling unit. Car parking, loading/unloading areas, boundary landscaping and an access road are also proposed.
- 2.4 The development comprises the following elements:
 - 105,298 sqm warehouse (gross internal area)
 - 2,787 sqm office (gross internal area)
 - 814 sqm refuse and recycling unit (gross internal area)
 - 802no. car parking spaces
 - 32no. motorcycle parking spaces
 - 558no. cycle parking spaces
 - 200no. truck parking spaces
 - 50no. truck overflow parking spaces
 - 160no. EV charging points
 - 160no. passive EV charging points (with future monitoring of staff demand)
 - 97no. dock levellers
 - 14no. level access doors
 - 22.3% soft landscaping
- 2.5 Plot 4000 would provide a total of 108,899 sqm of building footprint, with 22.3% of the site comprising soft landscaping. The logistics warehouse would have a ridge height of 18.7m above finished ground level (after ground modelling).
- 2.6 During the course of consideration, revisions to the layout, elevations, and technical details (amongst other things) have been made in response to consultee and Officer comments. Of particular importance, the elevations have been amended to include changes to the colour palette and banding arrangement to better assimilate the proposal into its surroundings and limit the visual and landscape impact.

3.0 The Principle of Development

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
 - "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 Development Plan, which in this instance comprises saved Local Plan, Core Strategy, Focused Review and Stowmarket Area Action Plan documents, is therefore the starting point for the Council when determining such applications and so we must first consider the application in the light of the most relevant Development Plan policies.
- 3.3 The site is allocated for development in the Core Strategy Focused Review, Stowmarket Area Action Plan (Policy 7.9) and Joint Local Plan (Policy SP05).
- 3.4 The principle of development for employment purposes on this site has already been established by planning permission DC/21/00407.

4.0 Nearby Services and Connections Assessment of Proposal

4.1 The application site is adjacent to Stowmarket, separated by the A1120. A new access to the site from the A1120 roundabout has been approved, and is under construction, as well as a pedestrian crossing to the A1120. In addition, the existing Mill Lane bridge will provide a further opportunity for pedestrian access.

- 4.2 There are a number of cycle routes including shared footway/cycleways that provide access through Cedars Park or via the A1120 to Stowmarket and Needham Market and to the town centre and railway station. These also provide convenient connection for cyclists from other residential areas of the town.
- 4.3 These routes will provide access to the services and facilities in Stowmarket, including the wider connections via the railway. In addition, it is noted that Tesco, McDonalds and Costa Coffee are in close proximity, providing many of the associated facilities which may be required by employees. This proximity will itself promote linkages of trips by employees.

5.0 Proposed Use and Area

- 5.1 The outline permission secured the change of use of land for the erection of buildings comprising employment and commercial use. The uses detailed were B2 (general industrial), B8 (storage or distribution) and E(g) (offices, research and development and some industrial processes).
- 5.2 Plot 4000 was anticipated to comprise 23.71ha of B2, B8 and/or E(g) use.
- 5.3 The proposed unit will have a B8 storage and distribution use with ancillary E(g) offices. The reserved matters submission is therefore in accordance the outline details and condition 7 securing these use classes.

6.0 Layout

- 6.1 At outline stage an illustrative masterplan and parameters plan, providing a comprehensive potential design solution for the site, were submitted and considered. Due regard was also had to the adopted Development Brief for the site. The proposal complies with the expectations of the outline permission.
- The two buildings proposed on site, the distribution warehouse and refuse and recycling unit, would total a gross internal floor area of c.108,899 sqm. The buildings are proposed to the southwestern boundary, with car parking located to the south-eastern boundary. The dock levellers (used to bridge the gap between the vehicle and loading bay to ensure safe loading and unloading) and lorry parking are proposed to the northeast and southwest of the building, with overflow spaces/container storage areas proposed to the north.
- 6.3 The primary site accesses would be from the link road between Mill Lane and the A1120 through the site, shown on plan as Gateway Boulevard. The northernmost access would be used for HGVs only. This access for the service yards would be secure and a gatehouse would be provided. A 2.4m high weld mesh fence will surround the service yard and perimeter roads. The southern access would be used for cars and buses only, providing access to the car park, cycle shelters and bus stop. An application for an emergency access from the site onto the A1120 is currently pending consideration under reference DC/22/04641. The emergency access would only be utilised if the main entrance was to become blocked or unusable, and this proposal is not considered to be predicated on the acceptability or otherwise of the emergency access.
- 6.4 Soft landscaping is proposed predominantly to the A1120 and Gateway Boulevard frontages. An informal recreation area is proposed to the northeast, comprising foliage and mown footpaths for employees to enjoy. An outdoor staff amenity area is proposed to the east of the building. The SuDs features would be located to the south and south-western boundary of the site.
- 6.5 Whilst the proposed layout has been amended since the indicative masterplan was considered at outline stage, Place Services Landscape have confirmed that it would have no further adverse effect on the landscape character or visual effect than previously assessed and mitigated for.

7.0 Scale

- 7.1 The proposed building on Plot 4000 has a large footprint which is to be expected on a development of this character and nature where substantial space is being provided for employment purposes. At the outset it is recognised that the early delivery of this particular site within the Gateway 14 scheme will be prominent as an early visible feature. As the other parts of the Gateway 14 development are built out this building will merge into its surrounding visual context and appear less apparent as it will sit amongst buildings of a similar scale. Furthermore, as landscaping matures the building will begin to assimilate into the landscape.
- 7.2 The parameters plan submitted at outline stage details the maximum building heights for the site. Some ground re-modelling was permitted as part of the full application.
- 7.3 The adopted Development Brief sets out the site access point (off A1120 roundabout) at 43m AOD, with much of the southern section of the site (i.e., Plot 4000) situated at 27-30m AOD. The Development Brief goes on to state: "The Southern boundary of the site and the entire vista of this section of the Gipping Valley is dominated by the Maltings complex with its silos, storage buildings and chimney rising to a height of circa 67m AOD." The Development Brief concluded that "...the sunken nature of the southern part of the site, the presence of a pre-existing barrier to reduce visual impact and baffle noise, the presence of major pre-existing and permanent sources of light and noise intrusion both from the A1120 and the Maltings complex provide strong justification for the allocation of this part of the site for warehousing activity requiring tall buildings and may include 24 hour operation."



Figure 3: Indicative levels in the Development Brief

- 7.4 An indicative cut and fill plan was submitted alongside the hybrid application to provide a level base for future development. This plan showed the levels changing for Plot 4000 from between 27 and 30m AOD to 33.1m AOD. Albeit it was noted that this plan was indicative, and the final levels can be agreed subject to condition.
- 7.5 The relevant conditions imposed on the outline permission included: submission of cut and fill levels (condition 9), details of finished floor levels (condition 10) and maximum building heights (condition 11). Conditions 9 and 10 were submitted concurrent to the submission of this reserved matters and are pending consideration under application reference DC/22/03518. Condition 11 required the maximum building height for plot 4000 to be 21m above finished ground level and compliance with the parameters plan.
- 7.6 It was noted that the indicative levels differed to those in the Development Brief. However, the expectations of the Development Brief do not expressly set out whether the heights proposed are from AOD or from a cut/filled level. Regardless, when taken against the Development Brief generally, they equated to a material increase in overall level height. It was concluded at outline

- stage that, subject to conditions and appropriate landscape mitigation, the scale of the development would be reasonably controlled and mitigated.
- 7.7 The parameters plan (figure 2) secures the maximum building height (AOD) for Plot 4000 as between 54.000m AOD and 62.000m AOD (noting the level change across the site). The table below sets out the changes in levels and proposed heights which Members considered as part of the hybrid application.

Plot No	Existing AOD as Dev Brief	Survey AOD	Dev Brief Height (clear eaves to underside of haunch)	Estimated resulting building height	Proposed Indicative Cut and Fill Platform Level	Proposed Maximum Building Height AOD	Indicative Eaves Level	Maximum Building Height
Plot 4000	27m – 40m AOD	43 – 23.95	8m northern area 15m southern area	12m 19m	33.1m to 42.6	54m to 62m AOD	18m	21m

Figure 3: Snippet of table from hybrid committee report (DC/21/00407)

	Reserved Matters					
Plot No.	Finished Floor Levels	Max. building height	Eaves Height	Max. building height		
	AOD	AOD	_			
Plot 4000	34.950m AOD	54.000m AOD	15.8m	18.7m		

Figure 4: Proposed reserved matters levels and heights

- 7.8 Figure 4 above demonstrates that the building height and building height AOD proposed for this unit are in accordance with the parameters set with the outline permission.
- 7.9 Figure 5 below illustrates that soil from the north-eastern edge of the site will be used to fill the southern boundary of the site, to create a level site. The levels will therefore be changing by c.6-7m across the site where it's at its highest and lowest levels.

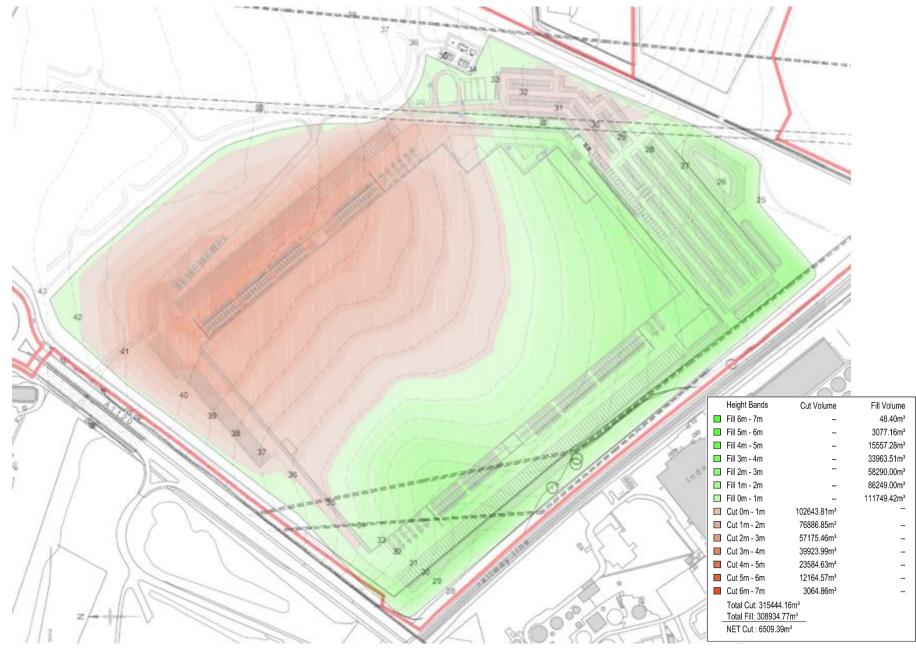


Figure 5: Existing site plan with levels submitted at outline overlayed on proposed cut and fill plan accompanying reserved matters



Figure 6: Section through proposed building and landscaping adjacent to Gateway Boulevard (NW to NE)

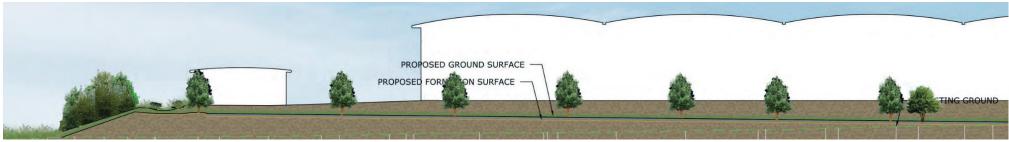


Figure 7: Section through proposed building, refuse and recycling unit and landscaping adjacent to railway and car park (SW to SE)



Figure 7: Section through proposed building, landscaping and overflow lorry parking/container storage area adjacent to A1120 (NW to SE)

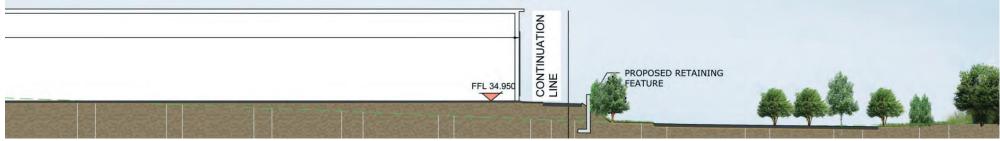


Figure 8: Section through proposed building, retaining feature and car park (NW to SE)

7.10 The proposed cut and fill strategy would utilise the natural slope of the site and would create a building which complies with the parameters set at outline. Whilst it marginally exceeds the Development Brief, it was noted that this site could accommodate a tall building, particularly with The Maltings complex reaching 67.000m AOD adjacent. With the extent of landscaping proposed, The Maltings complex being 13m taller in height than the proposed building, and compliance with the outline permission, the scale of the development is considered acceptable.

8.0 Appearance

- 8.1 A Design Code was approved at outline stage. The Design Code sets out the proposed principles for future development of the site, designed to inform and guide the reserved matters submissions. The Design Code reflects the expectations of the Development Brief.
- 8.2 Condition 47 of the outline consent secures compliance with the Design Code. It requires details of compliance to be submitted as part of each reserved matters application.
- 8.3 The submission confirms compliance with the Design Code. All materials specified in the Design Code form part of this proposal, with the exception of composite cladding and brickwork. The materials recommended in the Design Code have been chosen mindful of the appropriateness of these for the function, scale and appearance of this building. The omission of that material choice and minor conflict with the Design Code would not cause unacceptable harm to the character of the area.
- The appearance of the distribution warehouse is characterised by its operational requirements, including the loading areas, service yards, offices, and ancillary buildings.
- 8.5 The proposed materials include metal cladding (roof and wall), concrete panels and steel and aluminium windows and doors.
- 8.6 During the course of consideration concern was raised regarding the elevational treatment of the building and potential visual and landscape harm resulting from the perceived massing. Amendments have been made, in consultation with the Planning Officer and Place Services Landscape Officers, which include reducing the banding width, different (softer) colour palette and accentuating the entrance and windows in blue. These amendments have addressed the previous concerns.
- 8.7 The proposed building would have a barrel-vaulted roof. The curved roof helps to soften long distance views of the building, particularly the sensitive views from Gipping Valley and Clamp Farm Barns.
- 8.8 The Landscape and Visual Impact Assessment (LVIA) confirms that within the three key views of the site (being from the River Gipping, beyond Clamp Farm Barns and beyond the A14) a significant portion of the visual setting of the proposed building is sky.
- 8.9 The cladding would be arranged in vertical bands of differing widths and complementary colours/tones, providing a disruptive pattern that looks to conceal mass, with a horizontal band of lighter cladding under the eaves. The proposed colour palette includes white, blue and a variety of greys. The lighter top of the building reduces the perceived height of the building and, in combination with the vertical cladding, blends into the sky.
- 8.10 With these changes the size of the building, its bulk and large footprint have been disguised to read as lower buildings against the sky and to read as a series of smaller linked volumes with distinct office and warehouse components.
- 8.11 The applicant has worked closely with officers to achieve this important effect as it will help to soften the visual impact of the building in views, although it is acknowledged that in granting outline planning permission for a warehouse/logistics park, buildings on Plot 4000 would foreseeably have a prominent presence by their very nature.

- 8.12 Physical samples of the materials and colours will be available for viewing at the committee meeting, so that the exact colours can be viewed.
- 8.13 The footprint of the building would be stepped and staggered in order to break down the apparent scale of the building. Similarly, the projecting elements articulate the long elevations and seek the same effect.
- 8.14 The proposed development inevitably includes substantial areas for HGV parking, and it is foreseeable that at certain times of the year these may provide commercially useful additional storage space if managed appropriately. Members will be aware that container storage on other sites in the District has at times been problematic and in balancing these issues it is considered that a storage management approach for the whole site is desirable for this unit. It is proposed to control the height of storage within defined areas so that the visual impact of external storage does not unacceptably affect or impact upon the amenities of the locality or compromise the design approach to this building in its landscaped plot. It is also the case that refuse storage and handling may be problematic if not carefully managed and for these reasons both matters are the subject of conditions. For the record the proposed refuse and cycling unit would follow the same design principles in terms of materiality and form as the main distribution building.
- 8.15 In the round the design approach taken here is considered to be reasonable and would deliver a building which would not cause unacceptable landscape or visual impact in the long-term accepting that the development would give rise to a short-term change in the landscape. The reserved matters for appearance are therefore acceptable having regard to the outline consent, Design Code, and the Development Plan.

9.0 Landscaping

- 9.1 The hybrid application secured strategic landscaping to the boundaries, as well as a landscaped bund to the northwest of Clamp Farm Barns (separating Clamp Farm Barns and Plot 4000). Relevant landscaping conditions on the outline consent include the creation of bund (condition 5), design, materials and landscaping (condition 6), construction environmental management plan for landscape (condition 20), landscape and ecological management plan (condition 28) and arboricultural recommendations (condition 23).
- 9.2 This submission is accompanied by Plot 4000 landscape proposals, a visual impact assessment and LVIA addendum letter.
- 9.3 The approved Design Code required the delivery of 20% of each plot to be delivered as soft landscaping. The submission confirms compliance, with a total of 22.3%, which equates to c.52,000 sqm.
- 9.4 The proposed landscape strategy includes:
 - Ornamental and native trees
 - Native hedges along primary routes
 - Wildflower meadow
 - Woodland corpse and spinneys
 - Green wildlife corridors
 - Outdoor amenity area for staff



Figure 9: Proposed landscaping plan for Plot 4000 only

- 9.5 In comparison to the illustrative landscape masterplan submitted at outline, changes to accommodate the larger single block include the loss of a landscaped area to the southeast corner and an increase in landscaped area to the northern edge adjacent to the spine road and site entrance.
- 9.6 A large proportion of the soft landscaping would be to the A1120 and Gateway Boulevard frontages to soften the visual impact of the building.
- 9.7 Place Services Landscape have recommended approval of the landscaping proposals. The amount of soft landscaping proposed exceeds the requirement imposed at outline. Having regard to this advice there are not considered to be any unacceptable landscape or visual impacts arising from the development such as would warrant refusal of the application.

10.0 Site Access, Parking and Highway Safety Considerations

- 10.1 Access considerations were made at outline stage where the following access/highways improvement works were secured:
 - New access link from the A1120 to Mill Lane
 - Stopping up Mill Lane
 - New footway new footway cycleway over the existing A1120 overbridge
 - Toucan crossing on the A1120 Cedars Link
 - Footpath connection to the Gipping Valley Way
 - New footpath links
- 10.2 Plot 4000 would be accessed from Gateway Boulevard. The site would have two main accesses, one for HGVs and one for cars and buses. An emergency access is also proposed directly onto the A1120, albeit not part of this application. All issues in relation to the safety of the proposed accesses onto Gateway Boulevard are currently being considered as part of the discharge of

- conditions application reference Condition 48 (DC/22/03708), in consultation with SCC Highways.
- 10.3 The unit would be served by 802no. car parking spaces, 32no. motorcycle spaces, 558no. cycle parking spaces, 200no. lorry parking spaces and 50no. lorry overflow parking spaces. Of these, 160no. spaces are to be fitted with an EV charging system and a further 160no. are to have the infrastructure in place for future connectivity. The proposal is in accordance with the Suffolk Guidance for Parking (2019) in terms of vehicle parking, EV charging and secure cycle storage.
- 10.4 The application is accompanied by evidence demonstrating that the trip generation associated with Plot 4000 is within the level agreed at outline stage.
- At outline stage concern was raised regarding the bends on Mill Lane adjacent to Clamp Farm Barns. It is noted that this concern remains for some residents. It is anticipated that the majority of the traffic from the site would come via the A1120/A14 as this is the most direct route. SCC Highways have confirmed that there will signs 'All Routes' sending traffic towards the A1120 on each access and junction off the spine road (Gateway Boulevard). In addition, SCC Highways have requested a Stage 3 Safety Audit for the site so if it is considered that additional signage is required, then signs at Mill Lane Clamp Farm Barns bend can be erected. The Highways Authority are satisfied that these measures will be sufficient and will minimise the usage of Mill Lane. To provide additional assurance on this matter, Officers consider it justified to impose a condition requiring a 'HGV Routing, Monitoring and Management Strategy' to be agreed prior to first use. With all these measures in place, the Local Planning Authority is satisfied that any impact on Clamp Farm Barns bends will be alleviated.

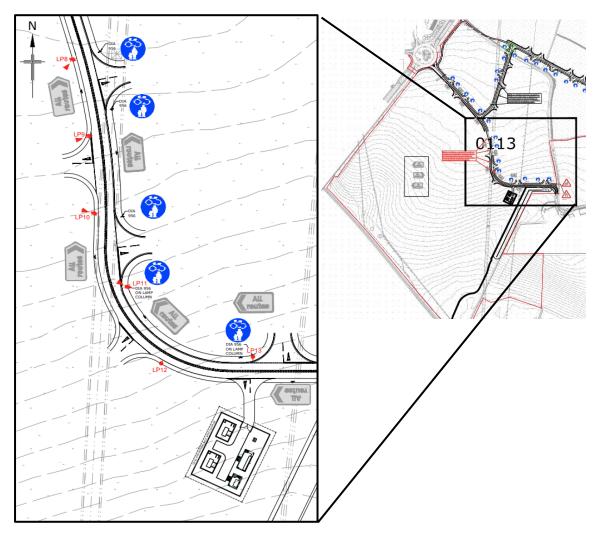


Figure 10: Highways signage at Plot 4000 junctions off Gateway Boulevard directing traffic towards A1120/A14 roundabout

- 10.6 SCC Highways have been consulted and have no objection to the proposal subject to conditions in relation to parking areas, cycle storage and refuse and recycling bin areas. The submission of details pursuant to cycle storage and facilities is secured by condition 53. Due to the overlap, it is not deemed necessary to impose the recommended cycle storage condition.
- 10.7 Consultation has also been undertaken with both National Highways (formerly Highways England) and BMSDC Sustainable Traffic Officer. Neither raise objection to the proposal.
- 10.8 A Construction Management Plan (CMP) is required prior to commencement on site (condition 17). The CMP is currently pending consideration (application reference DC/22/03702) and is in consultation with SCC Highways, Environmental Health and BMSDC Waste Services. The CMP states that all construction traffic must utilise the A14/A1120 access only. The site compound is proposed within the site, adjacent to Gateway Boulevard, to limit disturbance. The CMP also secures details regarding dust management, wheel washing, materials management, fencing and pedestrian/cyclist safety (amongst other things). No objections to the discharge of condition 17 have been raised from the aforementioned consultees.
- 10.9 The hybrid application secured a Travel Plan for the site (as part of a S106 and condition 52 on the outline permission). The Travel Plan is required to include (amongst other things) targets and methods to ensure trip reduction and modal shift, mechanisms for monitoring and the appointment of a suitably qualified Travel Plan Coordinator to set up a Travel Plan Management Group. Whilst the details of these arrangements have not been provided yet the opportunities for active travel can be identified within the application information.
- 10.10 Plot 4000 provides a cycle storage facility with sufficient capacity for 558no. cycles. In addition, a public footpath is to be provided along Gateway Boulevard to the toucan crossing (already approved) on the A1120, providing access towards Tesco's and Cedars Park. Showers and lockers are provided for those employees that walk or cycle to the site, as requested by BMSDC Sustainable Travel Officer and SCC Highways. This provision, in combination with the modal shift secured by the Travel Plan, is considered to ensure active travel into and around the site.
- 10.11 An inclusive design approach has been taken ensuring safe and suitable access for all. Measures include 2m wide level access into site, delineated and accessible parking bays and electronic opening main entrance doors. A ramped access up to the main entrance is proposed in accordance with SCC Highways specification.
- 10.12 Plot 4000 would not impact Footpath 1, or its proposed diversion route, which is located within Plot 1000. The Public Rights of Way Team have confirmed they have no objection to the proposal. The amenity of rights of way users is considered below.
- 10.13 On this basis, there is not considered to be any unacceptable highway safety impacts that would warrant refusal of this application.

11.0 Ecology, Biodiversity and Protected Species

- 11.1 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.
- 11.2 The outline application was accompanied by the necessary ecological assessments relating to the likely impacts of development on protected and priority species & habitats and identification of proportionate mitigation measures.
- 11.3 As parts of the outline application site were considered to provide habitats for the Shephard Needle plant and Skylarks, suitable mitigation was required. Condition 25 secures a Skylark Mitigation Strategy and condition 26 secures a Method Statement for Shepherd's Needle. The

Skylark Mitigation Strategy is currently pending consideration under reference DC/22/03518, where consultation with Place Services Ecology is taking place. The Method Statement for Shepherd's Needle has been considered in consultation with Place Services Ecology and is deemed acceptable, thus condition 26 has been discharged under reference DC/22/02583.

- 11.4 The proposal also includes Biodiversity Net Gain (BNG). A BNG Design Stage Report was secured under condition 23, requiring a minimum of 10% measurable BNG. The BNG calculation (utilising Defra Biodiversity Metric 3.1) confirms a gain of 54.66% for habitat units and a 100% gain for hedgerow/linear features. As such the proposal provides measurable net gains, as required by paragraphs 174d and 180d of the NPPF.
- 11.5 The external lighting around the site would include column mounted, wall mounted, bollard and surface mounted lights with high efficiency LED fittings. The external lighting has been designed for operational and security purposes, whilst being wildlife sensitive. Condition 29 requiring a lighting design scheme is currently pending consideration (application reference DC/22/03518), in consultation with Place Services Landscape and Ecology and Environmental Health. The scheme will ensure minimal light spillage, with the addition of back shields as necessary, to prevent sky glow and glare and minimise harm to amenity, wildlife and landscaping.
- 11.6 Place Services Ecology have confirmed that they have no objection to the proposal; they are satisfied that there is sufficient ecological information available in line with the development as approved at outline stage and that the application can be made acceptable by conditions already secured.

12.0 Land Contamination, Flood Risk, and Drainage

- 12.1 Matters of land contamination were dealt with at outline stage; thus, Environmental Health have confirmed they have no objection to the proposal.
- 12.2 The south-eastern part of Plot 4000 has an area in Flood Zone (FZ) 2 and FZ3, but this is a small area along the boundary of the site. At outline stage it was considered that an acceptable layout would be one with no development in these FZs. Condition 9 on the outline also secured that there will be no change of levels within FZ2 and FZ3 to ensure the flood risk is not increased elsewhere.
- 12.3 This submission is accompanied by a Flood Risk and SuDs Assessment, Flow Calculations and a Drainage Strategy. The proposed layout confirms there will be no development within FZ2 and FZ3.
- 12.4 The Lead Local Flood Authority (LLFA) consider the proposal to be acceptable. Conditions 13 (no development within the floodplain), 14 (Surface Water Drainage Scheme), 15 (SuDs Verification Report) and 18 (no storage in the floodplain) on the outline remain pertinent.
- 12.5 The Environment Agency, Anglian Water and East Suffolk Drainage Board have also been consulted on the proposal and no objections have been raised.
- 12.6 There are not considered to be any unacceptable land contamination, flood risk or drainage impacts that warrant refusal of this application.

13.0 Heritage Issues

13.1 The duty imposed by s.66(1) of the Listed Buildings Act 1990 sets a presumption against the grant of planning permission which causes harm to a heritage asset. The assessment of heritage harm is the subject of policy set out in the NPPF and Local Plan policies seeks to safeguard against harm. A finding of harm, even less than substantial harm, to the setting of a listed building is an adverse material consideration to which the decision-maker must give "considerable importance and weight".

- 13.2 The outline site is situated just over 50m, at the closest point, to the West of two Grade II Listed Buildings, The Clamp and Clamp Cottages. The southern-most part of the site forming the wetland area is within 200m of the Grade II Listed Badley Mill House, with the Grade II Woodlands Farmhouse slightly to the South of Badley Mill House. In addition to these Listed Buildings there are more in the wider area, with the proposal recognised as having the potential to affect the setting of three Grade II* properties; Cedars Hotel, Badley Hall and Creeting Hall.
- 13.3 The approved DC/21/00407 hybrid proposal was considered by the Heritage Officer to result in a medium level of less than substantial harm. In accordance with paragraph 202 of the NPPF, this harm was weighed against the public benefits of the proposal. The public benefits emanating from the proposal include employment and enhanced public access to the countryside. It was considered that to bring forward this development plan allocation should attract significant weight as a public benefit. In light of this, the significant public benefits were considered to outweigh the less than substantial harm identified.
- 13.4 The Heritage Team have been consulted on the Plot 4000 proposal and consider it would also cause a medium level of less than substantial harm to the settings of Clamp Farmhouse and Clamp Farm Cottages. The proposed development is considered to negatively impact the character of spacious land to the west which currently contributes considerably to understanding and appreciation of the significance of the historic farmstead group.
- 13.5 The public benefits arising from the development of Plot 4000 mirror those of the wider development. A total of 1,650 jobs (equivalent to 1,450-1,500 FTE) are expected from this unit alone, providing a significant number of the employment requirements for Stowmarket over the plan period. The need to support economic growth and productivity, taking into account local business needs and wider development opportunities, is afforded significant weight, as prescribed in paragraph 81 of the NPPF.
- 13.6 As noted, the statutory duty imposed by the Listed Buildings Act 1990 requires decision-makers to give considerable importance and weight to the finding of harm to a designated heritage asset. The finding of harm for Plot 4000 was anticipated for a building of this scale in proximity to the historic farmstead group. That said, the aforementioned public benefits are significant and, on balance, are considered to outweigh the medium level of less than substantial harm to the settings of Clamp Farmhouse and Clamp Farm Cottages, as required by paragraph 202.
- 13.7 The conditions securing appropriate investigation and recording of below ground assets as previously recommended by SCC Archaeology on the outline remain applicable.
- 13.8 The proposed development is therefore considered to comply with Local Plan policies GP01 and HB01, Core Strategy Policies CS5 and Section 16 of the NPPF.

14.0 Impact on Residential and Local Amenity

- 14.1 Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties.
- 14.2 The nearest residential properties are those that form Clamp Farm Barns, those at Badley Mill House to the south-east and Cedars Park to the west, across the A1120.
- 14.3 The outline consent secured a bund adjacent to Clamp Farm Barns to provide a visual screen and reduce noise levels. This bund is currently under construction and must be completed prior to the commencement of works (condition 5).
- 14.4 As part of the outline application it was acknowledged that local amenity would be affected; pedestrians, cycle and other members of the public in the locality will experience the site as an employment development in an urban edge location both visually and in terms of noise, activity and disturbance. On that basis, the open countryside enjoyment presently experienced may be altered by the change inherent in development. That said, it was acknowledged that the site will

be seen and encountered in the context of Stowmarket town and that experience will not unacceptably harm local amenity such as to warrant refusal.

- 14.5 The Parish Council and neighbour comments in respect of the potential for overlooking from the office area are acknowledged. It is not disputed that the proposed building is taller in height than the Clamp Farm buildings. The approved bund, in combination with the existing boundary vegetation and the proposed planting, will offer some screening. Whilst the siting and fenestration to the office area may offer views towards Clamp Farm Barns, a distance of over 170m is afforded. It would be reasonable to assume that no clear views of individuals or private amenity spaces would be achievable by the natural eye across this distance.
- 14.6 To control matters which may impact residential amenity the following conditions were imposed at outline stage: construction environmental management plan for noise (condition 19), lighting design scheme (condition 29), control of pollution (condition 38), construction operation time (condition 39), operation times (condition 40), use of machinery (condition 41), office noise levels (condition 45) and cumulative noise level restriction (condition 46).
- 14.7 This submission is accompanied by an Air Quality Assessment, Lighting plans, Odour Assessment and a Noise Assessment. BMSDC's Environmental Protection Officer has raised no objection to the proposal. For these reasons, it is considered that residential amenity would not be affected to an extent to warrant refusal of the application.

15.0 Sustainability, Water Energy and Resource Efficiency

- 15.1 Core Strategy Policy CS3 requires that all non-residential development proposals over 1,000sqm will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.
- 15.2 Conditions on the outline consent secure a scheme for water, energy and resource efficiency during construction (condition 42), a scheme for water, energy and resource efficiency during operational phase (condition 43) and BREEAM pre-assessment estimator (condition 44). These were recommended by Environmental Health at outline stage to ensure the requirements of the Council's current planning policies are met.
- 15.3 The proposal includes on-site renewable energy technologies in the form of solar photovoltaic (PV) panels on the roof and air source heat pumps (ASHP).
- During the course of consideration, the solar PV provision has been increased to ensure compliance with Core Strategy Policy CS3. The proposal includes a 600.00 kWp solar array mounted flush on the roof orientated due south-west. Based on similar distribution centres of this scale, the expected annual power usage is 4,230,000 Kilowatts hours (Kwhrs). The power requirements for this unit are estimated to be on average 450Kw (expected to fluctuate daily and across seasons). Therefore, this PV provision is expected to generate over 12% of the building's annual energy usage.
- 15.5 The applicant is not proposing a larger PV array to fully meet their on-site energy requirements at this stage. To summarise the reasoning set out in the submitted Sustainability Briefing note, to increase the solar PV provision at this stage is considered to be counterproductive. To generate the annual energy usage for the plot, a 5000kWp would be required. In peak summer months this would generate tenfold the building base load requirements which could not be utilised on the building or be exported, resulting in restrictions/isolating nearly 90% of the PV system generation. As the first plot to come forward in this development, there are no other occupiers to share energy with, and UKPN have confirmed that it is currently unfeasible to export the energy to the grid.
- 15.6 The proposal is compliant with the current development plan policy requirements and the provision of future proofing for additional panels as needs be in the future is welcome. It should

be noted that the roof of Plot 4000 has been designed to accommodate the structural load of additional PV.

- 15.7 Whilst outside the remit of planning, the application submission confirms that Plot 4000 would be in accordance with Part L (2021) of the Building Regulations. Part L requires buildings to have higher performance targets in terms of CO2 emissions and an emphasis on low carbon heating systems.
- 15.8 The accompanying Sustainability Briefing Note states that the development will achieve BREEAM 'Excellent', in excess of the outline planning permission requirements of 'Very Good'.

16.0 Planning Obligations

- 16.1 At outline stage contributions for PROW works, Travel Plan, landscape management and recreational facilities/active travel were secured by S106. Skylark mitigation was also secured by S106.
- 16.2 This Reserved Matters application does not generate the requirement for a new S106 Agreement or a Deed of Variation because the obligations which have been secured under the outline planning permission (DC/21/00407) are not altered by the approval of this Reserved Matters application.

17.0 Commentary on Outline Conditions

- 17.1 Members are reminded that this application before them is for the Reserved Matters of the first phase of this development. A number of other aspects of the development have previously been agreed and secured by condition relating to DC/21/00407 and are required to be discharged accordingly.
- 17.2 Those conditions which directly inform this application have been detailed in this report. As set out in the planning history above, a number of discharge of conditions applications have been received for relevant conditions and these are being determined having regard to appropriate consultee advice. Clearly the discharge of other conditions will depend upon the acceptability of this submission for the use to go forward.

18.0 Parish Council Comments

18.1 The concerns raised by Creeting St Peter Parish Council have predominately been considered in the above report. Officer comments in respect of the outstanding points are as follows:

Anti-social behaviour – Whilst not directly a planning matter, the Agent has confirmed that appropriate security will be implemented, including CCTV monitoring. It is in the interests of the occupier to prevent anti-social behaviour.

Landscaping – The hybrid application secured strategic areas of landscaping, including the bund around Clamp Farm Barns, and this reserved matters submission is accompanied by a landscaping plan specific for Plot 4000. This information has been reviewed in consultation with the Councils Landscape Consultant and is deemed acceptable. The visual impact will be softened as the landscaping establishes. Requiring details of the specific contractor to be employed is considered unreasonable. The Landscape and Ecological Management Plan and Landscape Management Plan provide sufficient detail and requirement for ongoing maintenance.

Complexity of Noise and Light Surveys – Officers acknowledge that these documents and plans contains technical information. It is for this reason that the Environmental Health Team were consulted; they are experts in these fields. On the basis that they consider this information acceptable, the impact on neighbouring amenity is not considered to be detrimental.

Inadequate Odour Assessment – The Odour Assessment submitted considered the impact of uses on site on neighbouring occupiers. In this case, the proposal does not include any processes that would generate odorous emissions.

19.0 Environmental Impact Assessment

- 19.1 The Gateway 14 development was subject to a scoping opinion (reference DC/20/03246) in August 2020 in accordance with The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 ('The EIA Regs') (as amended).
- 19.2 The hybrid application (reference DC/21/00407) was accompanied by an Environmental Statement.
- 19.3 It is necessary to consider this submission as part of the multi-stage consent. The EIA Regs dictate that the likely significant effects should be identified and assessed as part of the principal decision (i.e. outline planning permission), and only where the effects are not identified or identifiable at the time of the principle decision, should an assessment be undertaken at the subsequent stage (i.e. Reserved Matters).
- 19.4 In this case, the Reserved Matters submission does not satisfy all of the requirements of Regulation 9 of The EIA Regs for further details. The applicant has provided an Environment Statement (ES): Statement of Conformity Update with this submission, concluding that the approved development ES and July ES SoC remains applicable and valid. Therefore, no further screening or scoping is deemed necessary.

PART FOUR - CONCLUSION

20.0 Planning Balance and Conclusion

- 20.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.
- 20.2 The development plan includes the Core Strategy 2008, the Core Strategy Focused Review 2012, and saved policies in the Mid Suffolk Local Plan 1998, as well as the Stowmarket Area Action Plan (2013) and Adopted supplementary planning document Mill Lane Development Brief. The Core Strategy Focused Review Policy FC3 and SAAP Policy 7.9 allocate the application site for employment purposes. This is continued in the emerging Joint Local Plan. The material considerations include the July 2021 NPPF and other current national policy documents.
- 20.3 The principle of development has already been established by the existing extant outline consent and it remains the case that the national policy approach in the NPPF is to give significant weight to the need to support economic growth and productivity allowing areas to build on their strengths, counter any weaknesses and address the challenges of the future.
- 20.4 Plot 4000 would generate approximately 1,650 jobs (equivalent to 1,450-1,500 FTE). The unit is pre-let and has been designed to meet the tenants' requirements. The Council seeks to support appropriately located sustainable employment opportunities creating development in suitable locations, particularly within close proximity to the A14 trunk road.
- 20.5 Gateway 14 is a strategically important employment site and its delivery is a key component in the Council's overall economic strategy. It will help to deliver a significant number of new jobs within the district to support the rapid residential expansion of the District and provide new opportunities for our communities to prosper and live and work in close proximity.

- 20.6 Gateway 14 is also of regional and national importance because it is a vital component of The Freeport East initiative designed to boost the UKs trading prospects in a post-Brexit era. The availability of purpose-built largescale warehouse/logistics premises close to the strategic road network and close to the Ports of Felixstowe and Harwich will support efforts to support the UK to become a leader in world trade.
- 20.7 In the case of Plot 4000 it will mean one of the UK's largest retailers will have an important hub within the District. By attracting such a significant company this proposal will satisfy some demand for warehouse/logistics space along the A14, boost largescale investment, jobs and economic prosperity in the District. This represents a significant step forward in the regeneration of this part of Stowmarket. This is a significant public benefit.
- 20.8 The substantial public benefits arising from the proposal are considered, on balance, to outweigh the less than substantial harm to the designated heritage assets.
- 20.9 The revisions to the elevational treatment of the building are a welcomed benefit to lessen the visual massing of the development. The design outcome is not considered to have detrimental landscape or visual impact.
- 20.10 The proposal is not considered to cause any harm to residential amenity, highways, ecology or the landscape and character of the surrounding area.
- 20.11 The proposal is considered to be in general conformity with both Local and National policy. The reserved matters details are acceptable, and the recommendation is approval.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to APPROVE reserved matters with conditions:

- (1) That the Chief Planning Officer be authorised to APPROVE reserved matters subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:
 - Approved Plans
 - Highways Provision of loading, unloading, manoeuvring and parking areas (inc. EV) (prior to first operational use)
 - Highways Provision of areas and routes for refuse and recycling bins (prior to first operational use)
 - HGV Routing, Monitoring and Management Strategy (prior to first operational use) -Management strategy to include ongoing operator/Parish & Town Council engagement mechanism whilst use in being
 - Container and external storage management plan To provide for arrangements to manage and control container and external storage
 - Limitation on areas/height for container and external storage shall apply to the following areas:
 [A] Lorry parking area on southwest edge of site (described on site plan as 105 spaces); not to exceed the height of TWO ISO standard shipping containers stored on ground level if stacked
 [B] Lorry parking area on the northwest edge of the site (described on site plan as overflow lorry spaces/container storage area and 13 spaces); not to exceed the height of TWO ISO standard shipping containers stored on ground level if stacked
 - [C] Lorry parking area on northeast edge of site (described on site plan as 82 spaces); not to exceed the height of ONE ISO standard shipping container stored on ground level
 - No onsite commercial waste handling or storage outside defined areas
 - Provision of employee welfare and amenity areas (prior to first operational use)
 - Installation of base build and fit out solar PV (prior to first operational use)
 - Operational Skills and Employment Plan to be agreed
 - Construction Skills and Employment Plan to be agreed

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

- Reminder of conditions on outline permission
- Pro active working statement
- LLFA
- Bylaw 3 Consent required



Application No: DC/22/03464

Location: Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Page No. **Appendix 1: Call In Request** N/A Appendix 2: Details of DC/21/00407 **Previous Decision** Appendix 3: Town/Parish Creeting St Peter Parish Council Council/s Stowupland Parish Council Cllr Mike Norris - Needham Market Cllr Dave Muller – Stow Thorney **Appendix 4: National** Historic England **Consultee Responses** National Highways Natural England Network Rail The Environment Agency **Appendix 5: County Council** SCC - Development Contributions Responses SCC - Minerals and Waste SCC - Floods and Water SCC - Highways SCC - Rights of Way



Babergh and Mid Suffolk District Councils

SCC - Fire & Rescue

	SCC – Archaeology
Appendix 6: Internal Consultee Responses	Heritage Team
	Place Services – Landscape
	Sustainable Traffic Officer
	Public Realm
	Economic Development and Tourism
	Environmental Health – Air Quality
	Environmental Health – Land Contamination
	Environmental Health – Noise/Odour/Light/Smoke
	Environmental Health - Sustainability Issues
	Place Services – Ecology
Appendix 7: Any other consultee responses	Anglian Water
	East Suffolk Drainage Board
	Stowmarket Society
Appendix 8: Application Site Location Plan	Yes
Appendix 9: Application Plans and Docs	Yes
Appendix 10: Further information	N/A

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



Comments for Planning Application DC/22/03464

Application Summary

Application Number: DC/22/03464

Address: Gateway 14, Land Between The A1120 And A14, Stowmarket Suffolk

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Case Officer: Averil Goudy

Customer Details

Name: Mr Russell Stott

Address: Willow House, Pound Road, Creeting St Peter Ipswich, Suffolk IP6 8QR

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Application is lacking information
- Design
- Dominating/Overbearing
- Health & Safety
- Inadequate parking provision
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution

- Loss of Outlook
- Loss of parking
- Loss of Privacy
- Noise
- Overlooking
- Residential Amenity
- Smells Odour

Comment:Response from Creeting St Peter Parish Council to Application for Reserved Matters - DC/22/03464

WE OBJECT

- 1. We remain very concerned about the impact of traffic generated to and from the site, especially by commuting employees and visitors, along Mill Lane and Pound Road through the Parish of Creeting St Peter. The Applicant sought to provide reassurance that measures would be taken on the site to reduce this impact but we cannot see any reference to or detail about these measures. These details need to be provided. In addition there is continuing concern about the inadequacy of measures to manage the weight of traffic at the roundabout entrance to the Gateway 14 site and the knock on effects on to Gun Cotton Way where commercial and residential development has, and continues, to take place.
- 2. The proposed layout and design include unnecessary impacts upon the residents at Clamp Farm.
- The landscaping is sparse along the eastern boundary and within the car park. The car park sits within 50 metres of the properties and they are not fully protected from the car park by the bund under construction and its landscaping The amount of landscaping needs to be much denser and lengthened southwards to protect more of the eastern boundary. This would also give better screening to properties further east of the site
- From their high vantage point, the offices overlook some of the Clamp Farm properties and indeed in the Applicants design details it refers to the offices breaking up the appearance of the building due to the height of the offices. The offices need to be on ground floor level only or moved to another aspect. Bear in mind the offices are likely to be used 24 hours per day to support the 24 hour operation.
- 3. The landscaping at the North east corner of the site (See exhibit jba-20-10422a) is too sparse. This aspect of the site is in direct line of sight for the village of Creeting St Peter and affects Clamp Farm. The proposed layout has the exit and entrance for the site at that North East corner which reduces the opportunity for landscaped screening. In contrast there is a profusion of landscape screening at the north west corner of the site between the site and the entrance to Gateway 14 and along the northern boundary of the site between the site and future occupants of the rest of

the Gateway 14 site. This leaves us with the impression that it is more important to improve the appearance of the site at the entrance to Gateway 14 and to other occupants than to local residents to the East and North East of the site. The entrance to the Range site would be better placed at the North West corner of the Range site. This would have the major added advantage of moving truck entrances and exits further away from Clamp Farm to whom they are especially close and especially as movements will be 24 hours per day.

- 4. The car park alongside Clamp Farm is outside the secure line. We are concerned this will lead to Anti-Social Behaviour in the car park which is a running problem in the local area.
- 5. There are 802 car park spaces but no data of the maximum number of employees and visitors on site at peak times. Therefore we do not know if it is adequate despite assurances from Gateway 14 and their advisers that adequate on-site parking would be provided. The same concern applies for HGVs. We know that there is no alternative, safe parking in the area off-site and residents remain concerned about the need for cars and HGVs to park up off-site. Planning Officers need to be certain that off-site parking will not be needed through the provision of adequate parking on-site.
- 6. The Noise and Light Surveys do not tell us what to expect and it should be made it clear to us and therefore allow us to comment. These aspects are very important to our residents and the furnishing of technical data is not adequate explanation or illustration for the Parish Council.
- 7. We would like to see details of the proposed landscape contractor and the specification to which they will work. Describing planting is one thing but having it executed successfully depends upon the contractor, their instructions and the specification to which they are working. During consultation James Blake wanted to use a particular contractor due to the quality of their work. Is that happening? There is no mention of it in the details and it was a reassurance we wanted to rely upon.
- 8. From what we can see the Odour Assessment is inadequate in that it assesses the impact of local odours upon the site occupants. What about odours created by the site affecting local neighbours? For example diesel exhaust fumes from site HGVs affecting Clamp Farm.
- 9. Finally given the size and impact of this development on its neighbours we are surprised the Applicant hasn't taken the initiative at this stage to engage with its neighbours and explain and illustrate the site appearance, its impact in its setting and discuss how its operation will affect residents in the area. Just following "due process" is not a good start to a long relationship.

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

Sent: 08 Aug 2022 08:55:58

To: Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket

Attachments:

From: parishclerk@stowuplandpc.co.uk <parishclerk@stowuplandpc.co.uk>

Sent: 05 August 2022 16:46

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk> **Subject:** RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket

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 Megan,

The Parish Council agreed at their meeting last night that no further comments were going to be submitted for this planning application.

Kind regards

Claire

Claire Pizzey Parish Clerk Stowupland

T: 01449 677005

E: parishclerk@stowuplandpc.co.uk

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

Sent: 05 August 2022 10:07

To: Parish - Stowupland parishclerk@stowuplandpc.co.uk

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 05.08.2022.

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.

Kind Regards,

Megan Thomson

Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 1234000 Option 5 Option 3 for Planning

Email: Planning@baberghmidsuffolk.gov.uk

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

Page 56

For our latest Coronavirus response please visit our Website or click the following link-

https://www.midsuffolk.gov.uk/features/our-covid-19-response/





Your award-winning councils - working hard to keep services running safely and to support our districts' recovery. Find out all the latest news on our website.

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.

This email has been scanned by BullGuard antivirus protection. For more info visit www.bullguard.com

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

Sent: 11 Aug 2022 10:27:30

To: Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Attachments:

From: Mike Norris (Cllr) < Mike.Norris@midsuffolk.gov.uk>

Sent: 10 August 2022 17:17

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

Cc: russell stott <stottyssjgr@yahoo.co.uk>; Parish - Creeting St Peter <pc.creetingstpeter@gmail.com>; Lynne Jardine <Lynne@lynnejardine.co.uk>; danmason7475@gmail.com; Creeting St Peter newsletter <markv233@aol.com>; Stephen Phillips

(Cllr) <Stephen.Phillips@midsuffolk.gov.uk>

Subject: RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Hello Megan,

My apologies for the delay in replying as I have been very tied up with urgent Ward and Town Council matters and am still catching up with my emails. It appears that I overlooked the original email of 14.07.22. relating to the above.

I fully support the comments from Creeting St Peter Parish Council in their submission dated 31st July 2022 regarding this Application for approval of Reserved Matters, in respect of the following:

- Highways impact on the A1120. Mitigation is required against potential congestion at the entrance to the site off the 'Tesco' roundabout, which would lead to tailbacks down Gun Cotton Way, being the main spine road through the Cedars Park development, where a further phase of residential development is currently under construction. This is already a very busy area and the impact of additional traffic accessing and existing the G14 site can only make matters worse. The Adopted Mid Suffolk Local Plan (1998) Policy T10, Highways Considerations in Development, is relevant in this respect.
- Landscape screening and overlooking of the residents of some of the Clamp Farm properties. I totally agree with the Parish Council's comments that the screening could be improved. I do not follow the reasoning in the submitted design details that the offices in some of the buildings need to be at a higher level to break up the appearance of the buildings. If that is the case then is it not the design of the buildings that is at fault? The offices in modern industrial buildings are usually located at ground floor level. Policies H16, Protecting existing residential amenity, and GP01, Design and layout of development, in the adopted 1998 Mid Suffolk Local Plan are both relevant in this regard.
- Concern that the car park alongside Clamp Farm is shown as being outside the secure line and could lead to Anti Social Behaviour. I believe this to be very relevant as it is a known issue locally.
- Lack of information on the number of employee's cars and HGV parking on-site at any one time. Concern that the potential for off-site parking on local roads at peak times could become an issue. I believe that this needs to be addressed and further work should be done on this and the results circulated.
- Inadequacy of the Noise and Light Surveys, and also the Odour Assessment. I would suggest that further dialogue with the Creeting St Peter Residents Campaign Group should take place, to enable them to fully understand the impact of this application.

Kind regards,

Mike Norris Mid Suffolk District Councillor Joint Ward Member, Needham Market Ward

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

Sent: 04 August 2022 11:53

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

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.

Kind Regards,

Megan Thomson

Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 1234000 Option 5 Option 3 for Planning

Email: Planning@baberghmidsuffolk.gov.uk

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our Website or click the following link-

https://www.midsuffolk.gov.uk/features/our-covid-19-response/



Your award-winning councils - working hard to keep services running safely and to support our districts' recovery. Find out all the latest news on our website.

Sent: 05 Aug 2022 02:30:53

To: Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Attachments:

From: Dave Muller (Cllr) <Dave.Muller@midsuffolk.gov.uk>

Sent: 04 August 2022 19:06

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

Subject: RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Hi Megan,

Thank you for your e-mail.

I can confirm I am happy with the content of the recent consultation you sent to me.

Kind regards

Dave Muller Cllr Stow Thorney Ward



Ms Averil Goudy
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk

Direct Dial: 01223 582751

Our ref: W: P01522713

3 August 2022

Dear Ms Goudy

IP1 2BX

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

GATEWAY 14, LAND BETWEEN THE A1120 AND A14, STOWMARKET SUFFOLK Application No. DC/22/03464

Thank you for your letter of 14 July 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/

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

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas E-mail: lynette.fawkes@historicengland.org.uk







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@nationalhighways.co.uk

To: Babergh and Mid Suffolk District Council

CC: <u>transportplanning@dft.gov.uk</u>

spatialplanning@nationalhighways.co.uk

Council's Reference: DC/22/03464

Location: Gateway 14, Land Between the A1120 And A14, Stowmarket, Suffolk

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Referring to the consultation on a planning application dated 14 July 2022 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.¹

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 and may not determine the application until the consultation process is complete.

Signature: A.Lawman Date: 02/08/2022

Name: Alice Lawman Position: Assistant Spatial Planner

National Highways

National Highways | 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 application relates to the approval of the Reserved Matters for plot 4000. The principle of development was established through the grant of outline planning application reference DC/21/00407. Plot 4000 is situated in the southern section of the

-

¹ Where relevant, further information will be provided within Annex A.

Gateway 14 site. The details provided to address the Reserved Matters are considered
unlikely to have a material impact on the SRN. Consequently, we offer no objection to this application.

Date: 29 July 2022 Our ref: 400776 Your ref: DC/22/03464

Averil Goudy
Babergh and Mid Suffolk District Councils
planningyellow@baberghmidsuffolk.gov.uk

BY EMAIL ONLY



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

T 0300 060 3900

Dear Averil,

Planning consultation: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July2022. Location: Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Thank you for your consultation on the above dated 14 July 2022 which was received by Natural England on 14 July 2022.

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

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

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

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015

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

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

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

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

Yours sincerely,

Shannon Bowes Consultations 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. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on Gov.uk website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings.

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 <u>standing advice</u>¹ 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. 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.

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

 $^{{}^2\}underline{\text{http://webarchive.nationalarchives.gov.uk/20140711133551/http:/www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx}$

Annex A - Additional advice

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 <u>Biodiversity Metric 3.1</u> 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 <u>Small Sites Metric</u> may be used. This is a simplified version of <u>Biodiversity Metric</u> 3.1 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 <u>Environmental Benefits from Nature tool</u> 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 <u>Biodiversity Metric 3.1</u> 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.

Annex A - Additional advice

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 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 <u>duty</u> 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 <u>here.</u>

From: Dalia Alghoul < Dalia. Alghoul@networkrail.co.uk>

Sent: 04 August 2022 12:12

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

Subject: Network Rail Consultation Response - DC/22/03464 - Gateway 14, Land Between The A1120

And A14, Stowmarket, Suffolk

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

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.

After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

Should you have any further questions, please do not hesitate to contact Network rail.

Kind Regards,



Dalia Alghoul MSc

Town Planning Technician **NetworkRail** Network Rail Property – Eastern - Anglia 1 Stratford Place | London | E15 1AZ 07732641896

dalia.alghoul@networkrail.co.uk www.networkrail.co.uk/property

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

Sent: 04 August 2022 11:53

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

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.

Kind Regards,

Megan Thomson Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 1234000 Option 5 Option 3 for Planning

Email: Planning@baberghmidsuffolk.gov.uk

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our Website or click the following link-

https://www.midsuffolk.gov.uk/features/our-covid-19-response/



Your award-winning councils - working hard to keep services running safely and to support our districts' recovery. Find out all the latest news on our website.

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.

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN.



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

Our ref: AE/2022/127274/01-L01

Your ref: DC/21/00407

Date: 02 August 2022

Dear Ms Goudy

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF OUTLINE APPLICATION DC/21/00407 TOWN AND COUNTRY PLANNING ORDER 2015 - HYBRID APPLICATION FOR THE PHASED EMPLOYMENT-LED REDEVELOPMENT OF LAND AT MILL LANE, STOWMARKET (GATEWAY 14) INCLUDING: FULL PLANNING FOR SITE ENABLING WORKS PHASE COMPRISING, GROUND REMODELLING, UTILITY DIVERSIONS, INSTALLATION OF FRAMEWORK LANDSCAPING, CREATION OF NEW FOOTPATH LINKS, INSTALLATION OF PRIMARY SUBSTATION, HIGHWAYS WORKS INCLUDING STOPPING UP OF MILL LANE, NEW ALL MODES LINK FROM THE A1120 CEDARS LINK TO MILL LANE, NEW FOOTWAY CYCLEWAY OVER THE EXISTING A1120 OVERBRIDGE, INSTALLATION OF TOUCAN CROSSING ON THE A1120 CEDARS LINK, FOOTPATH CONNECTION TO THE GIPPING VALLEY WAY, FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE, OUTFALLS AND ASSOCIATED WORKS: OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED, EXCEPT FOR ACCESS) FOR THE ERECTION OF BUILDINGS COMPRISING EMPLOYMENT AND COMMERCIAL USE. OPEN SPACE AND LANDSCAPING, CAR AND CYCLE PARKING, HIGHWAY WORKS, AND OTHER ASSOCIATED WORKS(ADDITIONAL PLANS, DOCUMENTS AND EIA INFORMATION RECEIVED 08/04/2021) AND SUBSEQUENT ES ADDENDUM LETTER RECEIVED 17TH JUNE 2021. SUBMISSION OF DETAILS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PLOT 4000 INCLUDING UPDATED ENVIRONMENTAL STATEMENT JULY 2022.

GATEWAY 14 LAND BETWEEN THE A1120 AND A14 STOWMARKET SUFFOLK

Thank you for your consultation dated 20 July 2022. We have reviewed the documents,

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

as submitted, and have nothing to add other than to refer back to our response to outline application DC/21/00407, dated 29 April 2021 and referenced AE/2021/125855/03-L01.

We trust this advice is useful.

Yours sincerely

Mr Alasdair Hain-Cole Planning Officer

Direct e-mail planning.ipswich@environment-agency.gov.uk

End

Page 74



Your ref: DC/22/03464

Our ref: Stowmarket – Gateway 14, land between the A1120 and A14 60062

Date: 14 July 2022 Enquiries: Neil McManus Tel: 07973 640625

Email: neil.mcmanus@suffolk.gov.uk

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

Dear Averil,

Stowmarket: Gateway 14, land between the A1120 and A14 – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of outline application DC/21/00407 Town and Country Planning Order 2015 – hybrid application for the phased employment-led redevelopment of land at Mill Lane. Stowmarket (Gateway 14) including: full planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls, and associated works: outline planning permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of details for appearance, landscaping, layout, and scale for Plot 4000 including updated Environmental Statement July 2022.

The application seeks approval of various matters for the development under planning permission DC/21/00407. There is a Deed dated 04 November 2021 and the obligations previously secured must be binding on a new permission if Mid Suffolk resolve to approve this planning application. The Decision Notice dated 05 November 2021 which granted planning permission was subject to the imposition of planning conditions. These planning conditions cover various matters for the whole site and defined development areas including surface water drainage, archaeological investigation, travel plans etc. It will be for the applicant and the local planning authority to ensure that these planning conditions are addressed and discharged.

I have no further comments to make in respect of this application, but various colleagues will deal with relevant service matters covered by the planning conditions such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

N. R. M'Man.

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

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

> 2 Page 76

Your Ref: DC/22/03464 Our Ref: SCC/CON/2806/22

Date: 15 July 2022

Enquiries to: william.manning@suffolk.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: Averil Goudy

Dear Averil,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN:

PROPOSAL: Application for Approval of Reserved Matters following grant of Outline Application

DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

LOCATION: Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk

Notice is hereby given that the County Council as Minerals and Waste Authority make the following comments:

Thank you for consulting us on this Application for Approval of Reserved Matters. The potential of mineral extraction prior to commencement was considered during application DC/21/00407. Based on information provided by the applicant, it was concluded that material onsite was uneconomical to extract for use. Therefore we have no comments to make on this application (DC/22/03464).

Yours sincerely,

Billy Manning
Career Grade Planning Officer
Planning Section
Growth, Highways & Infrastructure

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

Sent: 15 Aug 2022 09:45:59

To: Cc:

Subject: FW: 2022-08-15 JS reply Gateway 14, Land Between The A1120 And A14, Stowmarket Ref DC/22/03464 -

RES

Attachments:

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

Sent: 15 August 2022 08:31

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

Cc: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>; Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>

Subject: 2022-08-15 JS reply Gateway 14, Land Between The A1120 And A14, , Stowmarket Ref DC/22/03464 - RES

Dear Averil Goudy,

 $Subject: Gateway\ 14,\ Land\ Between\ The\ A1120\ And\ A14,\ ,\ Stowmarket,\ Suffolk\ Ref\ DC/22/03464\ -\ Application\ for\ Reserved$

Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03464.

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

- Drainage Construction Details Sheet 1 of 4 Ref 61545-c-009 P1
- Drainage Construction Details Sheet 2 of 4 Ref 61545-c-010 P1
- Drainage Construction Details Sheet 3 of 4 Ref 61545-c-011 P1
- Drainage Construction Details Sheet 4 of 4 Ref 61545-c-012
- Proposed Drainage Strategy ref 261445-c-006 P2
- Proposed Drainage Strategy Ref 261445-c-007 P2
- Landscape Proposals jba-20-104 21a, 022a,023a,024a & 025a
- Site specific Flood Risk Assessment Ref 61445
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-21 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-22 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-23 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-24 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-25 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-26 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-27 Rev B
- Hydraulic Calculation Rev B

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

----Original Message-----

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

Sent: 08 August 2022 12:31

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

Subject: MSDC Planning Re-consultation Request - DC/22/03464 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk,

Kind Regards

Planning Support Team

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

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

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

Your Ref: DC/22/03464 Our Ref: SCC/CON/3178/22 Date: 14 September 2022

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Averil Goudy

Dear Averil

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/03464

PROPOSAL: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

LOCATION: Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk, Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to our response dated 20th July 22 (ref: SCC/CON/2805/22) and the submission of revised plans and additional information, the following comments regarding our previous concerns are made:

Emergency Access:

We are satisfied that all matters associated with the proposed additional emergency access can be included in the separate planning application relating to provision of that access. The principle is generally acceptable and all details relating to the access will need to be included in that separate application.

Trip Generation:

From the additional information submitted, we are satisfied that the proposal is within the previously agreed trip generation levels in the outline permission relating to plot 4000.

Parking and cycle storage/ facilities:

From the additional information submitted, we are satisfied that the proposal provides an adequate level of cycle storage, shower and changing facilities to encourage sustainable travel. It is also noted that the cycle store has been relocated as suggested to improve user routes within the site.

Subsequently, the proposal is acceptable subject to the following recommended planning conditions:

Condition: The use shall not commence until the areas within the site shown on drawing no. 21067-FSA-00-XX-DR-A-0101 P13 for the purposes of loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging facilities have been provided and thereafter the areas 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 and to encourage EV use.

Condition: The use shall not commence until the areas within the site shown on drawing no. 21067-FSA-00-XX-DR-A-0110 P04 for secure, covered and lit cycle storage and associated facilities have been provided and thereafter the areas shall be retained, maintained and used for no other purposes.

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 in accordance with Suffolk Guidance for Parking (2019).

Condition: The areas and routes to be provided for the storage and collection/emptying of refuse and recycling bins as shown on Drawing No. 21067-FSA-00-XX-DR-A-0107 P07 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 adequate space is provided for refuse and recycling bins to be stored and collected.

Yours sincerely,

Ben Chester Senior Transport Planning Engineer

Growth, Highways and Infrastructure

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

Sent: 16 Sep 2022 10:12:13

To: Cc:

Subject: FW: URGENT DC/22/03464 Gateway 14

Attachments:

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

Sent: 16 September 2022 09:23

To: Averil Goudy < <u>Averil.Goudy@baberghmidsuffolk.gov.uk</u>> **Cc:** GHI PROW Planning < <u>PROWplanning@suffolk.gov.uk</u>>

Subject: RE: URGENT DC/22/03464 Gateway 14

Avril

Thank you for your email.

We are happy with the comments made under 'SCC PRoW' on pgs. 11 and 12 of the 'Response to Statutory Consultee Comments' by Avison Young.

Public Rights of Way Team Growth, Highways and Infrastructure Suffolk County Council Phoenix House, 3 Goddard Road, Ipswich IP1 5NP PROWplanning@suffolk.gov.uk From: Water Hydrants Sent: 15 July 2022 09:26

To: BMSDC Planning Area Team Yellow

Subject: FW: MSDC

Planning Consultation Request - DC/22/03464 - RES Fire Ref.: F221522

FAO: Averil Goudy

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site. Could you please ensure that Condition 37, in the original Decision Notice for planning application DC/21/00407, follows this build to it's conclusion. If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,

A Stordy

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

Tel.: 01473 260564

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

My work days are Mon, Tues, Wed & Fri

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

Sent: 10 Aug 2022 02:06:14

To: Cc:

Subject: FW: Reserved Matters Application DC/22/03464 - Gateway 14, Land Between The A1120 And A14,

Stowmarket: Archaeology

Attachments:

From: Matthew Baker < Matthew.Baker@suffolk.gov.uk>

Sent: 10 August 2022 13:42

To: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow

<planningyellow@baberghmidsuffolk.gov.uk>

Subject: Reserved Matters Application DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket: Archaeology

Dear Averil,

The archaeological fieldwork for the Gateway 14 site has been completed, and we are currently awaiting the submission of the post excavation assessment report and updated project design for review.

Archaeological reporting is secured by condition on the Outline planning permission DC/21/00407, and as such there is no requirement for additional conditions for archaeological reporting to be applied to the Reserved Matters.

Kind regards,

Matthew

Matthew Baker Senior Archaeological Officer

Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY

Tel.: 01284 741329 Mob.: 07707 649302

Email: matthew.baker@suffolk.gov.uk

Website: http://www.suffolk.gov.uk/archaeology
Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk

Follow us on Twitter: <u>@SCCArchaeology</u> Like us on Facebook: <u>@SCCArchaeology</u> Follow us on Instagram: <u>@SCCArchaeology</u>

HERITAGE CONSULTATION RESPONSE

Application Reference: DC/22/03464
Proposal: Business development
Address: Gateway 14, Stowmarket

Date: 01.08.2022

Summary

- 1. I consider that the details as submitted at reserved matters stage would cause less than substantial harm to designated heritage assets because it would detract from the spacious rural setting of the listed Clamp Farmhouse and Clamp Farm Cottages.
- 2. The level of harm for the details as proposed for Plot 4000 due to its layout and scale is rated medium.
- 3. Officers and/or Members should consider whether the degree of harm is clearly and convincingly justified by any public benefits.

The proposal is for the submission of details for appearance, landscaping, layout, and scale for Plot 4000 including an updated environmental statement.

As identified at outline stage, the works have the potential to cause a level of less than substantial harm rated not more than medium to the settings of several designated heritage assets, insofar as they contribute to their significance. The levels of potential harm identified considered the entire Gateway 14 development, and as such may differ from the current reserved matters proposal for Plot 4000 individually.

Distances from the nearest point of the Plot 4000 site boundary and nearest part of the main building as proposed are approximately: converted barns - 55m west / 200m, Clamp Farm Cottages - 60m west / 170m west, Clamp Farm - 105m west / 225m west.

The distance of the nearest point of the large building proposed in Plot 4000 is about 10-15m further than the closest buildings identified at outline stage from the indicative masterplan for Plot 3000. The proposed bunding between the site and the listed buildings is outside the current site plan to the east.

Appearance

The proposed main building for Plot 4000 has a barrel-vaulted roof with an eaves height of about +50m and ridge height of just under +54m. It is to be externally covered in predominantly vertically aligned metal cladding with smaller areas of horizontally aligned metal cladding below the eaves.



The proposed refuse and recycling unit to the south of the main building mirrors its design. An open cycle store with a similar segmented roof is sited to the east and gatehouse building to the north.

The barrel-vaulted roof of the main building, with the segmented roofscape along the south east and north west elevations, provides a less monotonous roof form over such a large and relatively un-fenestrated building. Each 'vault' helps to give the impression of a separate building or bay and softens the visual mass in views of the skyline. A similar effect has been achieved by use of shades of grey and blue in vertical bands to again give the impression of externally expressed bays.

The use of a similar scheme of details for the refuse and recycling unit is considered appropriate. The use of a similar barrel-vaulted style roof on the open cycle storage will also help to avoid an uncharacteristically long roof form. The proposed gatehouse is of a standard cabin design and is relatively small in scale.

Landscaping

The proposed bunding is outside of the current site boundary, however details of some proposed planting and hard surface treatments have been provided.

The proposed hard surface treatments include Tarmac entrance roads, concrete block paving to the entrance and parking bays and concrete service yards. A band of turf and tree planting all around the site including between the proposed parking space and bund on the eastern extent of the site is proposed, with a larger area of landscaped green space to the north.

Although details of the landscaping to the wider site are not submitted, it appears from indicative photographs and wireframes that the mitigating effect of the landscaping will be in line with indications at Outline stage. The case officer should satisfy themselves that suitable details of landscaping in this area are secured.

Layout

The orientation of the large building within Plot 4000 remains largely unchanged from the indicative site plan submitted at outline stage. Plots 4100, 4200 and 4300 have been removed from the phased site plan to accommodate a larger single building within Plot 4000, which limits the number of arrangements possible within the space.

The proposed access road is sited to the north of the building, with lorry parking to the north, west and south. A small area of lorry parking is also designated for container storage as required to the west. The siting of these provisions away from the east boundary closest to the group of listed farmhouse buildings is considered the most appropriate arrangement. Car parking, cycle storage and a bus stop are located along the eastern boundary. These are likely to be less noisy and visually intrusive than lorry parking, and should help provide further distance between the historic buildings and the large proposed building on Plot 4000. The siting of the gatehouse along the access road has also been positioned further to the west of the site, which should help prevent queuing closer to the historic farmstead.



Scale

As mentioned above, the scale of the large building within Plot 4000 has been increased by roughly 75m in depth and 30m in length from the building envelope shown on the indicative site plans. Similarly, the refuse and recycling building has increased 2m in depth but has been reduced 20m in length.

As one of the phases closest to the historic farmstead group, and by far the largest single building proposed, a considerable proportion of the potential harm identified at outline stage is considered to come from Plot 4000. The large scale of this building is incongruous to the surrounding environment, and the further increase in its scale serves to increase its impact. On balance, it is felt that the impact of the increase in scale is mitigated from causing further harm by the above identified mitigations.

Whilst elements of the proposed detailing have been chosen to reduce the impact of Plot 4000, it is still considered that the proposed development would negatively impact the character of spacious land to the west which currently contributes considerably to understanding and appreciation of the significance of the historic farmstead group.

Conclusion

In conclusion, it is considered that the proposal would cause a medium level of less than substantial harm to the settings of Clamp Farmhouse and Clamp Farm Cottages. In terms of the NPPF, this harm and any harm arising from other aspects of the proposal should be balanced and considered against any justification from potential public benefits to be secured.

Katherine Pannifer Heritage Officer Babergh and Mid Suffolk District Councils - Working Together



Place Services

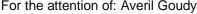
Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk



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

13/09/2022

For the attention of: Averil Goudy



Ref: DC/22/03464; Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk

Thank you for re-consulting us on the Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance. Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

This response relates to the Reserved Matters only and focuses on the additional and amended documents submitted since our previous letter dated 17th August 2022. Having reviewed the revised documents we welcome and support the amendments including relocation of the cycle storage, changes to the colour of the building and additional information regarding levels and SuDS storage.

Furthermore based on discussions had with the applicant we are now satisfied that while only a small portion of the roof is currently proposed to receive PV Solar Panels, to serve the plot's own needs, that the structure will be specified to be capable of being retrofitted, should the need arise once other plots at Gateway 14 are developed or when a connection to the grid can be established.

In summary, we are now satisfied that our previously raised concerns have been address and can recommend approval of reserved matters.

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





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

Sent: 29 Jul 2022 11:13:27

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Attachments:

From: Katherine Davies Sent: 29 July 2022 10:42

To: BMSDC Planning Area Team Yellow

Cc: Averil Goudy

Subject: RE: MSDC Planning Consultation Request - DC/22/03464 - RES

Dear Averil,

RE: APPLICATION FOR RESERVED MATTERS - DC/22/03464.

Many thanks for the opportunity to comment on the above.

My response relates to the following aspects of the application for reserved matters only:

new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, cycle parking.

I do not object to any of the above, and welcome the inclusion of active travel provision to encourage walking and cycling into and around the site.

I would like to take this opportunity to strongly recommend and advise that all infrastructure is built/implemented to the standards laid out in the LTN 1/20 cycle infrastructure design standards.

I would also like to echo the comments made by SCC Highways regarding the need for provision within the employment buildings themselves that facilitate cycling to the site (e.g. showers and lockers) to accompany the cycle parking provision.

Kind regards,

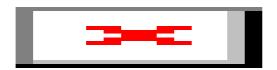
Katherine Davies

Sustainable Travel Officer

Babergh and Mid Suffolk District Councils - Working Together

t: 01449 724659 m: 07707301655

e: <u>katherine.davies@baberghmidsuffolk.gov.uk</u> **w:** <u>www.babergh.gov.uk</u> <u>www.midsuffolk.gov.uk</u>



----Original Message-----

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

Sent: 14 July 2022 12:36

To: Katherine Davies < Katherine.Davies@baberghmidsuffolk.gov.uk Subject: MSDC Planning Consultation Request - DC/22/03464 - RES

Please find attached planning consultation request letter relating to \$\text{\$\text{mag}}\text{\$\tex

Kind Regards

Planning Support Team

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

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

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

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

Sent: 05 Sep 2022 12:42:41

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Attachments:

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

Sent: 05 September 2022 12:34

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

<Richard.Parmee@baberghmidsuffolk.gov.uk>

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Good afternoon

Thank you for consulting Public Realm on this application. Although this does not involve Public Realm, the application includes detail of biodiversity gain, and therefore I have passe dit (via this email) to our biodiversity officer, @Richard Parmee, for his consideration and comment.

@Richard Parmee | asked for a three week consultation period to give you time to study the documents etc and so deadline for response on this is 22nd September 2022. For your information our initial response to the outline application was as below: "From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk> Sent: 03 February 2021 14:16 To: BMSDC Planning Area Team Blue < planningblue@baberghmidsuffolk.gov.uk> Subject: RE: MSDC Planning Consultation Request DC/21/00407 Public Realm Officers note the inclusion of the 'amenity and biodiversity' zone and the biodiversity enhancements around the site. These are welcomed. Op en spaces surrounding this proposed development should be treated as landscaping rather than accessible public open space though some areas serve as footpath or cycle corridors. Public Realm Officers object to the block planting of the banks of the A14 sl ip road and A1120 junction, part of which is a Roadside Nature Reserve, as these areas already support large populations of Pyramidal Orchids and the Nationally scarce Sulphur Clover amongst other species. These existing banks require management to enhance the grassland habitats rather than dense planting which would destroy the existing grassland communities present. It is disappointing that skylark mitigation habitat has not been provided with the Mid Suffolk District Council area and is proposed near Saxmundham. Whilst providing suitable compensatory habitat is essential this location has no benefit to local bird populations whose habitat is lost nor will it be enjoyed by Mid Suffolk residents. Developers should be tasked with finding a suitable alternative closer to the developed area. Regards Dave Hughes Public Realm Officer

Regards

Nick Elliott
Public Realm Officer – Community Infrastructure
Babergh and Mid Suffolk District Councils – Working Together

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

----Original Message-----

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

Sent: 01 September 2022 08:36

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

Subject: MSDC Planning Consultation Request - DC/22/03464 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk, Page 92

Kind Regards

Planning Support Team

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

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

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

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

Sent: 28 Sep 2022 10:05:48

To: Cc:

Subject: FW: DC/22/03464 - Economy response to consultation

From: Michelle Gordon < Michelle.Gordon@baberghmidsuffolk.gov.uk >

Sent: 28 September 2022 09:26

To: Averil Goudy < Averil.Goudy@baberghmidsuffolk.gov.uk Subject: DC/22/03464 - Economy response to consultation

The Economy team are supportive of this application and welcome the applicant's ambitions for this building to be BREAAM Excellent and to incorporate a range of sustainability measures that will contribute to the net zero ambitions for this site.

Gateway 14 is a key strategic employment site and part of Freeport East, so we welcome the early confirmation of the site's first occupier and the progression of development on this site. This will ensure that economic benefits for Stowmarket and the wider region are realised in the short term.

We welcome the proposed creation of 1,650 new jobs, and would request that a complimentary condition on the development of a skills and employment plan, in line with what is required as part of the Outline application, is attached to this permission, should it be approved. This will ensure that the occupier and any specific contractors are fully aware of their obligations in this respect. This should include, as an example, a full breakdown of the types and numbers of roles being created, the skills and experience required, the timeline for recruitment and their proposals for ensuring that local people are encouraged to apply.

As part of the Government conditions for the Freeport East Tax site, the occupier is required to have full engagement with the Freeport programme, so early conversations about their proposals, particularly in respect of skills, net zero and innovation would be welcomed.

Best wishes,

Michelle Gordon - Corporate Manager, Economy & Business

Economic Development & Regeneration Team

Babergh & Mid Suffolk District Councils - Working Together

Office/postal: Endeavour House (First Floor/Gold Block), Russell Road, IPSWICH, Suffolk IP1 2BX

t: 01473 296332 m: 07922 416690

e: michelle.gordon@baberghmidsuffolk.gov.uk www.babergh.gov.uk | www.midsuffolk.gov.uk



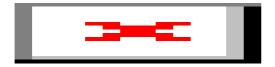












Sent: 04 Aug 2022 10:06:40

To: Cc:

Subject: FW: (310120) DC/22/03464. Air Quality.

Attachments:

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

Sent: 04 August 2022 10:03

To: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>

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

Subject: (310120) DC/22/03464. Air Quality.

EP Reference : 310120 DC/22/03464. Air Quality.

Land between A1120, Stowmarket &, Mill Lane, Creeting St Peter, IPSWICH, Suffolk.

Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to local air quality management. The original outline permission has no reserved matters or conditions relating to local air quality management.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils - Working Together

e: Nathan.pittam@baberghmidsuffolk.gov.uk w: www.babergh.gov.uk www.midsuffolk.gov.uk









Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our well

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

Sent: 04 Aug 2022 09:58:03

To: Cc:

Subject: FW: (310121) DC/22/03464. Land Contamination

Attachments:

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

Sent: 04 August 2022 09:54

To: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>

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

Subject: (310121) DC/22/03464. Land Contamination

EP Reference: 310121

DC/22/03464. Land Contamination

Land between A1120, Stowmarket &, Mill Lane, Creeting St Peter, IPSWICH, Suffolk.

Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination. The original outline permission has no reserved matters or conditions relating to land contamination

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk









Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our well

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

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

Sent: 16 Sep 2022 08:57:25

To: Cc:

Subject: FW: WK311950 DC2203464

Attachments:

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

Sent: 15 September 2022 16:47

To: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow

<planningyellow@baberghmidsuffolk.gov.uk>

Subject: WK311950 DC2203464

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/22/03464

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including:

Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works:

Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Location: Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk, **Reason(s) for re-consultation:** Amended documents and response to consultee comments received 19th-22nd August 2022

Thank you for re consulting me on this application

Within the BWB reply dated 19 August 2022 there is reference to the primary substation and acknowledgement that low frequency noise within the 125 Hz octave band has a tonal feature within substation noise.

"In accordance with BS 4142 2, consideration must be given to the potential for acoustic characteristics or features of the noise source, which may result in increased perceptibility. Transformer noise is not noted generally as being impulsive or intermittent, however, it is commonly associated with tonality (most dominant in the 125 Hz octave band)."

However, from our conversation it appears that the substation is outside of the planning red line for this application.

The submitted assessment concludes the following:

In accordance with Condition 46, which is the subject of the July noise assessment, the cumulative rating level from HGV-related activity and fixed plant should be no greater than 5 dB above the background sound level (LA90,T). For the daytime, this results in a level of 48 dB, and for the night, a level of 44 dB. The predicted rating levels (LAr,Tr) from HGV-related activity in the July noise assessment are 37 dB during the daytime and 38 dB during the night, respectively.

I am satisfied that the layout, HGV movement and fixed page part assumptions along with the predicted noise levels are satisfactory to meet condition 46.

Are you able to include the wording from condition 46 of the full application in this decision to ensure consistency in the noise levels set:

CUMULATIVE RATING NOISE LEVEL RESTRICTION The cumulative rating noise level from all on-site commercial and industrial operations, including noise from HGVs, fixed plant and equipment, should be assessed and controlled such that noise levels when assessed in accordance with BS4142 are no greater than 5dB above the background sound level established in Chapter 8 Noise and Vibration, unless otherwise agreed in writing with the Local Planning Authority. Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity

I am satisfied that the lighting assessment demonstrates that the lux levels on vertical plane at the nearest residential premises is acceptable and reduces the likelihood of a detriment to their amenity.

Please condition that the lighting shall be installed as described in the lighting assessment and plan, serviced and maintained in line with the manufacturer's instructions throughout the lifetime of the development being in beneficial use to protect the nearby existing amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 03 Aug 2022 03:06:55

To: Cc:

Subject: FW: DC/22/03464

Attachments:

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

Sent: 03 August 2022 14:59

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

<Averil.Goudy@baberghmidsuffolk.gov.uk>

Subject: DC/22/03464

Dear Averil,

APPLICATION FOR RESERVED MATTERS - DC/22/03464

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Location: Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

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

I have viewed the applicant's documents, namely the Environmental, Energy and Sustainability, Planning statements, and the BREEAM pre assessment. I note the contents therein.

I am satisfied with the content in the documents mentioned above and they meet the requirements of the relevant conditions in the full planning grant. Therefore, I have no objection or further comments to make about the application.

Regards

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Rebergh and Mid Suffelk Council Working T

Babergh and Mid Suffolk Council – Working Together

Tel: 01449 724611 Mob: 07849 353674

Email: peter.chisnall@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

Page 99









For Asset Management and Regeneration

Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our well



23rd September 2022

Averil Goudy
Mid Suffolk District Council

Thank you for requesting advice on this discharge of condition 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/22/03464

Location: Gateway 14, Land Between The A1120 And A14, Stowmarket Suffolk

Proposal: Application for Approval of Reserved Matters following grant of Outline Application

DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Dear Averil,

Thank you for re-consulting Place Services on the above reserved matters application for Plot 4000.

No ecological objection

Summary

We have now reviewed the submitted External Lighting Lux Level Plot sheets 1 and 2 Rev P03 (Hydrock KTA, July 2022), the further amended Detailed Soft Landscape Proposal for Plot 400 sheets 21a-26a Rev C (James Blake Associates, September 2022), the design stage Biodiversity Net Gain Calculation Statement Final (James Blake Associates, July 2022) and the full Defra Biodiversity Metric 3.1 calculations for Plot 4000 at Gateway 14.

We are satisfied that there is sufficient ecological information available for determination of this application for Plot 4000 in line with the development as consented at outline stage and that the



application can be made acceptable by conditions already secured under the outline consent DC/21/00407.

BNG amendments

We appreciate that the habitat baseline for the site was purely arable and the grassland & hedgerows to be created have been assigned to moderate condition and distinctiveness scores as this is considered as realistic and deliverable. This provides certainty for the LPA that the Biodiversity Net Gain (BNG) to be delivered and will be at least provide 10% each for both habitat and hedgerow units.

We are satisfied that the Biodiversity Net Gain Calculation Statement Final (James Blake Associates, July 2022) and the full Defra Biodiversity Metric 3.1 calculations for Plot 4000 at Gateway 14 provide sufficient detail on the BNG to be delivered at design stage for determination of this application. This is necessary in order to demonstrate measurable net gains for biodiversity and allow the LPA to discharge its duties under the NPPF (2021).

Our previous comments highlighted that the habitat units identified include wet wildflower seed mixtures and planting mixes for the SuDS areas which are likely to dry for most of the year and may not be seasonally wet. As the BNG assessment has not been amended, this is an issue that will need to be kept under review under the long term LEMP to ensure delivery of sustainable grassland habitats created. We will provide these comments when asked to support discharge of Condition 23 (Biodiversity Net Gain Design Stage report) of outline consent DC/21/00407.

LEMP

We note that the above submitted documents provide some of the detail required to discharge Condition 23 (Biodiversity Net Gain Design Stage report). However, we also note that the details of long-term management of habitats to be created in Plot 4000, are also required by Condition 23. These will need to be provided in the Landscape & Ecological Management Plan (LEMP) secured under Condition 28 of the outline consent.

We highlight that the LEMP (Condition 28) - as recently submitted under DC/22/03786 alongside the Landscape Management Plan (Condition 27) - will need to cover a period of 32 years to part discharge this condition for Plot 4000 and ensure delivery of the BNG units promised as well as habitat distinctiveness and condition, connectivity and ecological functionality. Whilst we will provide detailed comments in our response to DC/22/03786 on the long-term management of habitats created, we are satisfied that the mechanism to deliver BNG will also support discharge of Condition 23 (BNG) — we await consultation on this - though the details still need to be cross referenced with Landscape Management Plan to avoid any conflicts and also deliver the promised ecological connectivity and ecological functionality.

Lighting

We are pleased that the External Lighting Lux Level Plot sheets 1 and 2 Rev P06 (Hydrock KTA, September 2022) provide some of the detail required by Condition 29 (Lighting Design Scheme).

The strategic landscaping areas to be planted with trees & shrubs and the SuDS areas appear to be subject in places to higher level of light than the native species-rich hedgerows planted on the boundaries. The design of the development has embedded low light levels on the boundary to avoid impacts on nocturnal wildlife e.g. foraging or commuting bats, so and we welcome that the updated



plans confirms that the a backlight shield has been added to fittings at the south and west boundary. This will also be needed adjacent to landscaped areas to ensure that the soft landscaping will not, when mature, not be subject to light spillage across the site "so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory." as this is required by Condition 29 (lighting design).

Subject to the updated External Lighting Lux Level Plot drawings being further amended to confirm that these areas as indicated on the amended Detailed Soft Landscape Proposal for Plot 400 sheets 21a-26a Rev C (James Blake Associates, September 2022) will not be affected by light spillage, the development can be made acceptable. We therefore recommend that this is secured under Condition 29 when submitted for discharge.

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

Recommendation

Biodiversity issues have been considered and appropriate and deliverable mitigation, compensation and enhancement measures have already been secured by conditions of outline consent DC/21/00407 to deliver at least 10% biodiversity net gain. We therefore have no ecological objection to the details provided for this development.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant
Place Services at Essex County Council

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 Yellow planningyellow@baberghmidsuffolk.gov.uk>

Sent: 10 Aug 2022 11:37:47

To: Cc:

Subject: FW: PLN-0113506 & PLN-0120017-DC/22/03464 - Gateway 14, Land Between The A1120 And A14,

Stowmarket, Suffolk

Attachments:

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

Sent: 10 August 2022 10:08

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

Subject: RE: PLN-0113506 & PLN-0120017-DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

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

Good morning, Planning team

Our reference: PLN-0113506 & PLN-0120017

Our engineers reviewed the submitted documents and can confirm we have no additional comments to add to our previous responses.

Kind Regards

Sandra Olim

Pre-Development Advisor Team: 07929 786 955

Email: planningliaison@anglianwater.co.uk

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

Anglian Water Services Limited

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

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

Sent: 04 August 2022 11:53

Subject: PLN-0113506-DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

EXTERNAL MAIL - Please be aware this mail is from an external sender - THINK **BEFORE YOU CLICK**

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

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.

Kind Regards,

Megan Thomson

Page 104

Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 1234000 Option 5 Option 3 for Planning

Email: Planning@baberghmidsuffolk.gov.uk

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our Website or click the following link-

https://www.midsuffolk.gov.uk/features/our-covid-19-response/









Your award-winning councils - working hard to keep services running safely and to support our districts' recovery. Find out all the latest news on our website.

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.

__*__*___*___*___*___*___*



East Suffolk Internal Drainage Board
Pierpoint House
28 Horsley's Fields
KING'S LYNN
Norfolk PE30 5DD

01553 819600 planning@wlma.org.uk

Our ref: 22_06880_P 03/08/2022

Your ref: DC/22/03464

Site name/Description: Gateway 14, Land Between

The A1120 And A14, Stowmarket Suffolk

Summary of Proposal: Application for approval of Reserved Matters relating to plot 4000 of outline application DC/21/00407

Dear Averil Goudy,

The Board has been made aware of the above application and wishes to make the following comments.

The site is adjacent to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and surface water from the site will discharge directly to the Board's IDD, therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required consents. As such I strongly recommend that any required consent, as set out below, is sought prior to determination of the planning application. The annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Having reviewed the documents submitted in support of the above planning application, please be aware of a potential for conflict between the planning process and the Board's regulatory regime, due to the proposed works also requiring Land Drainage Consent from the Board.

A summary of the consents required under the Land Drainage Act 1991 (including Byelaws) is shown in the table below, followed by a more detailed explanation:

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	Consent required
Section 23, Land	Alteration of a	Consent not currently required
Drainage Act 1991	watercourse	
Byelaw 10	Works within 9 metres of a Board maintained watercourse	Not applicable



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

Phil Camamile (Chief Executive)

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



Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to the onsite surface water sewer at a rate of 42.9 l/s. I am pleased to see that the applicant has aimed to reduce the discharge to greenfield rate. Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

An application for consent will be considered in line with the wider G14 surface water drainage strategy (Richard Jackson Engineering Consultants, 2021) including a total discharge rate to a watercourse within the Board's IDD of 131l/s.

Byelaw 3 (Treated Foul Water)

I note that the applicant intends to dispose of foul water to a main sewer via the wider site's sewer network. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse within the Board's IDD, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991

I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991.

Byelaw 10

There are no Board maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Please see the supplementary information overleaf for further detail on the Board's policy and consenting process.

If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Ellie

Eleanor Roberts Senior Sustainable Development Officer Water Management Alliance

How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form.

Application forms, application fees and 'Frequently Asked Questions' can be found on the 'Development' section of the Board's website, here:

https://www.wlma.org.uk/east-suffolk-idb/development/

For any additional help please call us on 01553 819600 or email planning@wlma.org.uk.

Byelaws

East Suffolk IDB Byelaws can be found via the following link: https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf

Mapping

Mapping of the district can be viewed via the following link: https://www.wlma.org.uk/uploads/ESIDB Index plan.pdf

Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link: https://www.wlma.org.uk/uploads/WMA Planning and Byelaw Policy.pdf

Arterial Watercourses

Maps on the Board's website show which watercourses are designated as Arterial Watercourses by the Board. You may also have heard these watercourses referred to as 'Main Drains' or 'Maintained Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

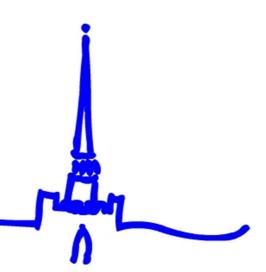
Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially <u>Paragraph 167</u>) and the <u>Non-standard technical standards for SuDS</u>.
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.

The Stowmarket Society



Sustainable Communities
Babergh and Mid Suffolk Councils
Endeavour House
Russell Road
Ipswich
IP1 2BX

2 August 2022

Dear Sirs

DC/22/03464 - Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 - Land at Mill Lane, Stowmarket (Gateway 14) - Submission of Details for Appearance, Landscaping, Layout and Scale for Plot

We wish to submit our comments on this application.

As with previous applications for this site, a significant concern is around issues of connectivity to Stowmarket and the need for inclusion of transport measures which will mitigate the intrinsic unsustainability of this kind of development being dependent on heavy use of motorised road transport.

In that context the planning authorities should be ensuring that as many employees as possible will wish to cycle to work and/or walk to work. The question is how the facility is plugged into the cycle and pedestrian circulatory routes of the town and how attractive those links are to potential users. One issue that has concerned us is the making of a connection to the Gipping Valley Riverside Path and possible upgrading of some lengths to combined footpath/cycleway. We can find no reference to it in the documents. A proposed site plan suggests a long and featureless straight drive adjacent to the south boundary of the site with some unspecified connection to the river, but this is vague, and the connection is not in the application site. This route would provide a most attractive alternative to the dismal prospect for commuters from south Stowmarket of cycling on the A1120 Cedars Link Road. If you and the developer are determined not to include our suggestion the scheme must at least include works along the Cedars Link Road to widen the footway enough to provide a shared footpath/cycleway separated from the road carriageway.

Sustainable Communities Babergh and Mid Suffolk Councils 2 August 2022 Page 2 of 2

We suggest the applicants be asked to explain further some suitable and attractive proposals for pedestrian and cycle connections to the site. It would be very welcome if they would finance the upgrading of some of the river path.

Yours faithfully

J Pattle Secretary

The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR

Philip Isbell – *Chief Planning Officer* **Sustainable Communities**

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

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

Correspondence Address:

Miss Hannah Walker 65 Gresham Street London

EC2V 7NQ

Applicant:

Gateway 14 Limited C/O Agent

Date Application Received: 21-Jan-21

Date Registered: 27-Jan-21

Application Reference: DC/21/00407

Proposal & Location of Development:

Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works(additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021.

Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Section A - Plans & Documents:

This decision refers to drawing no./entitled 20012-FSA-XX-XX-DR-A-0100-P03 received 08/04/2021 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:

Elevations - Proposed 1902 01 Substation - Received 21/01/2021 Drainage Details 60417 PP 001 - Received 21/01/2021 Highway Access Plan 60417/PP011 - Received 21/01/2021

Highway Access Plan ROAD SECTIONS SHEET 1 60417-C--008B - Received 21/01/2021 Highway Access Plan ROAD SECTIONS SHEET 2 60417-C-009B - Received 21/01/2021 Sectional Drawing PROPOSED BUND SECTIONS 60417-C-011A - Received 21/01/2021 Highway Access Plan HIGHWAY GENERAL ARRANGEMENT 60417-C-SK05-C - Received 21/01/2021

Drainage Details OUTLINE SURFACE WATER STORAGE 60417-PP-004 - Received 21/01/2021

Sectional Drawing 60417-PP-07 RAIL EASEMENT SECTIONS - Received 30/07/2021 Drainage Details STORAGE AREA CROSS SECTION 60417-PP-007 - Received 21/01/2021 PROPOSED ROAD MARKINGS A14 JUNCTION 50 WESTBOUND 60417-PP-012 - Received 21/01/2021

Sectional Drawing 60417-C-055 Earthwork Sections 5 of 7 - Received 09/08/2021
Design Code Plan 20012-FSA-XX-XX-RP-A-0101-P07 - Received 28/05/2021
Plans - Proposed Parameters Plan 20012-FSA-XX-XX-DR-A-0105-P16 - Received 14/04/2021
Landscape Parameters Plan JBA-20-104 REV D 1-18 - Received 08/04/2021
Defined Red Line Plan 20012-FSA-XX-XX-DR-A-0100-P03 - Received 08/04/2021
Sectional Drawing 60417-C-051-P01-Earthwork Section 1of 7 - Received 09/08/2021
Sectional Drawing 60417-C-052-P01-Earthwork Section 2 of 7 - Received 09/08/2021
Sectional Drawing 60417-C-054-Earthwork Sections 3 of 7 - Received 09/08/2021
Sectional Drawing 60417-C-056-Earthwork Sections 4 of 7 - Received 09/08/2021
Sectional Drawing 60417-C-057-P01 Earthwork Sections 7 of 7 - Received 09/08/2021
Sectional Drawing 60417-C-057-P01 Earthwork Sections 7 of 7 - Received 09/08/2021
Floor Plan - Proposed 1902 01 Substation - Received 21/01/2021
Highway Access Plan 60417-PP-013 - Highway General Arrangement - Received 09/03/2021

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **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 the approval of reserved matters for the first plot must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

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

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

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

The reserved matters application for landscaping adjacent to the A1120 and A14 boundaries of the site shall demonstrate supplementary landscaping measures to address the landscape impact in relation to views from Creeting St Peter, Cedars Park and the A14.

The reserved matters application for the scale of each part or phase of the development shall include details of the maximum heights of storage of any goods, chattels, materials, or waste in relation to that plot.

All landscape reserved matters applications shall include details of the inclusion of appropriate local planting species within those details.

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.

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 and managed planning of the development in accordance with the principles and information accompanying the Outline application.

4. ACTION REQUIRED PRIOR TO SUBMISSION OF FIRST RESERVED MATTERS: APPROVAL OF PHASING OF DEVELOPMENT

Not later than the submission of the first Reserved Matters Application for each Plot (1000, 2000, 3000 or 4000) a phasing plan for that plot shall be submitted to the Local Planning Authority. The phasing plan must be approved in writing by the LPA before work commences above slab level.

The submission shall include appropriate alternative phasing plans as necessary. The development shall be implemented in accordance with the phasing plan, unless otherwise subsequently approved within any other submission of Reserved Matters lodged thereafter.

Where any Reserved Matters Application is made in relation to a part of a plot, the submission shall be accompanied by a statement setting out the relationship of the on plot infrastructure to relevant previous phases, or part phases, within that plot, together with a

statement setting out the approach to coordinating the delivery of infrastructure and landscaping in relation to both.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to landscape and residential amenity, the environment and highway safety prior to the commencement of such development.

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF OTHER DEVELOPMENT: CREATION OF BUND

No development hereby permitted shall commence until the construction of the Clamp Farm bund proposed in the full part of this application, has been completed and provides mitigation of construction and site noise, unless otherwise agreed in writing with the Local Planning Authority.

Reason - In order to minimise the adverse impacts of the proposal on neighbouring properties with particular regards to noise and visual amenity impacts.

6. ACTION REQUIRED: CONCURRENT WITH RESERVED MATTERS: DESIGN, MATERIALS AND LANDSCAPING

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design, materials and landscaping for that area or phase shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall include colour, type and finish of facing and roofing materials, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage and presentation arrangements.

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CS2.

7. PERMITTED USES: RESTRICTION ON CHANGES OF USE PLOTS 1000, 2000 AND 4000

The use of the land on Plots 1000, 2000 and 4000 hereby permitted shall fall within Class E(g), B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification) and no other use except pursuant to the grant of planning permission on an application made in that regard.

Except as provided for within Class I, notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and reenacting that Order with or without modification), there shall be no change to the approved use(s) except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of local amenity.

8. PERMITTED USES: RESTRICTION ON CHANGES OF USE PLOT 3000

Plot 3000 shall only be used for Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use. Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and reenacting that Order with or without modification), there shall be no change to the approved use(s) except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of local and residential amenity.

9. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: CUT AND FILL

Concurrent with the first submission of any reserved matters application for each part or phase of development, details of the cut and fill levels for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

There shall be no change of levels within Flood Zones 2 or 3.

Such works shall be carried out in full in accordance with the approved details prior to the commencement of any other development within that part or phase of the development.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

10. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: FINISHED FLOOR LEVEL

Concurrent with the submission of the Reserved Matters application(s), in any part or phase of the development details of the finished floor level(s) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

11. CUT AND FILL AND LIMIT ON BUILDING HEIGHTS

The maximum building heights AOD shall be as detailed on plan 20012-FSA-XX-XX-DR-A-0105 P16 received 9th February 2021.

The maximum building height on plots 1000, 2000 and 4000 shall be 21m.

The maximum building height on plot 3000 shall be 15m.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

12. LIMIT ON DEVELOPMENT AREAS

As detailed on plan 20012-FSA-XX-XX-DR-A-0105 P16 received 9th February 2021 there shall be no development permitted in the areas shown in pink and a height limitation of 10m to the zone highlighted in blue.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity of the development in its landscape setting and having particular regard to policy CS5 and saved policy CS2.

13. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected and no changes to levels or landscaping shall take place within the floodplain of the River Gipping.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no permitted development shall occur within the area shown as Flood Zone 3

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in a range of rainfall events and ensure the system operates as designed for the lifetime of the development. The south of the site, to the north of the main river, is partially located within the functional floodplain, (Flood Zone 3b). This condition is to ensure that there is no additional risk of flooding or alteration of the functional flood plain, which may reduce the functional flood plain and increase the risk of flooding both on and off site.

14. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: SURFACE WATER DRAINAGE SCHEME

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase 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:

- 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 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;

- 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 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;
- f. 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;
- g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
- h. 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) shall be submitted to and approved in writing by the Local Planning Authority.

The 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
- i. 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 CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of 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-developmentand-flood-risk/construction-surface-water-management-plan/

15. ACTION REQUIRED WITHIN 28 DAYS OF COMPLETION OF FINAL UNIT

Within 28 days of practical completion of the final 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/

16. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF A PHASE: SCHEME FOR DISPOSAL OF FOUL DRAINAGE

Prior to the first use or occupation of each part or phase of the development a scheme to dispose of foul drainage for that part or phase and including a timetable for implementation, shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall thereafter be implemented as approved, in accordance with the scheme and timetable.

Reason: There is not capacity for all the wastewater flows from this proposed development to be treated at Stowmarket WRC. AWS has long term plans to upgrade Stowmarket WRC. However these are not yet confirmed and funded. These plans therefore need to be confirmed in the strategy ahead of use of this site to protect the local watercourses and environment.

17. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT; CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development on any part or phase a Construction Management Plan for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following matters:

- o a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic, including details as to how access will be provided via A1120 and A14, and directed and managed away from Cedars Park and Creeting St Peter.
- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting
- o details of proposed means of dust suppression
- o details of measures to prevent mud from vehicles leaving the site during construction
- o details of deliveries times to the site during construction phase
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials

- o storage of plant and materials including location and nature of compounds and storage areas
- o litter management
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Construction of the development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

18. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

No goods, products, raw materials, scrap material or other materials of any other sort shall be deposited, stacked or stored in the areas of the site within flood plain (areas shown within Flood Zones 2 and 3).

Reason - To ensure that there is no alteration of the functional flood plain which may reduce the functional flood plain and increase risk of flooding both on and off site.

19. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP NOISE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Noise for that part or phase, in line with the Noise and Vibration assessment of the Environmental Statement (January 2021) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- o Ensure that modern plant is used, complying with the latest European Commission noise emission requirements;
- o Selection of inherently quiet plant where possible;
- o Use of hoarding around the work site perimeter, where practicable, to assist in the screening of noise generation from low-level sources;
- o Hydraulic techniques for breaking to be used in preference to percussive techniques where practical;
- o Use of rotary bored rather driven piling techniques, where appropriate;
- o Off-site pre-fabrication to be used, where practical;
- o All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, operated to prevent excessive noise and switched off when not in use;
- o Plant to be certified to meet relevant current legislation as defined by BS 5228 standards;
- o All Contractors to be made familiar with current legislation and the guidance in BS 5228 (Parts 1 and 2), which should form a prerequisite of their appointment;
- o Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around the site to be conducted in such a manner as to minimise noise generation and where practical to be conducted away from NSRs:
- o Careful consideration should be given to planning construction traffic haul routes within the Site and along local roads close to existing sensitive receptors, so as to

- minimise reversing movements and to minimise the number of construction vehicles during peak traffic flows on local roads;
- o Alert residents regarding periods when higher levels of noise may occur during specific operations and providing them with lines of communication where complaints can be addressed, and,
- o Noise complaints should be reported to the Contractor and immediately investigated.
- o Demonstrate how works will comply with the criteria derived in the ES based on BS5228-1 Appendix E criteria, including best practice measures such as using efficient machinery and vehicles.

The approved CEMP Noise 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 safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

20. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP LANDSCAPE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Landscape in line with the Landscape and Visual Impact Assessment of the Environmental Statement (January 2021) for that part or phase, shall be submitted to and approved in writing by the Local Planning Authority for that part or phase.

The CEMP Landscape shall include the following:

- o Details of the Root Protection Areas of all trees and hedgerows which are to be retained as part of the Proposed Development to be safeguarded by the use of appropriate fencing in line with BS5837:2012
- o Details of where trees and/or sections of hedgerow are to be removed as part of the Proposed Development, details of such works and that these would be undertaken outside of the bird nesting season.
- o The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- o The use of hoardings and fencing (including temporary fencing);
- o The storage of construction materials and waste;
- o The handling and storage of topsoil (including imported topsoil);
- o Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- o Permitted working hours and use of lighting, including a detailed lighting specification;
- o The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- o Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel

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 protect existing and proposed landscape features during the construction of the development.

21. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

Prior to the commencement of development on a part or phase a construction environmental management plan (CEMP: Biodiversity) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority, in line with the Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 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).

22. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Chapter 14 - Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

The ECoW will check for active nests including ground nesting farmland species, following best practice methods to safeguard habitats and species during site clearance and construction.

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).

23. ACTION REQUIRED CONCURRENT WITH SUBMISSION OF ANY RESERVED MATTERS: BIODIVERSITY NET GAIN DESIGN STAGE REPORT

Concurrent with submission of reserved matters for each part or phase a Biodiversity Net Gain Design Stage Report shall be submitted to the Local Planning Authority for approval in writing which provides a minimum of 10% measurable biodiversity net gain, using the Defra Biodiversity Metric 2.0.

The content of the Biodiversity Net Gain Design Stage Report should follow BNG Report & Audit Templates (CIEEM, 2021) or any successor versions and include the following:

- o Baseline data collection and assessment of current conditions on plot and cumulatively;
- o A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- o Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- o Details of the implementation measures and management of BNG proposals to be delivered for 32 years e.g. in Landscape & Ecological Management Plan (LEMP);
- o Details of the monitoring and auditing BNG measures.

The proposed enhancement measures shall be implemented in accordance with the approved Report details and shall be retained in that manner thereafter.

Reasons: In order to demonstrate measurable net gains for biodiversity and allow the LPA to discharge its duties under the NPPF (2021)

24. TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED.

If the development hereby approved does not commence within 18 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed prior to commencement of development and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of protected and priority species and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, shall have been submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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)

25. ACTION REQUIRED CONCURRENT WITH FIRST RESERVED MATTERS: SKYLARK MITIGATION STRATEGY

A Skylark Mitigation Strategy shall be submitted to the Local Planning Authority for approval in writing concurrent with the first reserved matters submission.

The Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed measures
- b) Detailed Methodology for measures to be delivered
- c) Location of the proposed measures by appropriate maps and/or plans
- d) Mechanism for implementation & Monitoring of delivery

The Skylark Mitigation Strategy as approved shall be implemented in the first nesting season following commencement of the development and in accordance with the approved details, or any amendment as may be approved in writing pursuant to this condition, and all features shall be delivered for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species)

26. ACTION REQUIRED PRIOR TO COMMENCEMENT: METHOD STATEMENT FOR SHEPHERD'S NEEDLE

No development shall take place until a Method Statement for Shepherd's needle has been submitted to and approved in writing by the Local Planning Authority. The Method Statement for Shepherd's needle shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans, including the identification of a suitable receptor site.
- e) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- f) Persons responsible for implementing the works.
- g) Details of initial aftercare and long-term maintenance.
- h) Details for monitoring and remedial measures.

The Method Statement for Shepherd's needle shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under s40 of the NERC Act 2006 (Priority habitats & species)

27. ACTION REQUIRED: LANDSCAPE MANAGEMENT PLAN

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

The management plan shall make provision for the interim landscape management of undeveloped plots or land parcels within plots 1000, 2000, 3000 and 4000 together with a timetable for implementation as required in order to safeguard the landscape amenity of the locality. The interim landscape management plan shall include provision for the details of interim boundary treatments and landscaping and a timetable for implementation of those works where Reserved Matters applications on undeveloped plots or land parcels do not come forward within 5 years of the date of approval of the last Reserved Matters Application on the site.

The management plans shall be implemented in accordance with the agreed landscape management timetable.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area throughout the period of development, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

28. ACTION REQUIRED PRIOR TO DEVELOPMENT ABOVE SLAB LEVEL: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A Landscape and Ecological Management Plan (LEMP) for each part or phase shall be submitted to and approved in writing by the Local Planning Authority prior to development above slab level of that part or phase. 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 including interim management of undeveloped plots within the phase in question.
- 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 longterm 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).

CONCURRENT WITH RESERVED MATTERS: LIGHTING DESIGN SCHEME.

Concurrent with the submission of a reserved matters scheme for a part or phase of development a lighting design scheme for all lighting on that part or phase other than adopted Highways lighting including measures to reduce impacts on night-time light, wildlife/biodiversity and SMART features, such as automatic lighting controls and use of LEDs, for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme as approved in writing and maintained thereafter in accordance with the scheme.

Under no circumstances shall 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).

30. ACTION REQUIRED PRIOR TO DEVELOPMENT ABOVE SLAB LEVEL: SWIFT NEST BRICK/BOXES

Prior to the commencement of development above slab level in a part or phase on Plot 3000 a scheme for swift nest bricks/boxes for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

Integral swift nest bricks should be incorporated into buildings that are two storeys or higher.

Such details as may be approved shall be implemented in full prior to the first use or occupation of the part or phase of development to which the scheme relates.

Reason: To provide suitable nesting opportunities to enhance biodiversity.

31. ARBORICULTURAL RECOMMENDATIONS

All works shall be undertaken in accordance with the measures outlined in the accompanying arboricultural report.

Monitoring should be undertaken by a qualified arboriculturist in accordance with the details for monitoring in the Arboricultural Method Statement as set out in Chapter 9 of the January 2021 ES.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

32. SPECIFIC RESTRICTION ON DEVELOPMENT: DEVELOPMENT AFFECTING OR ADJACENT TO NETWORK RAIL

- a) Except for the required trespass proof fence, there shall be no building operations undertaken within 3m of the site boundary with Network Rail land. All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.
- b) Any scaffold or related structure which is to be constructed within 10m of the boundary of the site with Network Rail land must be erected so that at no time any poles over-sail the railway. Protective netting around any such scaffold must also be installed.
- c) No soakaways for storm or surface water drainage shall be constructed within 20m of the boundary of the site with Network Rail.
- d) There shall be no alteration to the boundary drainage connections from the site or operations into Network Rails property, culverts or drains unless otherwise agreed in writing with the Local Planning Authority, in agreement with Network Rail.
- e) No alterations shall be made which prevent or reduce the provision to continue drainage discharging from Network Rail land unless otherwise agreed in writing with the Local Planning Authority, in agreement with Network Rail.

Reason - To ensure that construction and maintenance can be carried out without adversely affecting the safety of or encroaching upon Network Rail land.

ACTION REQUIRED: VIBROCOMPACTION OR DISPLACEMENT PILING

There shall be no use of any vibrocompaction or displacement piling within 200m of the boundary of the site with Network Rail land unless details of the machinery to be used and a method statement have been submitted to and approved in writing by the Local Planning Authority.

Where approved works shall be undertaken in accordance with the submitted details.

Reason: To ensure that construction vibration does not affect the safety of Network Rail operations

34. ACTION REQUIRED PRIOR TO COMMENCEMENT: FENCING

Prior to the commencement of any reserved matters development within 200m of the boundary of the site with Network Rail land a trespass proof fence of at least 1.8m high shall be erected along the development side of the existing boundary fence to Network Rail land, including where necessary intervening structural landscaping, and subsequently maintained and retained as such.

Reason: To ensure that the railway line is not accessible from the application site for reasons of operational safety.

35. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ARCHAEOLOGICAL INVESTIGATON

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' until the implementation of a programme of archaeological work has been secured for that part or phase, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

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 SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site.

In this case, the following will be required for the five archaeological areas:

Area A: Open area excavation has been undertaken in this area. The fieldwork has been completed. The excavation Post-excavation Assessment Report is currently being produced by the client's archaeological contractor for submission to SCCAS. We have no objections to groundworks commencing in Area A.

Area B: Open area excavation, including open area excavation area over medieval archaeological features identified in trench 67.

Area C: Trenched archaeological evaluation in order to establish the archaeological potential. Decisions on the need for any further investigation (excavation before groundworks commence) will be made on the results of the evaluation.

Area D: Open area excavation on the areas threatened by the development.

Area E: Open area excavation on the areas threatened by the development.

In the areas B - E archaeological works will be required before any groundworks commence, this includes site preparation, infrastructure and landscaping works.

36. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL INVESTIGATON

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).

ACTION REQUIRED PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants, including a timetable for implementation, shall be submitted to and approved, in writing, by the Local Planning Authority.

The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

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

38. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONTROL OF POLLUTION

Prior to the commencement of development, if required by the Control of Pollution Act 1974 a S.61 prior consent application shall have been submitted, and details confirming the submission and conditions attached to any consent submitted to the Local Planning Authority. These conditions shall be adhered to throughout the development.

Reason: To protect against on site noise and vibration impacts.

39. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

The construction working hours in respect of any works undertaken for the hereby permitted development shall be limited to:

0800 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays.

There shall be no working or deliveries outside of these hours or on public holidays.

In the event that working outside these times is necessary for a particular element of works (e.g. a concrete pour), 14 days advance notice must be given in writing to the Local Planning Authority along with contact details in the event of complaint.

Any construction working taking place in such circumstances must not exceed 55dB LA eq (1 hour) between 1900 and 2300 and 45dB LA eq (20 minutes) between 2300 and 0700 as measured 1m from the facade of the nearest noise sensitive premises.

Reason - To protect neighbouring noise sensitive premises from adverse impacts of noise and construction working

40. ACTION REQUIRED: TIMES OF OPERATION TO BE AGREED

Prior to the first use of any part or phase of the development, details of opening times, operation/working times and delivery times for each part(s) shall be submitted to and agreed in writing by the Local Planning Authority.

The times for each building, or part thereof, shall be implemented as agreed unless otherwise subsequently agreed in writing.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity

NOTE: As set out in paragraph 4.2.7 of the Mill Lane, Stowmarket Development Brief, 24-hour working may be acceptable, noting the expectations of paragraph 5.7.4 to ensure that such working offers appropriate mitigation and that the details are required to be secured by this condition.

41. ACTION REQUIRED: USE OF MACHINERY

The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228-1: 2009+A1:2014.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity

42. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SCHEME FOR WATER ENERGY AND RESOURCE EFFICIENCY DURING CONSTRUCTION

Prior to the commencement of development on a part or phase, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction elements of that part or phase 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 of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

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

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

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below: https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/

The scheme for water energy and resource efficiency as approved shall be implemented during all construction works for that part or phase.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF. To ensure that the mitigation measures embedded in the scheme design are appropriately implemented and monitored including the recording and reporting of energy consumption.

43. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SCHEME FOR WATER ENERGY AND RESOURCE EFFICIENCY DURING OPERATIONAL PHASE

Prior to the commencement of development on a part or phase, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the operational phase of that part or phase 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 occupancy of the development. The measures provided and made available for use in accordance with such timetable as may be agreed.

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

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

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

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

The scheme shall include an Operational Environment Management Plan (OEMP) to implement climate change mitigation measures to minimise carbon emissions and to include the provision of annual (or other regular) monitoring information of the Local Planning Authority (as set out in para 15.5.16 in Chapter 15 of the Environmental Statement accompanying DC/21/00407) shall be submitted to and approved in writing by the Local Planning Authority.

The OEMP and scheme for water energy and resource efficiency as approved shall be implemented on occupation.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF. To ensure that the mitigation measures embedded in the scheme design are appropriately implemented and monitored including the recording and reporting of energy consumption.

44. ACTION REQUIRED: BREEAM

Concurrent with the first Reserved Matters application for each part or phase a BREEAM pre-assessment estimator (or such equivalent standard that replaces this) shall be submitted to and approved in writing by the Local Planning Authority demonstrating how an Excellent Score has been achieved for units on Plot 3000 and Very Good Score achieved across Plots 1000, 2000 and 4000.

Within 6 months of occupation of each building a BREEAM Post Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) shall be submitted to and approved in writing by the Local Planning Authority to show that an Excellent or Very Good rating, as applicable, has been achieved.

Reason: To ensure that the development makes the fullest contribution to achieving an acceptable level of sustainability in the built environment.

45. ACTION REQUIRED: OFFICE NOISE LEVELS

Office accommodation shall be designed such that internal noise levels as a result of external and internal noise sources comply with the relevant criteria set out in BS8233:2014.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

46. CUMULATIVE RATING NOISE LEVEL RESTRICTION

The cumulative rating noise level from all on-site commercial and industrial operations, including noise from HGVs, fixed plant and equipment, should be assessed and controlled such that noise levels when assessed in accordance with BS4142 are no greater than 5dB above the background sound level established in Chapter 8 Noise and Vibration, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

47. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

The proposal hereby permitted shall comply with the Design Code to establish a clear framework for the future design of development. Details of compliance with the Design Code shall be submitted as part of each reserved matters application.

The Design Code confirmed that 20% of each plot shall be delivered as soft landscaping, with soft engineered drainage options delivered where technically feasible. Details setting out compliance with this requirement shall be submitted as part of each reserved matters application.

Reason: To secure an orderly and well designed finish sympathetic to the character of the area and in the interests of visual amenity and the setting of nearby listed buildings.

48. ACTION REQUIRED PRIOR TO COMMENCEMENT: ACCESS

Before the development is commenced on each part or phase, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The works shall thereafter be implemented in accordance with the approved details and including the submitted timescale for implementation.

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

49. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: OFF SITE HIGHWAYS WORKS

Prior to the first use or occupation of any part of the development, the off-site works highway improvements to be provided as indicated on Drawing No. 60417/PP/011 and 60417/PP/012 shall be laid out, constructed and made functionally available for use by the occupiers of the development prior to the occupation of the first unit and thereafter retained in the approved form for the lifetime of the development.

Reason: To ensure that suitable mitigation measures are provided prior to occupation.

50. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS ESTATE ROAD AND FOOTPATHS

Concurrent with the submission of the first reserved matters application for each part or phase, (save for site clearance and technical investigations) details of the estate roads and footpaths for that part or phase, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

51. ACTION REQUIRED PRIOR TO OCCUPATION: PROVISION OF CARRIAGEWAYS AND FOOTWAYS

No building in any part or phase shall be occupied until the carriageways and footways serving that part or phase have been constructed to at least Binder course level or better in accordance with the approved details except with the prior written agreement of the Local Planning Authority in consultation with Local Highway Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

52. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: TRAVEL PLAN

No part of the development hereby approved shall be brought into use unless and until the Travel Plan has been approved in writing by the Local Planning Authority who shall consult with Suffolk County Council and Highways England as Highways Authorities.

The Travel Plan shall be in line with prevailing policy and best practice and shall as a minimum include:

- o The identification of targets for trip reduction and modal Shift
- o The methods employed to meet these targets
- o The mechanisms for monitoring and review
- The penalties to be applied in the event that targets are not met (implementation of scheme shown in outline on Richard Jackson Drawing No 60417/pp/013 A dated 17 May 2021)
- o The mechanisms for mitigation
- o Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
- o Mechanisms to secure variations to the Travel Plan following monitoring and reviews
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by employees across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
- o Appointment of a suitably qualified Travel Plan Coordinator to set up a Travel Plan Management Group incorporating all individual commercial units to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
- o A suitable marketing strategy to ensure that all employees on the site are engaged in the Travel Plan process
- o A Travel Plan budget that covers the full implementation of the Travel Plan until five years has passed after occupation of the final commercial unit
- o A copy of an employee travel pack that includes information to encourage employees to use sustainable travel in the local area

Reason: To ensure that the A14 continues to serve its purpose as part of the national system for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety on that route. In the interest of sustainable development as set out in the NPPF, and strategic objectives SO3 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

Note 2: The Travel Plan and Employee Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-

and-environment/planning-and-development-advice/travel-plans/information-for-developers)

53. ACTION REQUIRED PRIOR TO OCCUPATION: CYCLE STORAGE AND FACILITIES

Prior to the first use/occupation of a part or phase, details of the areas to be provided for secured cycle storage for both customers and employees and details of changing facilities including storage lockers and showers shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development of that part or phase is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable development as set out in the NPPF and strategic objectives SO3 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

54. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

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

The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v 1.1, 2013) position statements A4-A6, J1-J7 and N7.

55. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT ON PLOT 1000: FOOTPATH 1

Prior to the commencement of works within Plot 1000:

- a) details of the final route of the footpath diversion for Footpath 1 and associated drain run shall be submitted and approved in writing by the Local Planning Authority; and
- b) an application to divert Footpath 1 shall be made

Reason: To ensure that the pubic rights of way network can be safeguarded and appropriate diversion procedures undertaken to implement the development.

CONDITIONS IN RELATION TO THE FULL PART OF THE APPLICATION

These conditions relate to the full planning application for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works:

56. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

57. 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.

58. ACTION REQUIRED PRIOR TO COMMENCEMENT: PHASING PLAN

Prior to the commencement of any development hereby permitted a programme of works for the ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works shall be submitted to and approved in writing by the Local Planning Authority.

The sequence of works shall:

- o Confirm delivery of the bund in advance of other development as detailed by condition 4 below (with the exception of works required to create the spoil)
- o Detail implementation of the road to provide access to the site prior to commencement of construction works other than the bund.
- o Provide a timescale for implementation of the works

The development shall thereafter be implemented in full accordance with the approved sequence of works and timetable.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

59. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF OTHER DEVELOPMENT: CREATION OF BUND

No other development hereby permitted except for the excavation of the contractors compound, roads and primary substation shall commence until the construction of the bund to the Clamp Farm boundary has been substantially completed and provides mitigation of construction and site noise, unless otherwise agreed in writing with the Local Planning Authority.

The bund shall be created in accordance with the approved plan and shall thereafter be retained in accordance with the details to achieve attenuation.

Reason - In order to minimise the adverse impacts of the proposal on neighbouring properties with particular regards to noise and visual amenity impacts.

60. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected and no landscaping shall take place within the floodplain of the River Gipping with the exception of the construction of the pedestrian bridge.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no permitted development shall occur within the area shown as Flood Zone 3.

No works shall be undertaken to the footpath link to the Gipping Valley Way in Flood Zone 2 or 3 which change or affect ground levels unless the details of ground levels and works, along with mitigation details have been submitted to and approved in writing by the Local Planning Authority.

Such details as may be agreed shall thereafter be carried out in full, in accordance with the agreed phasing timetable.

Reason: To ensure the development does not cause increased flood risk.

61. IMPLEMENTATION OF SURFACE WATER AND FLOOD RISK ASSESSMENT

The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) shall be implemented as set out in the approved report (dated March 20201, ref: 60417-PP-001 Rev D).

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.

62. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the 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-developmentand-

flood-risk/construction-surface-water-management-plan/

63. ACTION REQUIRED ON COMPLETION: SURFACE WATER DRAINAGE VERIFICATION

Within 28 days of the practical completion of the development hereby permitted a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail and verify 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 2020 in order to enable the proper management of flood risk within the county of Suffolk.

http://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/

64. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT; CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development on any part or phase a Construction Management Plan for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following matters:

- o a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- o Means of access for construction traffic, including details as to how access will be provided via A1120 and A14, and directed and managed away from Cedars Park and Creeting St Peter.
- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting
- o details of proposed means of dust suppression
- o details of measures to prevent mud from vehicles leaving the site during construction
- o details of deliveries times to the site during construction phase
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials
- o storage of plant and materials including location and nature of compounds and storage areas
- o litter management
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Construction of the development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

65. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

No goods, products, raw materials, scrap material or other materials of any other sort shall be deposited, stacked or stored in the areas of the site within flood plain (areas shown within Flood Zones 2 and 3).

Reason - To ensure that there is no alteration of the functional flood plain which may reduce the functional flood plain and increase risk of flooding both on and off site.

66. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP NOISE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Noise for that part or phase, in line with the Noise and Vibration assessment of the Environmental Statement (January 2021) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of noise attenuation following the recommendations in the EIA Noise Chapter.

The approved CEMP Noise 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 safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

67. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP LANDSCAPE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Landscape in line with the Landscape and Visual Impact Assessment of the Environmental Statement (January 2021), shall be submitted to and approved in writing by the Local Planning Authority for that part or phase.

The CEMP Landscape shall include the following:

- o Details of the Root Protection Areas of all trees and hedgerows which are to be retained as part of the Proposed Development to be safeguarded by the use of appropriate fencing in line with BS5837:2012
- o Details of where trees and/or sections of hedgerow are to be removed as part of the Proposed Development, details of such works and that these would be undertaken outside of the bird nesting season.
- o The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- o The use of hoardings and fencing (including temporary fencing);
- o The storage of construction materials and waste;
- o The handling and storage of topsoil (including imported topsoil);
- o Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- o Permitted working hours and use of lighting, including a detailed lighting specification;
- o The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- o Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel

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 protect existing and proposed landscape features during the construction of the development.

68. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (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 Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 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).

69. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Chapter 14 - Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

The ECoW will check for active nests including ground nesting farmland species, following best practice methods to safeguard habitats and species during site clearance and construction.

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).

70. PRIOR TO COMMENCEMENT: METHOD STATEMENT FOR SHEPHERD'S NEEDLE

No development shall take place until a Method Statement for Shepherd's needle has been submitted to and approved in writing by the local planning authority. The Method Statement for Shepherd's needle shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans, including the identification of a suitable receptor site.
- e) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- f) Persons responsible for implementing the works.
- g) Details of initial aftercare and long-term maintenance.
- h) Details for monitoring and remedial measures.
- i) Resurvey to accurately locate the plants in May and June when flowering and fruiting

The Method Statement for Shepherd's needle shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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

71. PRIOR TO COMMENCEMENT: SKYLARK MITIGATION STRATEGY

A Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:

The Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed measures
- b) Detailed Methodology for measures to be delivered
- c) Location of the proposed measures by appropriate maps and/or plans
- d) Mechanism for implementation & Monitoring of delivery

The Skylark Mitigation Strategy as approved shall be implemented in the first nesting season following commencement of the development and in accordance with the approved details, or any amendment as may be approved in writing pursuant to this condition, and all features shall be delivered for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species).

72. ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING: LANDSCAPE MANAGEMENT PLAN.

No landscape planting or works shall commence until there has been submitted to and approved in writing by the Local Planning Authority a landscape management plan, including long term design objectives, management responsibilities and maintenance

schedules for all landscape areas and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan and thereafter retained.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area throughout the period of development, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

73. PRIOR TO IMPLEMENTATION OF LANDSCAPING: 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 to the implementation of any landscaping. 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).

74. ACTION REQUIRED: IMPLEMENTATION OF LANDSCAPING

All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the hereby permitted development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with

planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

75. LIGHTING DESIGN SCHEME

Prior to installation of any lighting a lighting design scheme for all lighting other than Highways lighting including measures to reduce impacts on night-time light, wildlife/biodiversity and SMART features for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme as approved in writing and maintained thereafter in accordance with the scheme.

Under no circumstances shall 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).

76. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ARCHAEOLOGICAL SCHEME OF INVESTIGATION

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

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 SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site.

In this case, the following will be required for the five archaeological areas:

Area A: Open area excavation has been undertaken in this area. The fieldwork has been completed. The excavation Post-excavation Assessment Report is currently being produced by the client's archaeological contractor for submission to SCCAS. We have no objections to groundworks commencing in Area A.

Area B: Open area excavation, including open area excavation area over medieval archaeological features identified in trench 67.

Area C: Trenched archaeological evaluation in order to establish the archaeological potential.

Decisions on the need for any further investigation (excavation before groundworks commence) will be made on the results of the evaluation.

Area D: Open area excavation on the areas threatened by the development.

Area E: Open area excavation on the areas threatened by the development.

In the areas B - E archaeological works will be required before any groundworks commence, this includes site preparation, infrastructure and landscaping works.

77. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL ASSESSMENT

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).

78. COMPLIANCE WITH ARBORICULTURAL REPORT

All works shall be undertaken in accordance with the measures outlined in the Arboricultural Report accompanying the application.

Reason: In order to help avoid harm being caused to the trees scheduled for retention.

79. ACTION REQUIRED; DUST ASSESSMENT AND MITIGATION

All works shall be undertaken in accordance with the measures outlined in the dust assessment in the BWB report MKA2107 and the mitigation proposals.

Reason: To protect neighbouring residential amenity from the impacts of construction.

80. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONTROL OF POLLUTION

Prior to the commencement of development, if required by the Control of Pollution Act 1974 a S.61 prior consent application shall have been submitted, and details confirming the submission and conditions attached to any consent submitted to the Local Planning Authority. These conditions shall be adhered to throughout the development.

Reason: To protect against on site noise and vibration impacts.

81. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

The construction working hours in respect of any works undertaken for the hereby permitted development shall be limited to:

0800 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays.

There shall be no working or deliveries outside of these hours or on public holidays.

In the event that working outside these times is necessary for a particular element of works (e.g. a concrete pour), 14 days advance notice must be given in writing to the Local Planning Authority along with contact details in the event of complaint.

Any construction working taking place in such circumstances must not exceed 55dB LA eq (1 hour) between 1900 and 2300 and 45dB LA eq (20 minutes) between 2300 and 0700 as measured 1m from the facade of the nearest noise sensitive premises.

Reason - To protect neighbouring noise sensitive premises from adverse impacts of noise and construction working.

82. ACTION REQUIRED: USE OF MACHINERY

The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228-1: 2009+A1:2014.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity

83. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

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

The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v 1.1, 2013) position statements A4-A6, J1-J7 and N7.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

- NPPF National Planning Policy Framework
- NPPG-National Planning Policy Guidance
- 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
- FC01 Presumption In Favour Of Sustainable Development
- FC01 1 Mid Suffolk Approach To Delivering Sustainable Development
- FC03 Supply Of Employment Land
- SB02 Development appropriate to its setting
- GP01 Design and layout of development
- HB01 Protection of historic buildings
- **HB13 Protecting Ancient Monuments**
- HB14 Ensuring archaeological remains are not destroyed
- H16 Protecting existing residential amenity
- CL08 Protecting wildlife habitats
- CL09 Recognised wildlife areas
- CL11 Retaining high quality agricultural land
- CL12 The effects of severance upon existing farms
- E02 Industrial uses on allocated sites
- E03 Warehousing, storage, distribution and haulage depots
- E09 Location of new businesses
- E10 New Industrial and commercial development in the countryside
- New Industrial and commercial development in the countryside
- E12 General principles for location, design and layout
- T02 Minor Highway improvements
- T04 Planning Obligations and highway infrastructure

T07 - Provision of public car parking

T08 - Lorry parking facilities in towns

T09 - Parking Standards

T10 - Highway Considerations in Development

T11 - Facilities for pedestrians and cyclists

T12 - Designing for people with disabilities

T13 - Bus Service

RT04 - Amenity open space and play areas within residential development

RT12 - Footpaths and Bridleways

SC04 - Protection of groundwater supplies

SC06 - Recycling centres

SAAP - Stowmarket Area Action Plan

NOTES:

1. <u>Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)</u>

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. NOTES The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. 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. For further information go to http://www.suffolkpublicrightsofway.org.uk and www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk.

3. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

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

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

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

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

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

4. Any works to a watercourse may require consent under section 23 of the Land Drainage Act

1991

o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017

o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board

district catchment may be is subject to payment of a surface water developer contribution o 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

o Any works to a main river may require an environmental permit

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

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:

This relates to document reference: DC/21/00407

Signed: Philip Isbell Dated: 5th November 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/modelnotificationnotice-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 practise 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.

www.babergh.gov.uk



Application No:

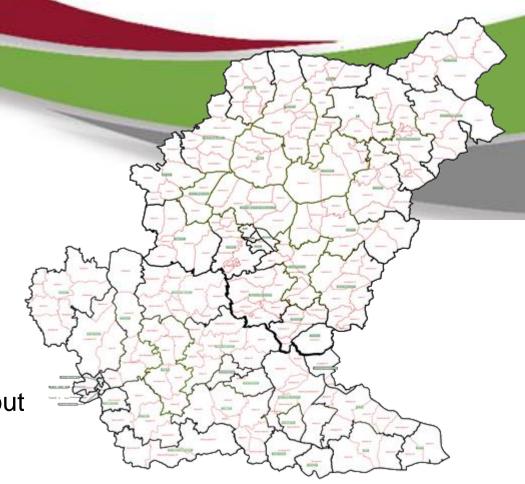
DC/22/03464

Address:

Gateway 14, Eand Between The A1120 and A14, Stowmarket

Proposal:

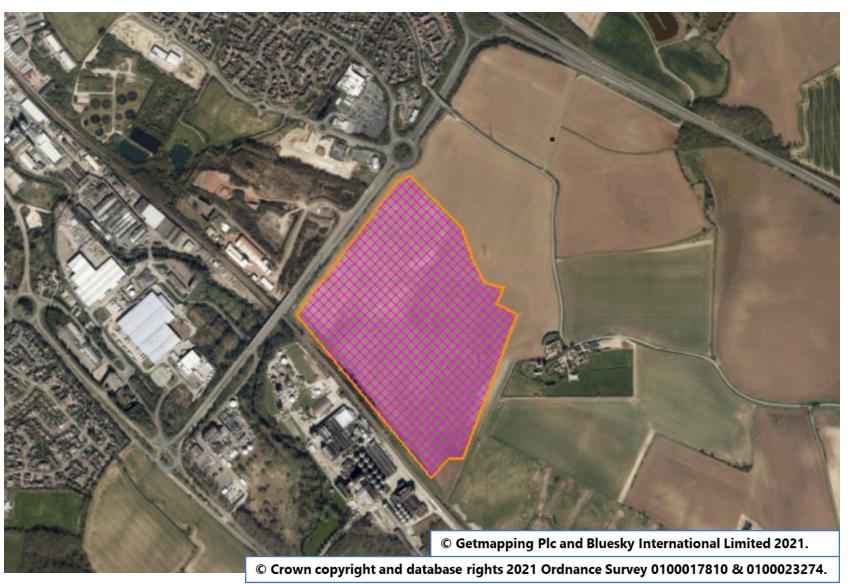
Submission of details for Appearance, Landscaping, Layout and Scale for Plot 4000





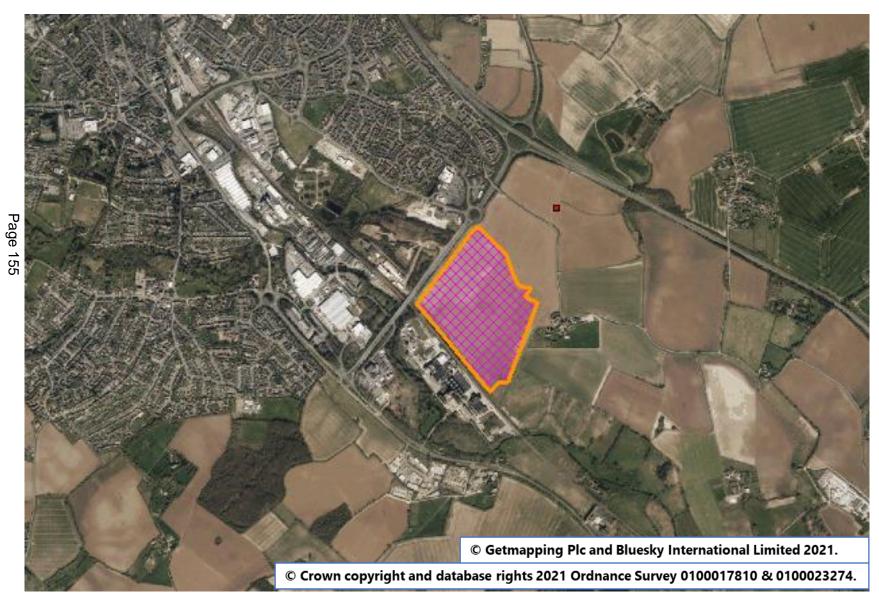
Page 154

Aerial Map Slide 2





Aerial Map – wider view



Site Location Plan





Page 158

Constraints Map

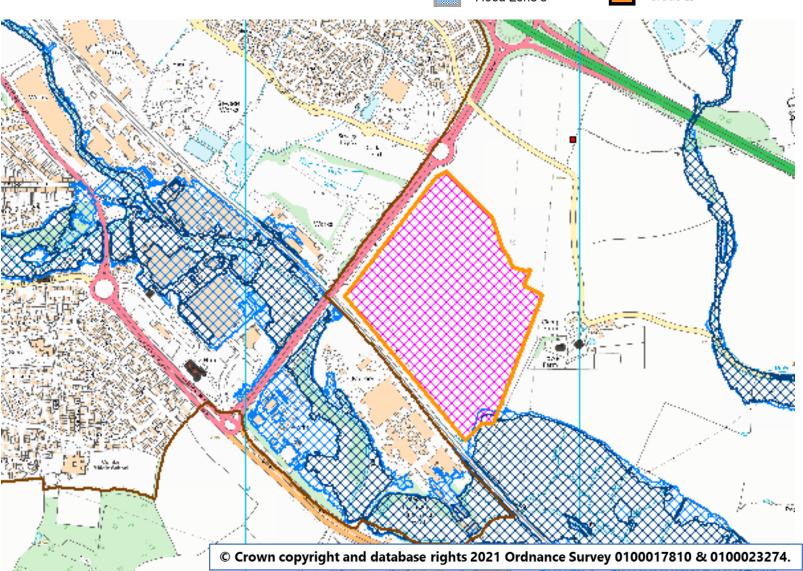
Flood Zone 2

Listed Buildings

Built Up Area Boundaries

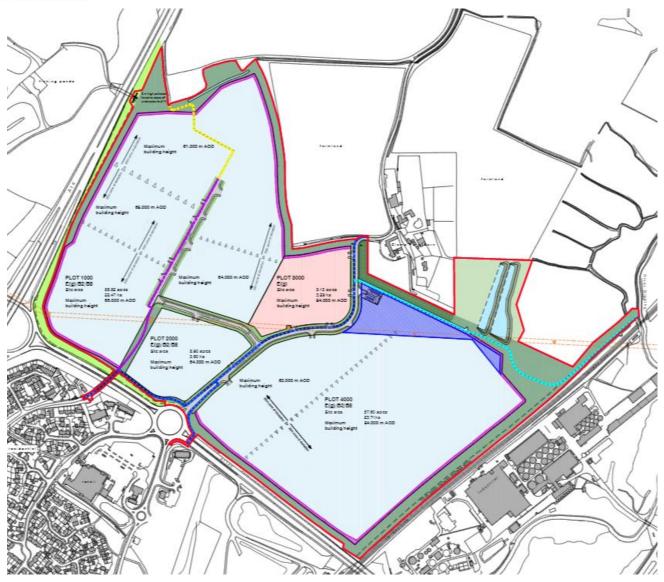
Flood Zone 3

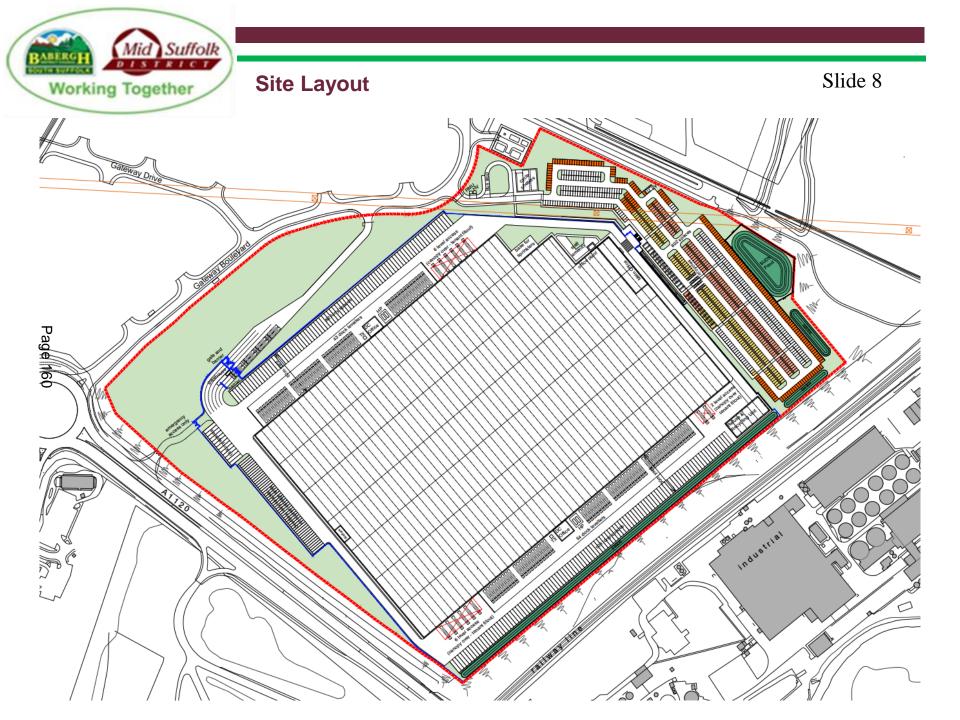
Grade II





Parameters Plan







Proposed Elevations

Slide 9

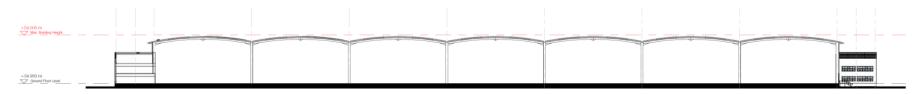


North West Elevation

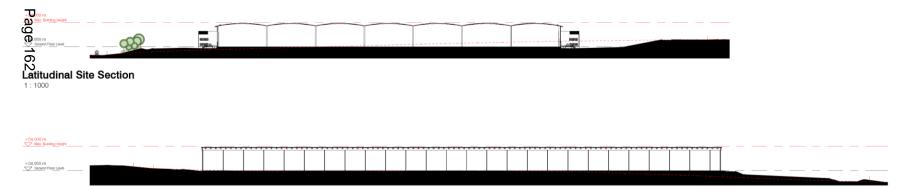


Proposed Sections

Slide 10

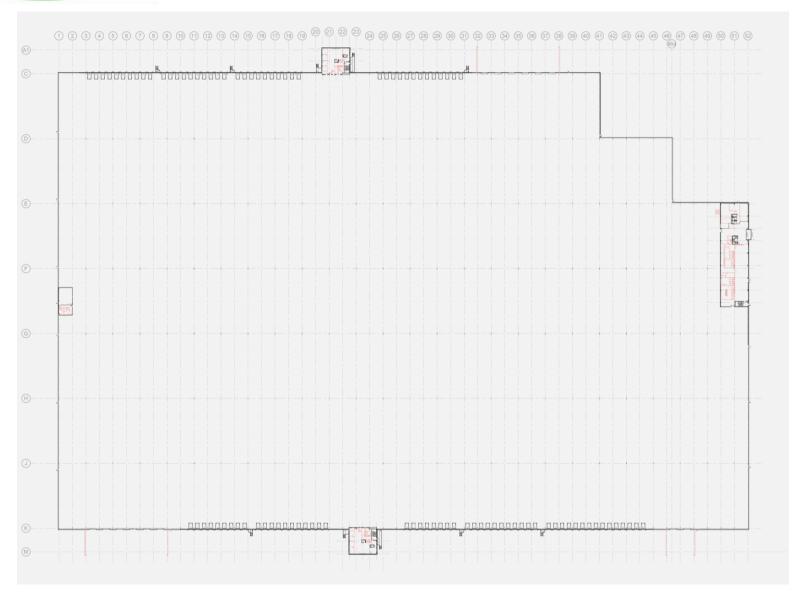


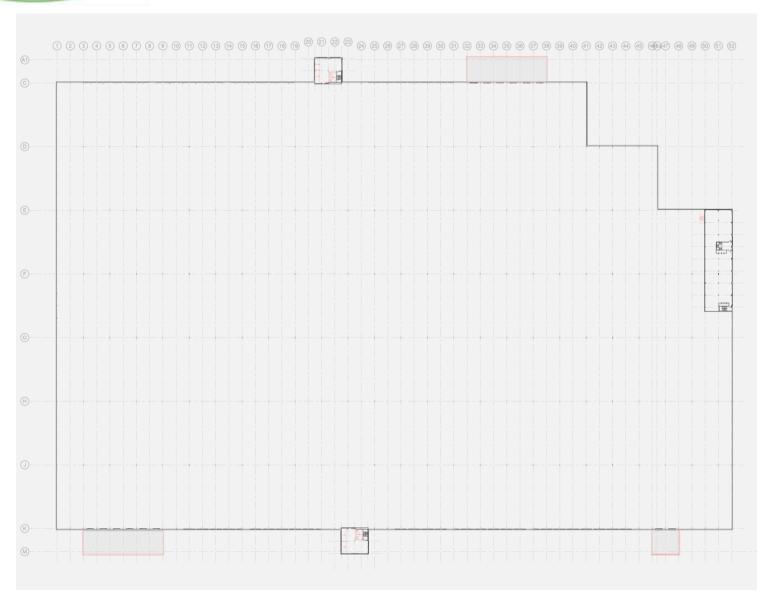
Typical Section



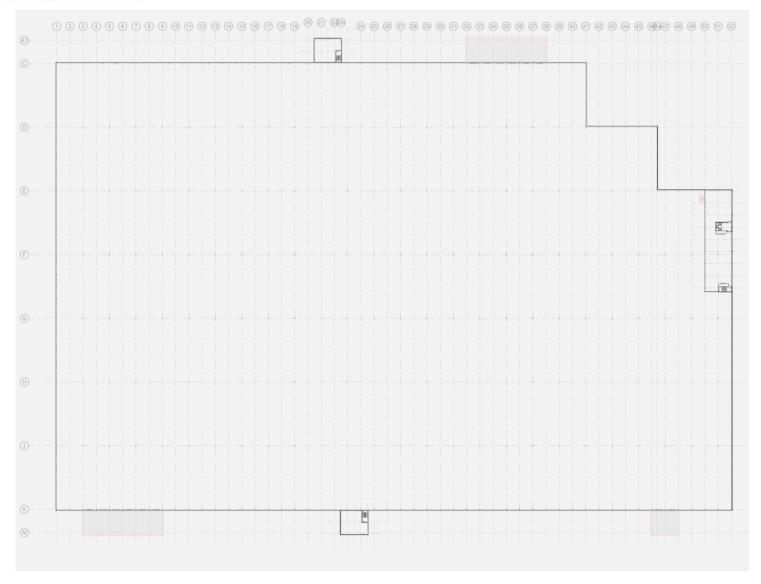
Longitudinal Site Section

Proposed Ground Floor Plan





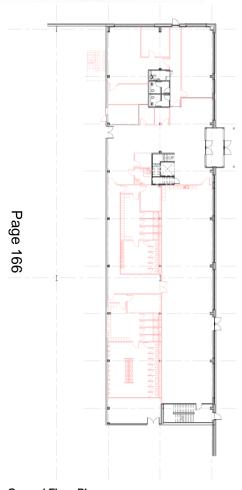
Proposed Second Floor Plan



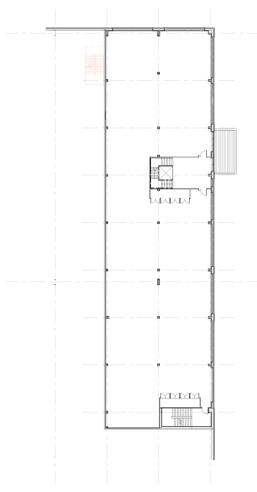
Page 165



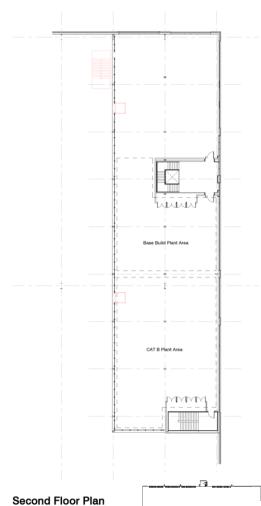
Main Office Plans



Ground Floor Plan Office Accommodation



First Floor Plan Potential Future Office Accommodation



Second Floor Plan Plant and Storage





Distribution Office Plans

Slide 15

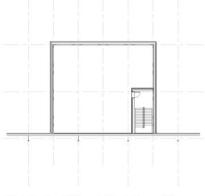


Distribution Office 1 Ground Floor Plan Office Accommodation

Page 167



Distribution Office 1 First Floor Plan Office Accommodation



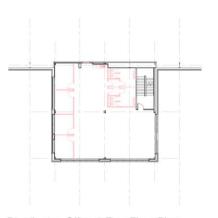
Distribution Office 1 Plant Room Plan Plant



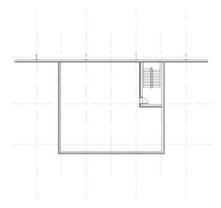
Welfare Area Ground Floor Plan



Distribution Office 2 Ground Floor Plan



Distribution Office 2 First Floor Plan Office Accommodation



Distribution Office 2 Plant Room Plan Plant

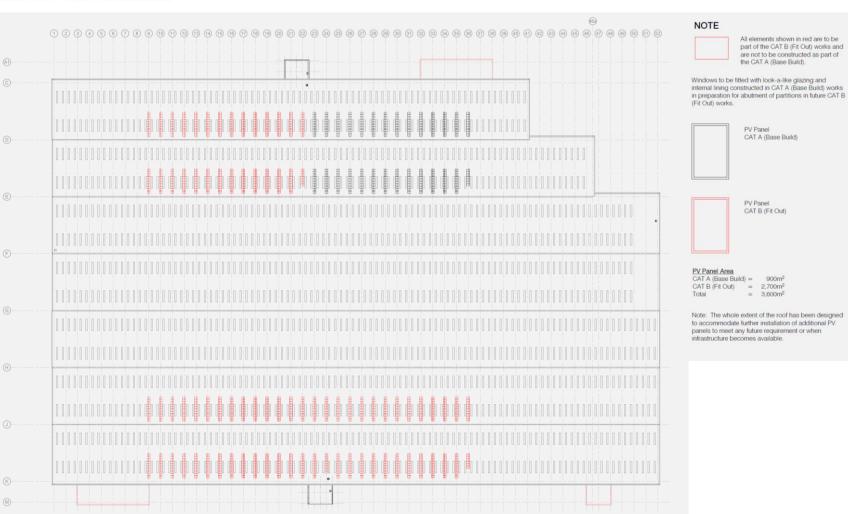


Office Accommodation



Page 168

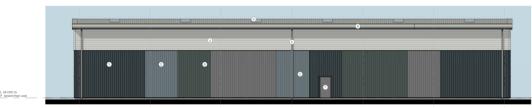
Roof Plan Slide 16



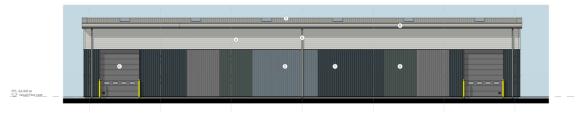


Proposed Elevations and Section – Refuse & Recycling Unit

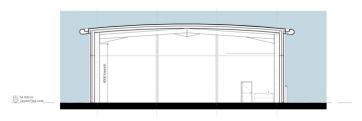




South West Elevation



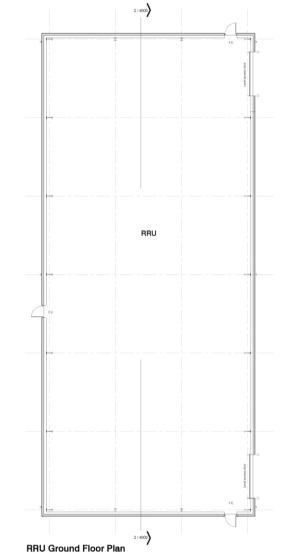
North East Elevation

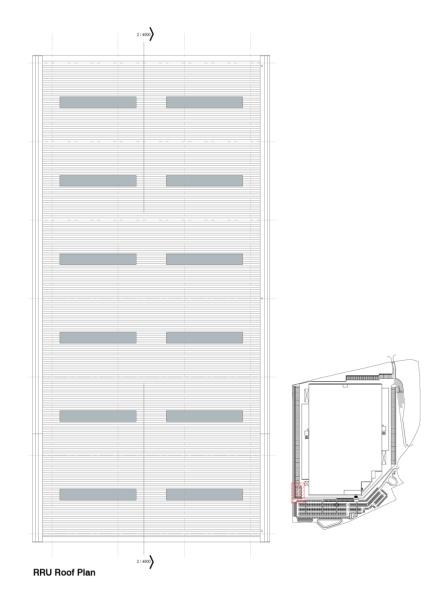


Typical Section

Proposed Floor and Roof Plans - RRU

Slide 18



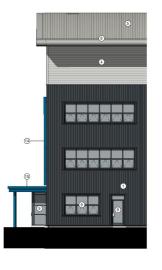


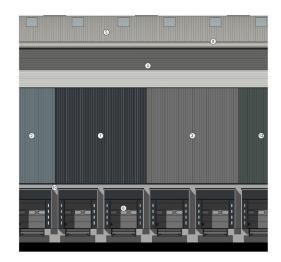
Page 170



Proposed External Materials

Slide 19







FINISHES LEGEND

- Site assembled cladding vertically aligned Anthracite Grey (RAL 7016)
- Site assembled cladding vertically aligned Alaska Grey (RAL 7000)
- Site assembled cladding vertically aligned 3 Site assembled cladding ver Pure Grey (RAL 000 55 00)
- Site assembled cladding horizontally aligned White (RAL 9003)
- Site assembled roofing with factory assembled triple skinned rooflights Light (5) Goosewing Grey (RAL 7038)
- Insulated section overhead doors (6) Pure Grey (RAL 000 55 00)
- insulated steel personnel doors 7 Insulated steel personnel do Pure Grey (RAL 000 55 00)
- Polyester powder coated aluminium fascias. soffits and rainwater goods Goosewing Grey (RAL 7038)
- Polyester powder coated aluminium curtain walling, windows and entrance doors Merlin (RAL 180 40 05)
- 10 Insulated concrete panels
- Polyester powder coated louvres Pure Grey (RAL 000 55 00)
- (12) Galvanised steel stairs and handrails
- 13 Site assembled cladding vertically aligned Merlin (RAL 180 40 05)
- Polyester powder coated aluminium feature Solent Blue (RAL 240 40 40)
- Polyester powder coated canopy Solent Blue (RAL 240 40 40)



























Proposed Gatehouse

Slide 21



Gatehouse Floor Plan

Page 173



Gatehouse South West Elevation



Gatehouse North West Elevation



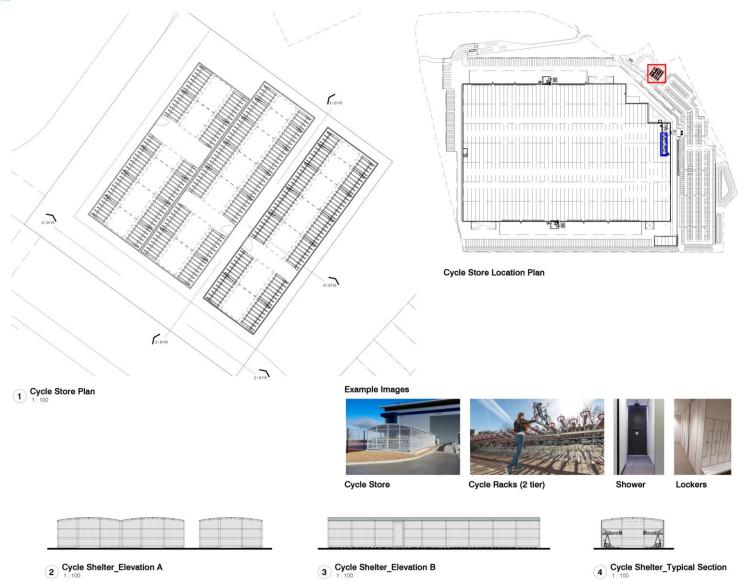
Gatehouse North East Elevation



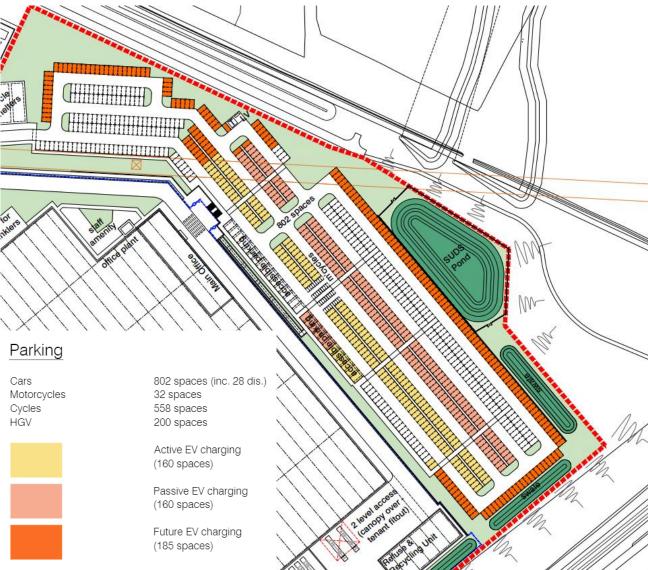
Gatehouse South East Elevation



Cycle Storage



Parking and EV Charging



Access Signage



External Plant Location



Page 177

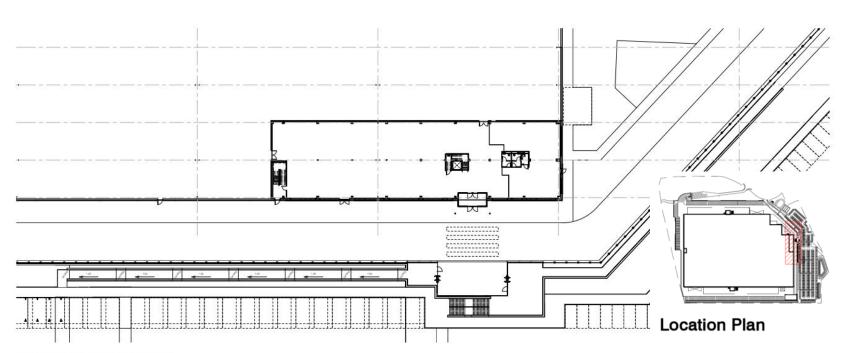
Entrance Detail

Slide 26



Entrance Ramp/ Steps Elevation

Page 178



Entrance Ramp / Steps Detail Plan

External Works Finishes Plan





Proposed Landscaping Plan



Slide 28



RED LINE APPLICATION BOUNDARY



PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE



PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND THE SEE SPECIFICATION NOTES 11, 22, 23, 25, 3, 1-94, 4, 1-4, 2, AND 5.1.



PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.5, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.



PROPOSED EXTRA HEAVY STANDARD TIRE, INCLUDING DOUBLE STAKE AND TIE, SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.



PROPOSED CONFEROUS OR BROAD LEAF EVERGREEN TREE, INCLUDING START AND TIE. SEE SPECIFICATION NOTES 1.7, 2.2, 23, 25, 3.1-3.4, 4.1-4.2 AND 6.1.



SHRUB AND HERBACIOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION), SEE SPECIFICATION NOTES 1.1-12.2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.



GROUNDOUTER PLANTING IN MIXES, INCLUDING BIOLOGISADABLE SHEET AND BARK MULCH MOCORDING TO SPECIFICATION NOTES 1.5-1.2, 2.1-2.3, 3-5-3.3, 4-5-4.2 AND 5.7.



NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIDDEGRADABLE SHEET AND BANKMULCH JACCORDING TO SPECIFICATION, SEE SPECIFICATION NOTES 1.14.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.



HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BASK MUCH (ACCORDING TO SPECIFICATION), REFER TO HERGE SCHEDULES ON PLANAND THE SCHEDULE OF QUANTITIES, SEE SPECIFICATION NOTES 1,1-12, 2,1-23, 3,1-3,3, 4,1-4,2 AND 5.1.



SEEDED GRASS AREA. REPER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.



SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN



GRASS/GRANEL ANDAS, SPECIMEN SHRUBS IN GRASS AND MEASURED SEPARATELY IN SCHEDULE OF QUARTITIES. SEE SPECIFICATION NOTES AS, 81-3, C1-3, D1-2 AND E1. CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN, SEE SPECIFICATION NOTES B4, C3 AND B1.



WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

WILDFLOWER SEEDED AREA WITH MOWN PATH. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

WET WILDFLOWER SEEDED AREA, REPER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX

MARGINAL PLANTING MIX. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.



BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES, REPER TO SCHEDULE FOR PURTHER INFORMATION.



EXISTING TIREE TO BE RETAINED, SEE GENERAL NOTE AT AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURCERY WORKS.



EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED, SEE GENERAL NOTE AT AND BY. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY



GRADIENT/SLOPING GROUND - SEE ENGINEERING PROPOSALS



GROUND, 300MM BELOW GROUND, SEE INSET DETAIL 1 - DRAWING





LEAF MAINTENANCE ACCESS GATES TO MATCH



WOODSCAPE - LBS 112-2020 SQUARE LOCKABLE LITTER BIN. AVAILABLE FROM WOODSCAPE.CO.UK OR SIMILAR AND

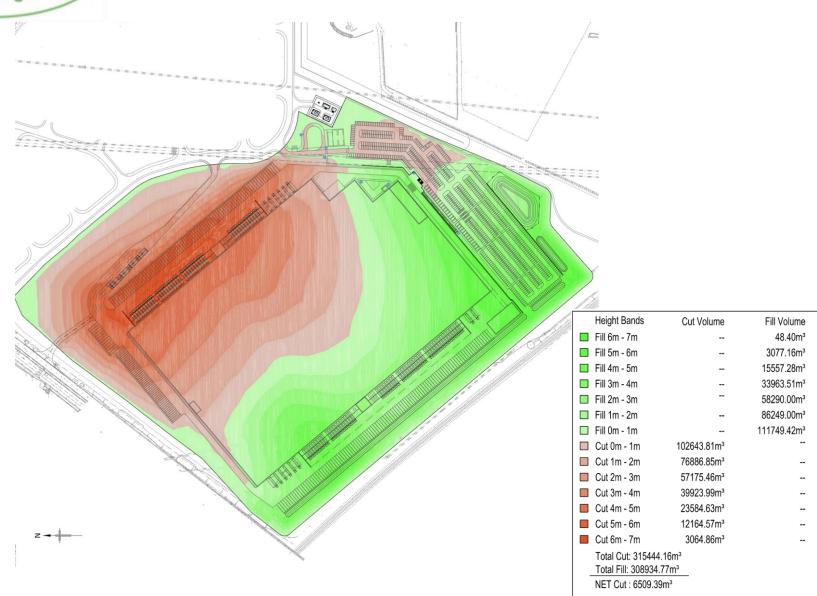


MILL BACKREST SEAT - 620mm LONG, INCLUDING HARD GROUND ANCHORING AVAILABLE FROM WOODSCAPE.CO.J.K.OR. SIMILAR AND APPROVED.



BURLINGTON PICNIC SET - 2940MM LONG, 2 HO SINGLE BENCH OPTION TO ALLOW FOR WINEELCHAIR ACCESS, INCLUDING HARD GROUND ANCHORING AVAILABLE FROM WOODSCAPE.CO.UK OR SIMILAR AND APPROVIED.

HOGGIN PATH WITH PRESSURE TREATED TIMBER EDGE, OVER COMPACTIO MOT & SUBGRADII, CAIR TIDIRAM 1000 GEOTEXTILE OR SIMILAR AND APPROVED.





Site Sections Slide 30





Page 183

Site Sections Slide 31





Site Sections

Slide 32



Agenda Item 8b

Committee Report

Item No: 8B Reference: DC/21/05923
Case Officer: Vincent Pearce

Ward: Rickinghall.

Ward Member/s: Cllr Jessica Fleming.

RECOMMENDATION – APPROVE RESERVED MATTERS

Description of Development

Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable).

Location

Land Adjacent Greenacres, Gardenhouse Lane, Rickinghall Superior, Diss Suffolk IP22 1EA

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Ruby Homes (East Anglia) Ltd

Agent: Last & Tricker Partnership

Parish: Rickinghall Superior

Site Area: 1.54ha

Gross Density (Total Site): 26 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: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

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

CLASSIFICATION: Official

Page 185

PART TWO - POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most important to the determination of this proposal. The policies are all contained within the adopted development plan for Mid Suffolk District which for the purposes of determining this application is comprised of: Mid Suffolk Core Strategy Focused Review (2012), Mid Suffolk Core Strategy (2008) and those policies saved from the Mid Suffolk Local Plan (1998). The Botesdale and Rickinghall Neighbourhood Plan also forms part of the development plan and applies to this application. All policies are afforded full weight in the determination process in the circumstances of this application- they are considered to be consistent with the policies of the NPPF under paragraph 219 of that document.

- Mid Suffolk Core Strategy Focused Review (2012)
 - FC1- Presumption in Favour of Sustainable Development
 - FC1.1- Mid Suffolk Approach to Delivering Sustainable Development
- Mid Suffolk Core Strategy (2008)
 - CS3- Reduce Contributions to Climate Change
 - CS4- Adapting to Climate Change
 - CS5- Mid Suffolk's Environment
 - CS9- Density and Mix
- Mid Suffolk Local Plan (1998)
 - GP1- Design and layout of development
 - HB1 Protection of historic buildings
 - HB14 Ensuring archaeological remains are not destroyed
 - H13- Design and layout of housing development
 - H14- A range of house types to meet different accommodation needs
 - H15- Development to reflect local characteristics
 - H16- Protecting existing residential amenity
 - H17- Keeping residential development away from pollution
 - CL8- Protecting wildlife habitats
 - T10- Highway considerations in development
 - T11- Facilities for pedestrians and cyclists
 - T12- Designing for people with disabilities
 - RT4- Amenity open space and play areas within residential development
 - RT12- Footpaths and Bridleways

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

Chapter 2: Achieving Sustainable Development

Chapter 5: Delivering a Sufficient Supply of Homes

Chapter 9: Promoting Sustainable Transport

Chapter 11: Making Effective Use of Land

Chapter 12: Achieving Well-Designed Places

Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15: Conserving and Enhancing the Natural Environment

Chapter 16: Conserving and Enhancing the Historic Environment

Other Considerations

Suffolk County Council- Suffolk's Guidance for Parking (2014, most recently updated in 2019)

The national Planning Practice Guidance (PPG) provides guidance and advice on procedure and elaboration of NPPF policy rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

Neighbourhood Plan Status

This application site falls wholly within the Botesdale and Rickinghall Neighbourhood Plan Area.

The Neighbourhood Plan was adopted (made) in January 2020 and therefore the plan holds full weight within the decision-making process and is part of Mid Suffolk's development plan. The following policies should be given full weight alongside those policies listed under the 'Summary of Policies' section above.

Policy B&R 1- Spatial Strategy

Policy B&R 2- Housing Development

Policy B&R 4- Land North of Garden House Lane

Policy B&R 9- Housing Mix

Policy B&R 10- Measures for New Housing Development

Policy B&R 14- Protection of Heritage Assets

Policy B&R 15- Design Considerations

Policy B&R 21- Public Rights of Way

Notably the application site is allocated for residential development of up to 42 dwellings including 35% affordables under policy B&R 4.

Consultations and Representations

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Rickinghall Superior and Inferior Parish Council

No objection following amended plans. Would like to be included on discussions relating to construction management.

National Consultee (Appendix 4)

Anglian Water

No comment.

Historic England

No comment.

Natural England

No comment.

UK Power Networks

No objection. Consideration will need to be given to the 11KV overhead line adjacent to the site. Any diversions required will need to be applied for directly through UKPN.

County Council Responses (Appendix 5)

Archaeology

No objection.

Development Contributions

All infrastructure contributions fall to CIL.

Fire and Rescue

No objection. A condition for fie hydrants is imposed on the outline.

Floods and Water

No objection.

Highways

No objection. A range of conditions were included on the outline. Note that specific technical details of highway works will be agreed under separate Section 38 Agreement outside of planning. Recommend conditions on 1- EV charging and 2- estate roads and footpath details.

Public Rights of Way

No objection. Welcome the two proposed links to footpath 11. Make comments on light and air, surfacing and design of footpaths.

Internal Consultee Responses (Appendix 6)

• Environmental Health - Air Quality

No objection.

Environmental Health- Noise, Odour, Light and Smoke

No objection, subject to conditions on 1- air source heat pump noise assessment, 2- construction hours, 3-no burning, 4- dust control and 5- construction management plan.

• Environmental Health- Sustainability

No objection. Recommend condition on sustainability measures.

Heritage

No objection as there would be no harm to designated heritage assets.

Place Services- Ecology

No objection, subject to a condition on biodiversity enhancement measures.

• Place Services - Landscape

No objection. Note that the proposed layout and landscaping broadly comply with outline. Make comments in relation to potential improvements that could be made in regard to hard and soft landscaping and SuDS, which are secured via condition.

Public Realm

No objection. Note that the scheme includes play equipment, and that the Council would not take on the maintenance/ management of the proposed open space.

Strategic Housing

Holding objection on the basis of the affordable housing mix and lack of pepper-potting.

Members should note that a revised response from Strategic Housing is expected following the submission of an amended site plan

Waste Services

No objection subject to conditions 1- road surface must be suitable for refuse collection vehicle (RCV), 2- Access around site is suitable for RCV and 3- bin presentation points.

Other (

Suffolk Preservation Society

No comment.

Mid Suffolk Disability Forum

No objection. Make comments about all dwellings meeting Part M4(1) of the Building Regulations, with 50% meeting M4(2), footpaths should be wide enough for wheelchair users (1.5 metres), dropped kerbs should provide level access, surfaces should be firm, durable and level.

B: Representations

At the time of writing this report at least 17 representations of objection and 1 neutral representation have been received in total. A verbal update shall be provided as necessary.

Views are summarised below:-

- Increased traffic (14)
- Loss of sunlight (9)
- Inadequate parking (8)
- Inadequate access (8)
- Community facilities stretched (8)
- Loss of open space (7)
- Affects to local ecology/wildlife (7)
- Design is dominating and overbearing (6)
- Impact to landscape character (6)
- Drainage (6)
- Development too high (6)
- Boundary issues (5)
- Out of character (5)
- Light pollution (5)
- Loss of outlook (5)
- Building work causing noise (4)
- Loss of privacy (4)
- Levels (4)
- Increased danger of flooding (4)
- Overdevelopment (4)
- Noise (4)
- More open space is needed (4)
- Increased accidents (3)
- Footpaths should be widened (3)
- Residential amenity (3)
- Overlooking (3)
- Unsustainable location (3)
- Conflict with Neighbourhood Plan (3)
- Scale (3)
- Fear of crime (3)
- Inadequate public transport provision (3)
- Impact to nesting skylarks (2)
- Harm to Heritage Assets (2)
- Increased pollution (2)
- Large houses (2)
- Health and Safety (2)
- Operating hours of construction and deliveries (2)
- Traffic during construction phase (1)
- Maintenance of hedgerows (1)
- Lack of footpaths on Garden House Lane (1)
- Loss of parking (1)
- Spoiling countryside (1)
- Inappropriate in Conservation Area (1)
- No provision for open space/children's play space (1)
- Impacts to Public Right of Way (1)

(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: 3858/16 Application for Outline Planning Permission

for residential development of up to 42 new dwellings, supporting infrastructure and

Access (Highway & pedestrian).

(Appearance, Landscaping, Layout & Scale being the subject of a further Reserved

Matters application)

DECISION: GTD 19.11.2018

PART THREE - ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site extends1.54 hectares and is currently comprised of agricultural land. The site falls wholly within the parish of Rickinghall Superior. The site sits outside of the existing settlement boundary of Botesdale/Rickinghall (Key Service Centre) and is therefore designated as 'countryside' under policy CS1. The site does however adjoin existing residential properties to its northern and western boundaries, specifically wrapping around Greenacres, which is a detached bungalow with a modest appearance.
- 1.2. The site is accessed northeast of Gardenhouse Lane, a single-track road which connects onto The Street to the north. The Street hosts a range of services and facilities and bus stops. The nearest bus stop is located 0.3 miles northwest along The Street, running regular services Monday to Friday to a variety of villages, alongside Diss and Bury St Edmunds.
- 1.3. The site's topography is varied, gently sloping towards the northeast corner, representing a 7-metre difference in levels. There is a hedgerow running along the frontage (southwest) of the site. There are no protected trees or hedgerows on or adjacent to the site. The site is not within or near to any SSSI or designated landscape (for example Area of Local Landscape Sensitivity, Special Landscape Area of Area of Outstanding Natural Beauty).
- 1.4. The site is not within nor adjoining a Conservation Area, however it is near to several listed buildings, the closest being Grade II listed Garden House, which is approximately 58 metres west.
- 1.5. There is a Public Right of Way (PROW) (footpath) running outside of but along the northwest boundary of the site, which connects to another PROW (footpath) northeast of the site, which is seperated from the site by agricultural land. There is another PROW (footpath), running southwest of the site through agricultural fields, on the opposite side of Gardenhouse Lane.
- 1.6. The site falls wholly within Flood Zone 1 (very low fluvial flood risk), and also has a very low pluvial (surface water) flood risk. Gardenhouse Lane is however at a high risk of pluvial flooding.

2. The Proposal

- 2.1. 41 dwellings are proposed on site in total, comprised of 14 affordable dwellings (35%) and 27 open market dwellings. This is a reduction of one dwelling from the description of development under the outline permission which allowed 'up to' 42 dwellings.
- 2.2. The tenure of the dwellings is as follows:
 - 4 x 1-bedroom flats (affordable rent)
 - 2 x 1-bedroom houses (affordable rent)
 - 9 x 2-bedrooms houses (2 x shared ownership, 3 x affordable rent)
 - 4 x 3-bedroom bungalows
 - 18 x 3-bedroom houses (2 x shared ownership, 1 x affordable rent)
 - 4 x 4-bedroom houses
- 2.3. The parking provision on site is wholly in accordance with SCC Highways Parking Guidance. There are a total of 97 parking spaces (87 allocated to specific dwellings), including the following:
 - 10 visitor parking spaces (scattered along the minor access road, within private drives and parking courts)
 - 16 tandem parking arrangements (offering 32 spaces in total) no triple parking arrangements other than 6 which are surplus to requirement.
 - 9 garages (6 garages are provided to the rear of tandem parking arrangements but all 6 are surplus to parking requirement)
 - 4 car ports (1 car port is surplus to parking requirement)
 - 1 parking court
- 2.4. Other features of the proposed development include:
 - Air source heat pumps to serve each dwelling
 - Bin storage and collection points
 - Secure covered cycle storage
 - 2 pathway links to PROW footpath northwest
 - PROW footpath to be surfaced with compacted Hoggin Surface- it should however be noted that any works proposed to the PROW will be subject to securing separate consent through SCC's PROW Team post planning.
 - Public open space (256 sqm) with play space (125 sqm)
 - Landscaping- hedgerows and trees (existing and proposed), swales and attenuation basin, railings and brickwork walls.

3. The Principle of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The principle of development for the erection of 'up to' 42 dwellings and the detail of the vehicular and pedestrian access were approved and thus established under outline permission 3858/16. The outline permission was granted on the 19th November 2018. A range of conditions were

- imposed on the outline permission, for ease of reference these conditions are listed in summary under the recommendation section of this report.
- 3.3. Whilst this does not change the extant nature of the outline permission, since the outline permission was granted, the Botesdale and Rickinghall Neighbourhood Plan has been made (2020).
- 3.4. The site is allocated for 'up to' 42 dwellings within the Botesdale and Rickinghall Neighbourhood Plan, under policy B&R 4. As the site is specifically allocated, it is therefore also compliant with Neighbourhood Plan policies B&R 1 and B&R 2.
- 3.5. This reserved matters application is solely concerned with the appearance, layout, landscaping and scale of the development, with the access and principle of residential development on site having been established under outline 3858/16.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. The proposed access into the site is consistent with what was approved under the outline permission (and secured via condition 17) and continues to be taken off of Gardenhouse Lane to the southwest of the site. Alongside the access, the construction of the footways, access road and driveways are secured via condition 21 of the outline permission.
- 4.2. The main minor access road and private driveways are to be surfaced in visually different materials, improving the legibility of the site.
- 4.3. SCC Highways note that they may wish to adopt the minor access road. In the event that they wish to adopt the spine road, an agreement under Section 38 of the Highways Act 1980 would be required. This is entirely separate from the planning process.
- 4.4. Agreement of the proposed parking provision and secure cycle storage is reserved by condition 18 of the outline permission. Parking and secure covered cycle storage details have nonetheless been submitted as part of this reserved matters application and have been incorporated into the site plan. The proposed parking provision is broken down under section 2 of this report, however it is wholly in accordance with SCC Parking Guidance (2019) and therefore policy T9.
- 4.5. Details of bin storage and collection points are reserved by condition 20 of the outline permission. Bin storage and collection points have nonetheless been demonstrated on the submitted site plan as part of this reserved matters application.
- 4.6. Condition 19 of the outline permission ensures that a construction management plan is agreed and in place prior to commencement of development.
- 4.7. Details and the provision of a new footway is secured along Gardenhouse Lane under condition 23 of the outline permission. This footway will link the site to The Street where a large proportion of local services, facilities and bus stops can be found.
- 4.8. Alongside this formal footway link, additional footpath links are proposed within the site to link to the existing PROW footpath to the north of the site and surfacing upgrades are proposed to this PROW. The proposed footpath links and surfacing upgrades to the PROW are secured via a recommended condition.

- 4.9. Overall, the proposed development achieves a high level of permeability within the site and plugs into existing connections to improve connectivity to and from the site, thus encouraging active sustainable means of transport.
- 4.10. Conditions are recommended as part of this reserved matters application to secure EV charging points and requiring the submission of the construction details of the proposed minor access road and private driveways.
- 4.11. The proposed development would be in accordance with Neighbourhood Plan policies B&R 4, B&R 10, B&R 15 and B&R 21, Local Plan policies RT12, T9 and T10, paragraphs 69, 105, 110 and 111 of the NPPF.

5. Design and Layout

- 5.1. A range of house types and forms (including bungalows) are proposed which deliver a coherent but not homogenous form of development. Back-to-back distances of 22 metres are achieved as a minimum. All of the proposed dwellings provide floor space that meets Nationally Described Space Standards.
- 5.2. The mix of dwellings proposed is as listed under section 2 of this report. The open market mix was not conditioned under the outline permission; therefore, this element of the proposal cannot be considered under this reserved matters application. The open market mix has nonetheless been assessed by the Council's Strategic Housing Team who deem it to be acceptable with regard to policies B&R 4, CS9 and the Council's Strategic Housing Market Assessment.

 Moreover, in the first set of Parish Council comments in November 2021, the Parish Council confirmed that they felt the mix of dwellings proposed was good and in accordance with their Neighbourhood Plan.
- 5.3. The details of the specific proposed materials are reserved by condition 14 of the outline permission. However, such material details have also been submitted as part of this reserved matters application. The proposed materials are taken from a traditional palette and colours, reflective of the Suffolk vernacular and would comprise of a mixture of:

Roof tiles

- Red Pantiles
- Black Pantiles
- Natural Slates
- Dormer Cheeks in grey finish

Elevations

- Horizontal Boarding- Midnight Black, Booth Blue and Heathered Moss
- White Render- scraped texture finish
- Red Multi Brickwork
- Red Brickwork

<u>Fenestration</u>

- Externally applied glazing bars
- Dark Grev UPVC
- Cream UPVC

Doors

- A variety of door styles are proposed in Black, Midnight Grey and Blue colours
- Garage doors to be dark grey

Fascias, Bargeboards and Rainwater Goods

All Dark Grey/ Cream (to match windows)

Surfaces

- Minor access road and footways- tarmac
- Private drives- Block paving
- On plot parking- Block paving
- 5.4. Condition 13 of the outline permission requires the submission of existing and proposed land levels and finished floor levels of the dwellings prior to commencement.
- 5.5. Whilst not perfect, on balance, officers do not consider a lack of pepper-potting on this scheme to be fatal to the proposed layout, noting that there are a relatively small total number of affordable dwellings (14) and the site is not of a significant size. Whilst 11 dwellings are generally considered the maximum number of affordable dwellings that should be grouped in one location, in this instance there would only be 3 additional dwellings in the same overall group. To separate 3 affordable dwellings away from the remaining 11 is unlikely to substantially change the overall integration of the affordable dwellings within the wider scheme, especially as all affordable dwellings are tenure blind. Moreover, whilst the 14 dwellings are within the same area of the site, they are in two 'clusters' served by two separate entrances from the minor access road, with 5 dwellings in one part and 9 dwellings in another.
- 5.6. Air source heat pumps are proposed to serve each dwelling as shown on the proposed site plan.
- 5.7. A sustainability statement has been submitted as part of the reserved matters submission, outlining the developer's commitment to reducing carbon emissions on site. Notwithstanding the air source heat pumps, a range of additional measures have been identified that could be incorporated into the final scheme:
 - Solar thermal hot water panels
 - Solar photo voltaic electricity panels
 - Minimising construction waste
 - 'A' rated materials
 - Materials responsibly and locally sourced
 - Water saving devices within dwellings
 - Home user guides provided to future occupants
 - Energy efficient light fittings
 - Energy efficient internal fitout
 - Secure external drying areas to all dwellings
 - Increase thermal performance of dwellings through air tightness and controlled ventilation
- 5.8. However, this statement solely outlines **potential** measures that could be incorporated into the scheme and does not guarantee such measures. A condition is therefore recommended to require the submission of confirmed carbon reduction and broader sustainability measures that are to be incorporated into the final development.

5.9. The proposal would accord with Neighbourhood Plan policies B&R 4, B&R 9, B&R 10 and B&R 15, Core Strategy policies CS3, CS5 and CS9, Local Plan policies GP1, H13, H14 and H15 and paragraph 130 of the NPPF.

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

- 6.1. Specific details of the landscaping scheme (hard and soft) and a timescale for implementing the landscaping are covered by conditions 15 and 16 of the outline permission. A broad landscaping scheme of hard and soft landscaping on site has nontheless been included as part of this reserved matters submission.
- 6.2. The landscaping strategy proposed as part of this application includes the following elements:
 - Swales run alongside the spine road
 - Attenuation basin is to the frontage of the site and is to be enclosed by railings
 - The majority of existing hedgerow and trees along the frontage of the site are to be retained
 - A small section of existing hedgerow and a small number of trees are to be removed to facilitate the construction of the access and secure visibility splays
 - A proposed 3-metre-wide native shrub mix hedgerow is proposed along the southeast boundary
 - A proposed 1-metre-wide native shrub mix hedgerow is proposed along northwest boundary, with gaps made within it to provide pathway links to adjacent to PROW
 - Public open space enclosed by railings
 - Play space area enclosed by railings and accessed via gate
 - Public Right of Way along northwest to be surfaced with compacted Hoggin surface and with a minimum width of 2 metres
 - Mown grass areas to plot frontages and public open space
 - Meadow grass areas along swales.
 - A rich range of tree and hedgerow species are proposed.
- 6.3. An area of public open space measuring 256 square metres and a space measuring 125 square metres for play purposes have been incorporated into the scheme. The provision of open space and play space are to be secured via condition, alongside details of how such spaces shall be managed and the specific details of how the proposed space for play shall be used for play purposes. This is in accordance with a specific criterion of Neighbourhood Plan policy B&R 4 and Local Plan policy RT4.
- 6.4. Both the entrance into the site and the boundaries are heavily landscaped, retaining a rural edge of settlement character, albeit the level of landscaping reduces within the confines of the site owing to the proposed quantum of development.
- 6.5. The amount of trees and hedgerows proposed for removal is kept to a minimum in order to accommodate the access. Notably, such trees and hedgerows are not protected.
- 6.6. Condition 12 of the outline permission secured appropriate off-site mitigation for farmland birds in accordance with Place Services Ecology comments.
- 6.7. Place Services Ecology raised no objection to the reserved matters from the perspective of ecology and protected species. However, they recommend a condition to secure biodiversity enhancement measures which is reflected in the recommendation section of this report.

6.8. The proposed development would accord with Neighbourhood Plan policy B&R 15, Core Strategy policies CS4 and CS5, paragraph 174 of the NPPF.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1. Land contamination matters were assessed under the outline permission. There are no concerns or potential impacts arising to future occupants from potential land contamination.
- 7.2. Condition 6 of the outline permission seeks to secure details and the implementation of an appropriate surface water drainage scheme. A surface water drainage scheme has been included as part of the reserved matters, demonstrating how SuDS and the proposed hard surfaces will dispose of surface water to prevent flooding arising from development of the site.
- 7.3. The proposed surface water drainage scheme is comprised of the following elements:
 - All private driveways and some private parking areas will be surfaced with permeable paving. Some private parking areas and some plots will be drained to a sewer network that is built by the developer to a standard agreed by a water company who will then adopt the sewer network once completed. This is done under section 104 of the Water Industry Act 1991, which is an entirely separate process to planning. The remaining private parking areas will drain to the permeable private driveways and the remaining plots will drain to private soakaways.
 - Swales and an attenuation basin are incorporated into the scheme, forming part of the proposed sustainable urban drainage system on site which specifically addresses paragraph 167 c) of the NPPF.
- 7.4. The proposed surface water drainage scheme has been assessed by SCC Floods and Water and is considered acceptable.
- 7.5. The proposed development is in accordance with Neighbourhood Plan policy B&R 15, Core Strategy policies CS4 and CS5 and paragraphs 167 of the NPPF.

8. Heritage Issues

- 8.1. The Council's Heritage Team did not identify any harm to designated heritage assets arising from the principle of residential development under the outline permission. In assessing the specific details of the development under this reserved matters application, the Council's Heritage Team raised no objection and concluded that no harm would arise from the development within the setting of listed buildings, specifically in relation to Grade II listed Garden House located southwest.
- 8.2. Potential archaeology on the site was assessed under the outline permission, and conditions 9 and 10 of the outline permission secure the appropriate levels of archaeological investigation and reporting. Therefore, there are no additional archaeological matters to be assessed under this reserved matters application.
- 8.3. The proposed development is therefore in accordance with Neighbourhood Plan policy B&R 14, Core Strategy policy CS5, Local Plan policies HB1 and HB14 and paragraphs 197 and 199 of the NPPF.

9. Impact on Residential Amenity

- 9.1. A construction management plan was secured under condition 19 of the outline permission. As part of this there is a requirement to agree construction hours and routing, amongst other matters to protect and mitigate potential impacts on neighbouring amenity.
- 9.2. Future occupants would benefit from dwellings that are NDSS compliant, with minimum back-to-back distances of 22 metres, access to public open space, play provision, secure and covered cycle storage, allocated parking provision and footpath and footway links into Rickinghall.
- 9.3. All dwellings along the northwest boundary of the site, where the nearest existing properties are located along Ryders Way, are bungalows thus mitigating against potential overlooking, loss of privacy and overshadowing. An adequate separation distance, measuring a minimum of 25 metres is achieved between plots 1-4 and the existing bungalow to the southwest (Greenacres).
- 9.4. The proposed development is in accordance with Neighbourhood Plan policy B&R 15, Local Plan policies H16 and H17 and paragraph 130 of the NPPF.

10. Parish Council Comments

- 10.1. The original concerns of the parish council related to a lack of initial engagement, lack of assessment against Neighbourhood Plan, lack of play provision and lack of boundary landscaping. They further noted confusion over the dwellings being NDSS compliant, the provision secure and covered bin and cycle storage, sustainability measures, construction traffic and security and surfacing along the PROW.
- 10.2. Following discussions throughout the application process and in order to address these earlier Parish Council comments, the applicant submitted amended plans. The amended plans incorporated play provision, landscaping, bin storage and presentation points, secure covered cycle storage and PROW upgrades and clarified issues relating to NDSS. Additional sustainability measures and construction traffic issues are dealt with by conditions. As such, the Parish Council no longer raise an objection to the proposed development.

PART FOUR - CONCLUSION

11. Planning Balance and Conclusion

- 11.1. The principle of erecting 'up to' 42 dwellings was established through the grant of outline planning permission 3858/16. The proposed quantum of development (41 dwellings) is consistent with the outline permission.
- 11.2. Since the grant of outline permission, the Botesdale and Rickinghall Neighbourhood Plan has been made, which allocates the site for 'up to' 42 dwellings under policy B&R 4. As discussed within the body of this report these proposed reserved matters are wholly in accordance with policy B&R 4 as well as other relevant Neighbourhood Plan policies.
- 11.3. The appearance, landscaping, layout and scale are acceptable and accord with the development plan (Neighbourhood Plan, Core Strategy Focused Review, Core Strategy and Local Plan), outline permission (including s106 Agreement and conditions) and the NPPF (an important material consideration. There are no material considerations that indicate that a decision should be taken against the development plan.

11.4. In conclusion, the development is considered acceptable, and the recommendation is therefore to grant the reserved matters.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to approve the reserved matters subject to the following conditions as summarised below (unless details to satisfy such conditions are submitted to the LPA to the satisfaction of the Chief Planning Officer and relevant consultees prior to the issuing of a decision) and any others as may be deemed necessary.

- Approved plans
- An area of open space and play space of no smaller than 381 square metres
- Agreement of management company for open space and play space
- Play space details to be agreed (to be considered in accordance with the Fields in Trust recommended benchmark guidelines)
- Footpath links to PROW and PROW upgrades
- Advanced planting
- Landscape management plan (to include details of hedgerow management along PROW)
- No burning on site
- Dust control measures
- Noise assessment for air source heat pumps
- EV charging details
- Construction details of estate roads and footpaths (for both Highways and Waste Services)
- Sustainability measures
- Biodiversity enhancement measures

Informatives

- Proactive working with NPPF- No pre-app
- · Tied to outline
- Floods and drainage
- Public Rights of Way

The following conditions were imposed on the outline permission and continue to apply to these reserved matters:

- Time limit for commencement (2 years)
- Surface water drainage scheme
- Surface water scheme implementation, maintenance and management
- SuDS details for LLFAs Flood Risk Asset Register
- Construction surface water management plan
- Written Scheme of Investigation for archaeology
- Post Investigation for archaeology
- Fire hydrants
- Ecological offsite mitigation strategy for farmland birds
- Finished floor levels of dwellings

- Materials
- Landscaping scheme
- Timescale for landscaping scheme to be implemented
- Construction of access to serve the site
- Parking and manoeuvring
- Construction Management Plan
- Refuse bins and collection areas
- Construction of carriageways and footways within the site
- Construction of new footway along Garden Lane

The following was secured under s106 Agreement:

• 35% affordable housing (tenure, mix and layout to be agreed under reserved matters)

Application No: DC/21/05923

Location: Land Adjacent Greenacres, Gardenhouse Lane, Rickinghall Superior

		Page No.
Appendix 1: Call in Request	n/a	
Appendix 2: Details of Previous Decision	n/a	
Appendix 3: Town/Parish Council/s	Rickinghall Superior and Inferior Parish Council	
Appendix 4: National Consultee Responses	Anglian Water Historic England	
	Natural England UK Power Networks	
Appendix 5: County Council Responses	Archaeology Development Contributions	
	Fire and Rescue	
	Flood and Water Highways	
	Public Rights of Way	
Appendix 6: Internal Consultee Responses	Air Quality	
	Noise, Odour, Light and Smoke Sustainability	



Babergh and Mid Suffolk District Councils

		ı
	Heritage Ecology Landscape	
	Public Realm	
	Strategic Housing	
	Waste Services	
Appendix 7: Any other consultee responses	Suffolk Preservation Society Mid Suffolk Disability Forum	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/a	

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



Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Suffolk IP22 1EA Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

To Liection of 41140 dwellings (including 14 anordable and 5140 Sell bo

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Rickinghall Superior And Inferior Parish Clerk

Comments

Rickinghall Parish Council (PC) appreciates the extension to comment until 6 December. However, councillors were able to discuss it at the November meeting and based on the concerns outlined below, the PC objects to this application.

The PC feels this is a positive start to the process. However, there are several issues which the developer has failed to address, making it difficult to assess the application, particularly with regard to the Botesdale and Rickinghall Neighbourhood Plan (B&R NP). The PC would like to point out that this could potentially have been rectified by discussion between the developer and the PC prior to submitting the application. Unfortunately, the PC has not been approached.

Policy B&R 4 of the Neighbourhood Plan allocates the site for development and is referred to on p11 of the application Design Statement. However, the application doesn't appear to refer to the requirements of this Policy except with regard to direct links to the adjoining public rights of way network in 7.13 of the application Design Statement. This Policy also requires children's play provision and "new and substantive tree and hedgerow screen using native species on the southeast and north-east boundaries of the site". There is no mention of play provision and the landscape proposals for that boundary treatment are rather less than substantive.

Policy B&R 9 requires developments to provide a higher proportion of three bedroomed dwellings. The Reserved Matters application provides 5 x 4 bedrooms, 23 x 3 bedrooms, 7 x 2 bedrooms, 6 x 1 bedrooms, and the PC feels this is a very good mix.

Policy B&R 10 requires developments to meet the minimum internal floor space standards, a

requirement also set out in Policy LP26 of the emerging Joint Local Plan. Although it appears that the development meets these requirements, this is not specified within the application. In addition, there is no reference to the requirement for covered storage of all wheelie bins and cycles and this appears to not be provided.

Policy B&R 15 sets out a number of criteria against which a proposal will be considered. There is no specific evidence that any of these criteria have been assessed and it is dismissed with one sentence in 7.31 of the application Design Statement. The Policy also requires planning applications to "as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4" of the Plan, which is taken from the Botesdale and Rickinghall Design Codes document prepared in support of the Neighbourhood Plan, and there is no specific evidence of this. At a minimum, they should address each point and how it is met by the application. The PC would particularly like more information on sustainable construction and materials, and energy efficiency measures (Reducing Carbon Emissions) which will be implemented, rather than telling us what will be "considered for the site" "where feasible".

The PC's comments on the outline planning permission 3858/16 expressed concern about the public right of way running between the site and the Ryders Way development as follows: "The close proximity of the trees bordering the new site to the public footpath would result in a narrow, damp, lightless tunnel affecting the quality and the security of the public right of way. It would be an improvement to have an open buffer zone between the footpath and any development on site." Paragraph 69 of the NPPF says that Planning policies and decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas. There are continuing concerns about the effect the enclosure will have on the footpath, particularly with regard to the access point junctions where it is likely that the footpath will become a muddy track. It would be appropriate and desirable to make improvements to the public right of way to encourage continued use, as well as personal safety. The PC questions whether a 2m hedge is the appropriate buffer here given that it is unlikely to be maintained by the adjacent landowners and will almost certainly grow to encroach onto the footpath. The PC would prefer widening of the footpath with a better surface and a more open buffer zone. This would accord with the recommendations from the Design Out Crime Officer in response to 3858/16 that the footpath should be preferably at least 3m across to allow people to pass one another without infringing on personal space with low growing and regularly maintained vegetation on either side.

Finally, there are concerns about construction traffic management and potential parking/turning of vehicles on Garden House Lane. The PC would request that the Construction Management Plan should restrict construction related parking to the site and to make provision for large vehicles to manoeuvre on site as there is no room to do so on Garden House Lane.

Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Suffolk IP22 1EA Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Rickinghall Superior And Inferior Parish Clerk

Comments

The Parish Council appreciates the response to earlier comments and has no objection to the current application. However, it would like to be included on any further consultation on the Construction Management Plan.

From: Planning Liaison

Sent: 03 November 2021 15:27

To: BMSDC Planning Area Team Yellow

Subject: RE: MSDC Planning Consultation Request - DC/21/05923

Good afternoon Vincent

Thank you for your email for the reserved matters application DC/21/05923

This application is related to details for Appearance, Landscaping, Layout and Scale, this is outside of our jurisdiction to make comments

Please do not hesitate to consult Anglian Water for drainage related matters

Kind regards

Sandra De Olim Pre-Development Advisor



Mr Vincent Pearce Babergh Mid Suffolk Endeavour House 8 Russell Road Ipswich Suffolk Direct Dial: 01223 582740

Our ref: **W:** P01444807

8 November 2021

Dear Mr Pearce

IP1 2BX

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

LAND ADJACENT TO GREENACRES, GARDEN HOUSE LANE, RICKINGHALL SUPERIOR, SUFFOLK, IP22 1EA Application No. DC/21/05923

Thank you for your letter of 29 October 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Sophie Cattier

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





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

Sent: 11 Nov 2021 12:09:14

To: Cc:

Subject: FW: Consultation Response - DC/21/05923

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 11 November 2021 11:39

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

Subject: Consultation Response - DC/21/05923

FAO: Vincent Pearce

Dear Mr Pearce

Application ref: DC/21/05923

Our ref: 373650

Thank you for your consultation.

Natural England has <u>no comments</u> 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 <u>ancient woodland and veteran trees</u> 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 <u>Magic</u> and as a downloadable <u>dataset</u>) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice

Yours sincerely

Joe Thorpe

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Crewe Business Park, Electra Way
Crewe, Cheshire, CW1 6GJ

Tel 0300 060 3900

mail to: consultations@naturalengland.org.uk

Thriving Nature for people and planet

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see here
For further information on the Pre-submission Screening Service see here

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

Sent: 09 Dec 2021 02:17:31

To: Cc:

Subject: FW: Reserved Matters Application DC/21/05923 - Land Adjacent Greenacres Garden House Lane Rickinghall

Superior: Archaeology

Attachments:

From: Matthew Baker < Matthew.Baker@suffolk.gov.uk >

Sent: 09 December 2021 12:47

To: Vincent Pearce < Vincent. Pearce@baberghmidsuffolk.gov.uk >; BMSDC Planning Mailbox

<planning@baberghmidsuffolk.gov.uk>

Subject: Reserved Matters Application DC/21/05923 - Land Adjacent Greenacres Garden House Lane Rickinghall Superior:

Archaeology

Dear Vincent Pearce,

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record (HER). Within the site itself, finds of medieval date have been recorded (HER ref no. RKS 046) and a Roman site is located less than 100m to the west (RKS 010). A number of Roman, Saxon and medieval finds scatters have also been recorded within the immediate vicinity (RKS 010 and 029). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location.

The outline planning permission (3858/16) has been granted with conditions for archaeological investigation and reporting (conditions 9 and 10). The site requires a trenched archaeological evaluation to assess the archaeological potential of the site, followed by mitigation as appropriate. To date no archaeological work has been undertaken. However, conditions for archaeology would not be required on the Reserved Matters.

Do please get in contact if you or the applicant have any questions.

Kind regards,

Matthew

Matthew Baker Archaeological Officer

Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY

Tel.: 01284 741329 Mob.: 07707649302

Email: matthew.baker@suffolk.gov.uk

Website: http://www.suffolk.gov.uk/archaeology
Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk

Follow us on Twitter: <a>@SCCArchaeology

Like us on Facebook: <u>@SCCArchaeologicalService</u> Follow us on Instagram: <u>@SCCArchaeology</u>

If you are contacting me about Development Management please quote the planning application number where possible.



Your ref: DC/21/05923

Our ref: Rickinghall Superior – land adjacent Greenacres, Garden House Lane 44350

Date: 02 November 2021 Enquiries: Neil McManus

Tel: 07973 640625

Email: neil.mcmanus@suffolk.gov.uk

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

Dear Vincent,

Rickinghall Superior: land adjacent Greenacres, Garden House Lane – reserved matters application

I refer to the proposal: application for approval of reserved matters following outline planning permission 3858/16, erection of up to 42no. dwellings, supporting infrastructure, and new vehicular access (highway and pedestrian). Submission of details for appearance, landscaping, layout, and scale for erection of 41no. dwellings (including 14 affordable and 5no. self-build).

Outline planning permission was granted by the Decision Notice dated 19 November 2018. All infrastructure contributions fall to CIL. The county council may make a future bid(s) for CIL funds if the reserved matters application is granted and the scheme built out. I have no further comments to make on this application.

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

Yours sincerely.

N.R.W.Man

Neil McManus BSc (Hons) MRICS

Development Contributions Manager

Growth, Highways & Infrastructure

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

----Original Message-----From: Water Hydrants

Sent: 01 November 2021 10:19

Subject: FW: MSDC Planning Consultation Request - DC/21/05923

Fire Ref.: F190965

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site.

Please ensure that Condition 11, on the original Decision Notice on planning application, 3858/16, follows this build to its conclusion.

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

Kind regards, A Stordy Admin to Water Officer Fire and Public Safety Directorate, SCC From: GHI Floods Planning Sent: 21 March 2022 11:12

Subject: 2022-03-21 JS reply Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA

REF DC/21/05923 Approval of Reserved Matters

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

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

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01
- Basin Cross Section & Swale Detail ref 2108-505 007A
- Surface Water Drainage & Levels Sheet 1 Ref 2108-605 001B
- Surface Water Drainage & Levels Sheet 2 Ref 2108-606 002D

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

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

Sent: 19 Jan 2022 10:21:50

To: Cc:

Subject: FW: 2022-01-19 JS Reply Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA Ref

DC/21/05923 ARM

Attachments:

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

Sent: 19 January 2022 07:27

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

Cc: Vincent Pearce < Vincent.Pearce@baberghmidsuffolk.gov.uk >

Subject: 2022-01-19 JS Reply Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA Ref DC/21/05923 ARM

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

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

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01
- Basin Cross Section & Swale Detail ref 2108-505 007
- Surface Water Drainage & Levels Sheet 1 Ref 2108-605 001B
- Surface Water Drainage & Levels Sheet 2 Ref 2108-606 002C

A holding objection is necessary because some details of the attenuation basin do not meet the requirement of the LLFA.

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

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

1. Re submit the cross-sectional drawings of the attenuation basin - side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 3m maintenance strip, 300-500mm freeboard and depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event

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

From: GHI Floods Planning Sent: 08 November 2021 13:45

Subject: 2021-11-08 JS Reply Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22

1EA REF DC/21/05923 ARM

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

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

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01

A holding objection is necessary because some detail is required about the SuDs features and access to the development.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 cross sectional drawings of the attenuation basin and roadside swale depicting side slopes, 1.5m wet/dry benches every 0.6m depth of water, maintenance strip, freeboard
 - a. Basin side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 3m maintenance strip, 300-500mm freeboard and depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event
 - b. Swales side slopes no greater than 1:3 depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event
- 2. Applicant needs to demonstrate how the access to the development is to be gain, as these is a watercourse at the front of the site.
 - a. LLFA preference is that the access is bridge rather than culverted.

Kind Regards

Jason Skilton Flood & Water Engineer Suffolk County Council Growth, Highway & Infrastructure Your Ref: DC/21/05923 Our Ref: SCC/CON/1625/22

Date: 3 May 2022

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA Notice is hereby given that the County Council as Highway Authority make the following comments:

The proposed layout is acceptable to the Highway Authority but it should be noted that exact details of any adoptable highway design will be agreed if the developer enters into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the adoption of the estate roads. Therefore, the layout plans supplied may need to be slightly revised as part of the agreement process.

The majority of the necessary highway related planning conditions were included in the outline grant 3858/16 but it is recommended that the following additional planning conditions are included, should permission be granted (the latter was missing from the outline - potentially should have been condition 22):

Condition: Before the development is commenced details of the areas and infrastructure to be provided for electric vehicle charging 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: In accordance with the Suffolk Guidance for Parking (2019).

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.

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/appl ication-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.

Yours sincerely,

Ben Chester Senior Transport Planning Engineer

Growth, Highways and Infrastructure

Your Ref: DC/21/05923 Our Ref: SCC/CON/0543/22 Date: 25 February 2022

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA 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, following discussions with the applicant's consultant, we are awaiting further amended plans and approval from the LLFA that the principle of drainage is acceptable, before providing a positive response with any recommended highway related planning conditions.

Yours sincerely,

Ben Chester Senior Transport Planning Engineer

Growth, Highways and Infrastructure

Your Ref: DC/21/05923 Our Ref: SCC/CON/4983/21 Date: 19 November 2021

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA Notice is hereby given that the County Council as Highway Authority make the following comments:

Whilst the proposed layout is generally acceptable to the Highway Authority, there are several comments below that should be addressed and enable us to provide a positive response with recommended planning conditions and consider adoption of the Minor Access Road:

- 1. Any private driveway accesses across swales should be tapered on both sides to prevent over-running of the swales.
- 2. Some of the layby visitor spaces on the Minor Access Road would severely restrict visibility from accesses when occupied.
- 3. The SCC PROW comments are noted and amendments should be made to the layout drawing showing the required changes.
- 4. The type and design of the swales will need to be agreed with the SCC Technical Approval team to enable adoption of the Minor Access Road (note for information does not need to be addressed).

Yours sincerely,

Ben Chester Senior Transport Planning Engineer

Growth, Highways and Infrastructure

From: GHI PROW Planning Sent: 09 November 2021 12:25

Subject: RE: MSDC Planning Consultation Request - DC/21/05923

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/05923

Thank you for your consultation concerning the above application.

The proposed site does not contain a public right of way (PROW) but is bounded by Rickinghall Superior Public Footpath 11 along the western boundary of the site. This is clearly identified on site plans within the Design and Access Statement and we welcome the two path links onto the footpath. The Definitive Map for Rickinghall Superior can be seen at:

https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Rickinghall-Superior.pdf but a more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal but please note:

- Light and air must be able to adequately reach the footpath surface to ensure it dries out and remains useable after inclement weather. Hence, the footpath must not be hemmed in by fencing or planting that creates a closed, unappealing corridor effect.
- A more open design for the western boundary of the site that leaves Rickinghall Superior Public Footpath 11 in an open aspect would be preferred as this path is likely to become an important link for this development.
- The section of Rickinghall Superior Public Footpath 11 adjacent to the western boundary
 of the site must be surfaced to accommodate expected higher footfall. A compacted
 hoggin surface or similar will be appropriate but this needs to be delivered as a Section
 278 agreement under the Highways Act 1980.

The following must also be taken into account.

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

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

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by

the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

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

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

Thank you for taking the time to consider this response.

Public Rights of Way Team Growth, Highways and Infrastructure Suffolk County Council From: Jennifer Lockington
Sent: 03 November 2021 11:21
Subject: DC/21/05923 - Air Quality

Dear Vincent

YOUR REF: 21/05923

OUR REF: 300001

SUBJECT: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior,

Suffolk IP22 1EA

Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting

infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of

41No dwellings(including 14 affordable and 5No self build).

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

Sent: 03 May 2022 12:15:23

To: Cc:

Subject: FW: WK306558 DC2105923

Attachments:

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

Sent: 03 May 2022 12:04

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

<planningyellow@baberghmidsuffolk.gov.uk>

Subject: WK306558 DC2105923

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22

1EA

Thank you for consulting me on this application.

From the final layout plan 5777-1J, I note that all of the houses are to have Air Source Heat Pumps (ASHP) installed

An assessment will be required to demonstrate that the ASHP will not have a detrimental effect on neighboutring properties.

MCS 020 "Microgeneration Certification Scheme Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises" gives details of the methodology for calculating the noise level produced by an ASHP.

This assessment shall be undertaken and submitted prior to any ASHP installation on site

The standard sets out that the noise levels are determined at an external assessment position 1m from the centre of any door or window to a habitable room of a neighbouring property. A habitable room is defined as a room other than a bathroom, shower room, wc or kitchen. Where the ASHP is to be installed in a block of flats, neighbouring properties include flats within the same block but excluding the flat that the ASHP serves.

The standard requires that ASHPs should not exceed a calculated level of 42dB(A) at the assessment position in order to comply with the permitted development noise limit. In cases where the ASHP exceeds the permitted development noise limit, mitigation shall be proposed to demonstrate that the MCS020 levels can be met.

I would suggest the following conditions are added to any permission granted:

Prior to any work on site commencing, the applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all plant when running at full capacity and site activities, does not exceed the sound levels predicted at facades of noise-sensitive premises, as agreed in the previous condition. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development being in

Reason – To minimise detriment to nearby residential amenity.

Site clearance and construction activities can have a detrimental effect on nearby properties. I suggest the following ongoing construction conditions:

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

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, potrtaloos 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

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

 $\textbf{Email} \ \ \underline{andy.rutson-edwards@baberghmidsuffolk.gov.uk}$

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

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

Sent: 04 Nov 2021 09:11:58

To: Cc:

Subject: FW: DC/21/05923

Attachments:

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

Sent: 03 November 2021 16:59

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

<planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/05923

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new

vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22

1EA

Thank you for consulting me on this reserved matters application. Now that the layout is confirmed and due to the proximity of the A143 I require the following prior to any reserved matters being approved:

The reserved matters application relating to design and layout of residential dwellings shall include a detailed acoustic assessment and Acoustic Design Statement (that includes evaluation and selection of mitigation methods, PROPG), produced by a competent person, which provides details of the noise exposure at the facade of residential dwellings, internal noise levels in habitable rooms and noise levels in all associated amenity spaces. The design and layout should avoid exposure of habitable rooms to noise levels that exceed the following criteria:

- 60dBLAeq 16 hours (daytime, 07:00-23:00, outside)
- 55dBLAeg 8 hours (night, 23:00-07:00, outside)

As required to meet the above, acoustic barriers and site design, including building orientation and internal layout of dwellings, shall be used to minimise noise exposure to habitable rooms and reduce the need to rely on closed windows.

Where the facade noise levels outside of habitable rooms do not exceed those stated above, but the internal noise levels stated in the current version of BS8233 are exceeded with windows open, enhanced passive ventilation with appropriate sound insulating properties shall be provided to ensure compliance with the current version of BS8233 with windows closed and that maximum internal noise levels at night do not exceed 45dBA on more than 10 occasions a night.

If exposure exceeds the noise levels stated above, significantly enhanced ventilation will be required, and will need to be proposed, with any reliance upon building envelope insulation with closed windows to be justified in supporting documents that cross reference the mitigation measures used and the evaluation of different designs, layouts and sound reduction methods (including barriers) considered during the design process.

In addition, noise levels in external amenity spaces shall not exceed 55dBLAeq 16 hours, daytime. The development shall thereafter be carried out in accordance with any details approved, and shall be retained in accordance with these details thereafter.

Once these are received please re consult me.

Andy

Andy Rutson-Edwards, MCIEH AMIOA Senior Environmental Protection Officer

Page 228

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 15 Nov 2021 09:28:41

To: Cc:

Subject: FW: DC/21/05923

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 15 November 2021 08:49

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

Subject: DC/21/05923

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self-build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA. Many thanks for your request to comment on the application.

ividity 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 such include as a minimum to achieve:-

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- 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.

Kind regards

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

Mobile: 07874 634932 t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Suffolk IP22 1EA Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Thomas Pinner

Address: BMSDC, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

Dear Vince.

DC/21/05923

26/11/2021

The Heritage Team identified no harm to any heritage assets from the Outline proposal (3858/16). In line with this, I am satisfied that no harm would arise to any heritage assets from the Reserved Matters details.

No conditions requested.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
Heritage and Design Officer
Babergh and Mid Suffolk District Councils
M 07850 883264
T 01449 724819
E thomas.pinner@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk www.midsuffolk.gov.uk

Advance Notice of Christmas Closure

Please be advised that the Development Management, Heritage and Planning Enforcement Team will be unavailable from midday on Friday 24th December returning on Tuesday 4th January 2022.

For our latest Coronavirus response please visit click the following linkhttps://www.midsuffolk.gov.uk/features/our-covid-19-response/ From: BMSDC Planning Area Team Pink < Planning Pink@baberghmidsuffolk.gov.uk >

Sent: 27 Sep 2022 02:06:10

To: Cc:

Subject: FW: consultation chase DC/21/05923 Rickinghall

Attachments:

From: Sue Hooton - Principal Ecological Consultant <Sue.Hooton@essex.gov.uk>

Sent: 27 September 2022 13:33

To: Jasmine Whyard <Jasmine.Whyard@baberghmidsuffolk.gov.uk>

Cc: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; Julie Havard <Julie.Havard@baberghmidsuffolk.gov.uk>; BMSDC

Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

Subject: RE: consultation chase DC/21/05923 Rickinghall

Hi Jasmine

We recommend that a Biodiversity Enhancement Strategy is secured by a condition for this RM application as this was not included at outline stage. As there is no ecology report to reference, the condition text below can be used which has been approved by PINS under BS42020: 2013.

1. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

Best wishes

Sue

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant at Place Services

(she/her/Mrs)

Mobile: 07809 314447

email: <u>sue.hooton@essex.gov.uk</u> / <u>PlaceServicesecology@essex.gov.uk</u>

web: www.placeservices.co.uk

linkedin: uk.linkedin.com/in/sue-hooton-04811178





Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk

■ @PlaceServices

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

16/05/2022

For the attention of: Vincent Pearce

Ref: DC/21/05923; Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

Thank you for consulting us on the Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

This response focuses on the submitted documents relevant to landscape and green infrastructure:

Site Layout Plan 5777_1_RevJ

External Materials_Rev A 5777-3858/16 (document)

Street Elevations 5777_27_RevA
Landscape Proposal LSDP 1760.01 RevA

Surface Water Drainage and Levels (Sheets 1&2) 2108-606 001B & 002D

Basin Cross Section & Swale Detail 2108-606_007A

Typical Public Footpath Details 5777_28
Play Space 5777_29

The layout and proposed landscaping is broadly in compliance with that of the approved outline site plan 216_200_RevA, though we have the following comments and advise the following recommendations are taken into consideration prior to approval:

Hard landscape

- The surface materials identified with the external material document are acceptable, though it
 fails to include details of the hoggin surface to the existing PROW and the connecting paths
 and materials for the front of plot pedestrian paved areas.
- We note on the Surface Water Drainage plans indicate the use of retaining walls, though no details have been provided regarding materials.
- No clear strategy for boundary treatment and enclosure was provided.

Soft landscaping

- Proposed tree sizes for structural trees (street trees and site boundary) should be increased to a minimum of Heavy standard, 12-14cm girth to ensure sufficient visual impact.
- In order to create a pleasant environment for the PROW we would recommend that the proposed hedge to the southern side of the path is maintained at no more than 2m high and should be written into any forthcoming Landscape Management Plan (LMP).





SuDS

- The opportunity to provide planting to the SuDS basin has been missed; addition of planting should be considered to improve the biodiversity of the feature and improve the visual amenity.
- Spacing of the proposed trees to the edge of the SuDS basin does not allow for un-impeded maintenance access.
- Details of the inlet and outlets have not been supplied. We would recommend that the use of pre-cast concrete headwalls with galvanised handrails should be avoided in favour of a softer engineering approach.
- The use of road-side swales is welcome though due to the topography the use of weirs/flow control may be required. These would have a visual influence on the streetscape; therefore we would request details of these are submitted.
- The soakaway of plot 25 looks to be located within the boundary hedge.
- There are several soakaways which may be in direct conflict with proposed tree planting pits.
 This should be reviewed and if necessary, should be relocated. Further details of root barriers or alternative measures will need to be provided.

The granted outline permission includes a condition for Landscape scheme (3858/16 Condition 15) therefore, notwithstanding the comments above, we recommend the following conditions should be considered:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING

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

2. 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.

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.





Sent: 09 May 2022 10:56:04

To: Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/05923 - RES

Attachments:

----Original Message---- From: BMSDC Public Realm Consultation Mailbox Sent: 06 May 2022 16:48 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/05923 - RES Good afternoon Thank you for your re-consultation on this . Public Realm Officers note that the proposals now include play equipment. We also note that the Parish council (whose concerns we echoed) are content with the revised plans. Aside from noting this, and to note that it would expect a local solution (eg management company) to be responsible for future maintenance of the open spaces and they would not be something that the Public Realm would wish to see the council adopt, Public Realm has no further comment to make. Regards Nick Elliott Public Realm Officer Babergh and Mid Suffolk District Councils – Working Together (M) 07860 829546 (T) 01473 296340 www.babergh.gov.uk www.midsuffolk.gov.uk

Sent: 11 Nov 2021 04:15:22

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05923

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 11 November 2021 16:08 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/05923 Public Realm Officers acknowledge that outline planning permission for this development was granted 3 years ago and at the time no comments were made by the Public Realm Team. However, Officers are disappointed that outline permission has been granted with such inadequate public open space provision, inadequate screening and lack of play provision. We support the comments made by the Parish Council regarding the B&R Neighbourhood Plan Policy 4 regarding plan and screening and those made regarding the adjoining public right of way. Regards Dave Hughes Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Jasmine Wyard – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 23 September 2022

Subject: Reserved Matters Application

Proposal: DC/21/05923

Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings

(including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Diss

Suffolk IP22 1EA

Key Points

1. Key Points

Object: The affordable housing mix isn't supported and does not correspond with the Section 106 Agreement attached to the outline permission.

Comment: The distribution of affordable homes within the site is not desirable.

Comment: The open market mix is acceptable.

2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 4 households registered for affordable housing with a local connection to Rickinghall Superior, as of September 2022, with many more on the Housing Register with a connection to Mid Suffolk.

3. Affordable Housing

3.1 The Section 106 agreement for the outline permission, 3858/16, secured 35% affordable housing with a tenure split of 30% shared ownership and 70% affordable rent:

Tenure	Number of units	Bedrooms and Occupants	Unit Size (GIA) (m2)
Affordable	4	1b2p Flat	50
Rent	2	1b2p House	58
(9 units total)	3	2b4p	79
Shared	2	2b4p	79
Ownership	3	3b5p	93
(5 units total)			

- 3.2 The mix proposed above, at 36% shared ownership and 64% affordable rent does not correspond with the agreed Section 106 agreement. A split of 10 rental units and four shared ownership would reflect the planning obligation.
- 3.3 Furthermore, the mix of unit sizes is not suitable and the following would be preferable:

Tenure	Number of units	Bedrooms and Occupants	Minimum Unit Size (GIA) (m2)
Affordable	2	1b2p Flat	50
Rent	2	2b3p Bungalow	61
	3	2b4p House	79
(10 units total)	3	3b5p House	93
Shared	2	2b4p House	79
Ownership	2	3b5p House	93
(4 units total)			

- 3.4 This increases the number of 2 and 3-bed rental units with regard to the Mid Suffolk Housing Register, which shows a higher need for larger units amongst those with a local connection to Rickinghall Superior. The change is also recommended with regard to policy B & R 9 of the Neighbourhood Plan.
- 3.5 The s106 sets out measures for the phasing of delivery of the affordable housing alongside the market units, and transfer of the dwellings to a Registered Provider. An Affordable Housing Scheme is to be produced as part of this reserved matters application.
- 3.6 The layout of the affordable housing is not supported. It needs to strike a balance between clustering for management purposes and integrating the affordable and

- market homes. It would appear to be possible to have two clusters across the site, which would be preferable to one cluster in a corner.
- 3.7 It appears that there is a reasonable level of similarity between the designs of the open market and affordable units.
- 3.8 It appears that the affordable units are to be accessed off private drives. Please confirm that these drives will be delivered to a high (preferably adoptable) standard in order to reduce long term costs for the eventual RP, which would otherwise be passed on to leaseholders or reduce the ability of the RP to invest in other affordable homes.
- 3.9 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

4. Open Market Mix

- 4.1 The key (extant) policies for considering this issue are Policy CS9 of the Mid Suffolk Core Strategy and Policy B&R9 of the Neighbourhood Plan.
- 4.2 The Strategic Housing Market Assessment ('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 can provide an appropriate mix (in the context of CS9 and B&R9) and contribute to meeting overall needs. The table below compares the development as proposed with the split set out in the SHMA.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	2	-2
2	4	9	-5
3	17	8	+9
4+	6	8	-2

- 4.3 In the context of B&R9, the mix could be considered acceptable. The inclusion of bungalows is welcomed.
- 4.4 It appears that no commitment has been made to meeting higher accessibility standards (M4(2)/M4(3)). This requirement is not yet in policy but would be welcomed in the development if they were to be incorporated.
- 4.5 All open market units appear to meet the gross internal area requirement of the Nationally Described Space Standard. This is required by policy B&R10 of the neighbourhood plan.

Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

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



Consultation Response Pro forma

1	Application Number	DC/21/05923	
2	Date of Response	01/11/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of	Waste Services
4	Recommendation (Please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications. ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat See the latest waste guidance on new developments. SWP Waste Guidance v.21.docx The road surface and construction must be suitable for an RCV to drive on. To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles. 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.	

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

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

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

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

Sent: 18 Nov 2021 10:59:34

To: Cc:

Subject: FW: Consultation Request - DC/21/05923 - Land Adjacent Greenacres, Garden House Lane, Rickinghall

Superior, Suffolk, IP22 1EA

Attachments:

From: Bethany Philbedge <bethany@suffolksociety.org>

Sent: 18 November 2021 09:52

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

Subject: FW: Consultation Request - DC/21/05923 - Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk,

IP22 1EA

Thank you for your email, SPS does not intend on commenting on this application.

Kind regards

Bethany Philbedge MRTPI

Planning Officer

Suffolk Preservation Society

Little Hall, Market Place

Lavenham

Suffolk CO10 9QZ

Tel: 01787 247179

Email: <u>bethany@suffolksociety.org</u> Website: www.suffolksociety.org



Suffolk's non-political, independent charity working to protect and promote the built heritage and the wider landscape of the County.

Suffolk Preservation Society is a Charitable Incorporated Organisation No. 1154806

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you must not use, disseminate, forward, print, or copy this e-mail or any information contained in it. If you have received this email in error please notify sps@suffolksociety.org



Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Suffolk IP22 1EA Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build)

for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

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 all dwellings should 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) including the 2 bungalows in this development.

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

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

Application No: DC/21/05923

Address:

Eand Adjacent Greenacres
Garden House Lane
Rickinghall Superior





Aerial Map Slide 2



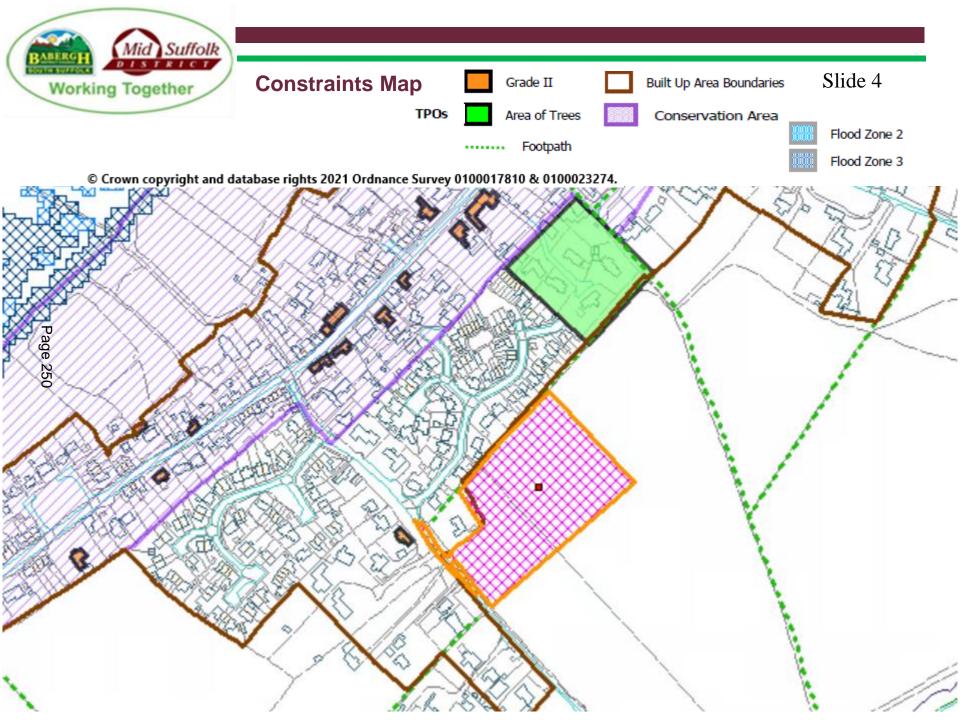


Aerial Map – wider view

Slide 3

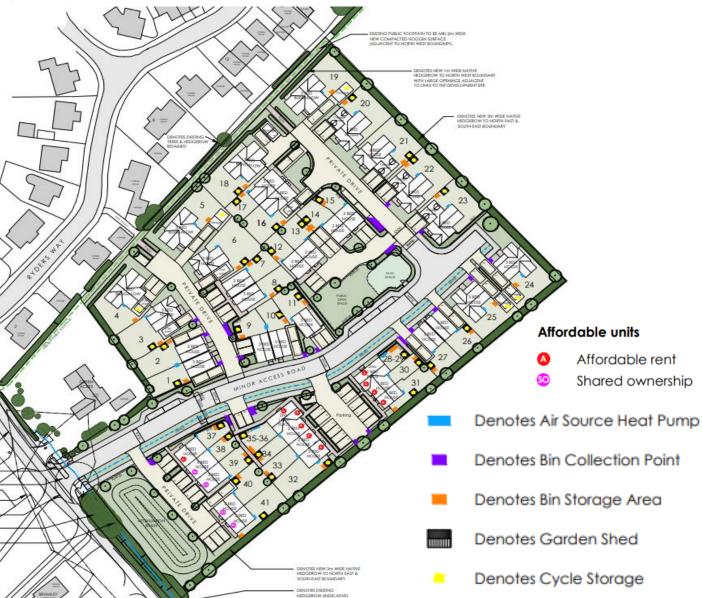
© Getmapping Plc and Bluesky International Limited 2021.







Site Layout Slide 5





Landscaping Proposal

Slide 6





Street Elevations

Slide 7



Street Elevation - Looking North West Along Minor Access Road

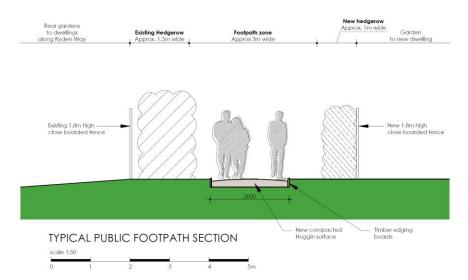






Typical Footpath Details

Slide 8

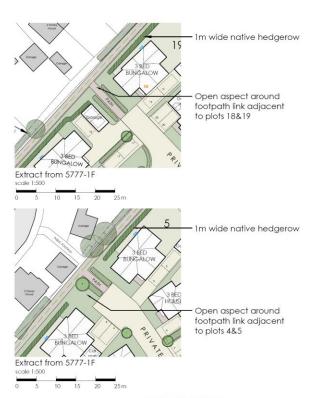




Example of compacted hoggin surface



Example of timber edging board (approx. 25mm upstand).





client: Ruby Homes (East Anglia) Ltd.

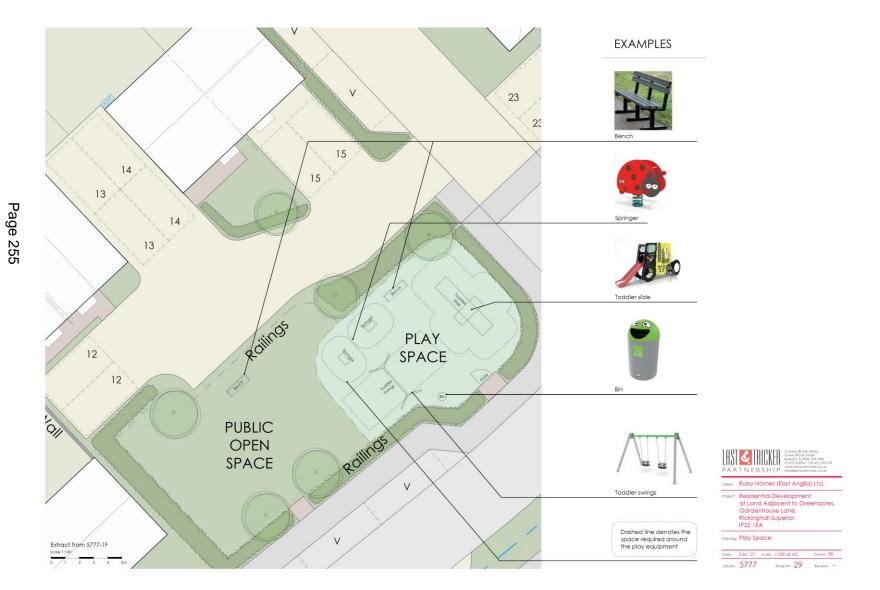
Project: Residential Development at Land Adjacent to Greenacres, Gardenhouse Lane, Rickinghall Superior, IP22 1EA

prowing: Typical Public Footpath Details

Date:	Dec 21	scale: 1:50 at A3	Drawn; BR
Job No:	5777	Drwg No: 28	Revision:



Play Space Slide 9



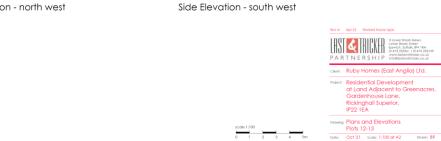


Plots 12-13 Example







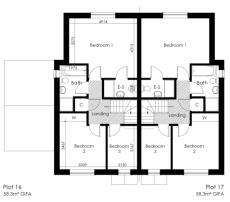


Job No: 5777 Drwg No: 10

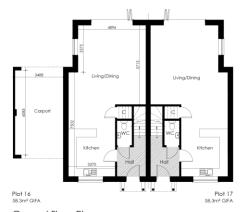


Plots 16-17 Example

Slide 11



First Floor Plan



Ground Floor Plan



Rear Elevation - south west



Side Elevation - south east

Date: Oct '21 Scale: 1:100 at A2
Job No: 5777 Drwg No: 18



Plot 23 Example



94.3m² GIFA
First Floor Plan



70.0m² GIFA

Ground Floor Plan



Updates DC/21/05923

Clarifications on the committee report:

- Within the committee report the access road fronting the site is referred to as 'Gardenhouse Lane' for the avoidance of doubt this should be 'Garden House Lane'.
- Only 4 triple parking arrangements are proposed all instances arise because garages are
 proposed to the rear of tandem parking arrangement, all garages are however surplus to SCC
 parking requirements.

• The Council's Strategic Housing Team provided an updated response on 3rd October 2022:

"Further to my earlier comments (dated 23 September), I have reviewed the updated site plan you sent me earlier today (ref: 5777, Drwg 1, Rev K) and I note that the applicant has kindly amended the housing mix to bring the tenure split in line with the extant Section 106 agreement. This is by way of changing the tenure of plot 37 such that it would be an affordable rent unit rather than shared ownership.

This means that the affordable housing mix proposed is now as follows:

Tenure	Number	Bedrooms and	Unit Size
	of units	Occupants	(GIA) (m2)
Affordable	4	1b2p Flat	50
Rent	2	1b2p House	58
	3	2b4p House	79
(10 units total)	1	3b5p House	93
Shared	2	2b4p House	79
Ownership	2	3b5p House	93
(4 units total)			

This amendment is welcomed. However, the mix of unit sizes is still not supported due to the number / proportion of 1-bed units, which is not supported on this site due to its location and the need as currently indicated through needs of households registered for affordable housing with a local connection to Rickinghall."

Officer Comment:

The tenure split is now in accordance with the S106 Agreement.

In their previous response Strategic Housing stated that the number of one-bedroom units was 4 higher than what was considered 'preferable'. The number of one-bedroom units incorporated into the scheme is however reflective of the comments and discussions that were had under the outline permission. On balance the higher number of one-bedroom units being offered is not considered fatal to the acceptability of the scheme.

Conditions:

In addition to the conditions listed within the committee report, the following condition is recommended:

- Lighting scheme to be submitted
- Air source heat pumps to serve all plots

Agenda Item 8c

Committee Report

Item No: 8C Reference: DC/22/03006
Case Officer: Alex Breadman

Ward: Blakenham.

Ward Member/s: Cllr John Field.

RECOMMENDATION – GRANT FULL PLANNING PERMISSION WITH CONDITIONS

Description of Development

Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

Location

Land to the South of Main Road, Somersham, Suffolk

Expiry Date: 14/09/2022

Application Type: FUL - Full Planning Application **Development Type:** Major Small Scale - All Other

Applicant: AD and KM Caston

Parish: Somersham

Details of Previous Committee / Resolutions and any member site visit: None Has a Committee Call In request been received from a Council Member (Appendix 1): No

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

PART ONE - REASON FOR REFERENCE TO COMMITTEE

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

The applicant is AD and KM Caston, a company of which Cllr James Caston is a director.

PART TWO - POLICIES AND CONSULTATION SUMMARY

Summary of Policies

FC01 - Presumption In Favour Of Sustainable Development

FC01 1 - Mid Suffolk Approach To Delivering Sustainable Development

NPPF - National Planning Policy Framework

NPPG-National Planning Policy Guidance

CS05 - Mid Suffolk's Environment

GP01 - Design and layout of development

CLASSIFICATION: Official

Page 261

HB01 - Protection of historic buildings

H16 - Protecting existing residential amenity

CL02 - Development within special landscape areas

RT01 - Sports and recreation facilities for local communities

RT06 - Sports and recreation facilities in the countryside

T10 - Highway Considerations in Development

CS1 - Settlement Hierarchy

CS2 - Development in the Countryside

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)

Somersham Parish Council – Comments Received: 7th July 2022

The Parish Council has no objections to the application.

Little Blakenham Parish Clerk - Comments Received: 22nd June 2022

The Parish Council has no objections to the application.

National Consultee (Appendix 4)

Natural England – Comments Received: 22nd June 2022

No objection.

Based on the plans submitted, Natural England considered the proposed development will not have a significant adverse impact on statutory protected nature conservation sites.

County Council Responses (Appendix 5)

SCC Archaeological Services – Comments Received: 8th July 2022

In our opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required.

SCC Highways – Comments Received: 28th June 2022

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

No objection subject to conditions:

- Restriction on enclosure to the highway
- Provision of vehicle parking
- Scheme for cycle and EV parking

SCC Flood and Water Management – Comments Received: 27th June 2022

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03006

We have reviewed the following submitted document[s] and we have no objections to this application.

- 1. Design and Access Statement dated June 2022
- 2. Access and Parking ref: LBW -DWF- 03
- 3. Site Plan

Internal Consultee Responses (Appendix 6)

Waste Services – Comments Received: 7th July 2022

Thank you for consulting with Waste Services. We have no objection or comments to make on this planning application.

Environmental Health – Comments Received: 24th June 2022

Having reviewed the supporting documentation, I have no objections in principle.

However, as alluded to in the planning statement the number of dogs on site at any one time will be managed to prevent noise nuisance.

It is important to note that Dog barking is amongst the most common complaints we receive and mainly an issue of impact on daytime amenity (external garden space). Any use of the site should consider these aspects and not simply the internal noise level for noise sensitive receptors (NSRs).

I would suggest that a management plan is submitted or the plan within the planning statement is expanded detailing the total number of dogs to be allowed on site and whether these are to be from one household or several at the same time (for example where there are dogs from the same litter albeit from different households that still play together) The reason for this is that they do tend to follow pack mentality and when one barks the rest join in and increase the volume accordingly. I would think that no more than 5 would be an appropriate number providing the dogs are attended at all times and not left to roam.

The drop off and pick up procedure looks to be suitable with no overlap of people and dogs potentially giving rise to adverse noise.

I am satisfied that the composting dog bin provision is adequate providing that any excessive amount flies are controlled.

Public Realm - Comments Received: 23rd June 2022

Public Realm officers have no comments to make.

B: Representations

At the time of writing this report at least one online comment has been received. It is the officer opinion that this represents one support comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Comment denotes that the proposal is 'excellent'.
- The proposal would be of benefit to dog walkers.

(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

No relevant planning history.

PART THREE - ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site comprises two existing arable fields that total 7.5 hectares in size; the site lies south of Main Road, to the east edge of Somersham and neighbours the village hall, of which lies approx. 15m west of the site boundary and shares its access.
- 1.2. The site currently is utilised for agricultural purposes in relation to Church Farm. The farm ownership includes a great portion of surrounding land to the south.
- 1.3. The site is otherwise directly neighboured by commercial buildings to the east; there is some separation between the site and residential properties. Nonetheless, the site is easily accessible on foot from Somersham given the existing footpaths leading to the site.
- 1.4. The application site lies partially in a Special Landscape Area. It should be noted that a small portion of the northern boundary lies within Flood Zone 2, however, this is insignificant given the nature of the proposal and it is considered that the proposal would not heighten the risk of flooding on the site.
- 1.5 The application site lies outside the defined settlement boundary of Somersham, such that it lies within the countryside.

2. The Proposal

- 2.1. The proposal seeks the change of use of two arable fields to provide secure dog walking and exercise, including the erection of fencing, shelter, creation of parking area, signage and repositioning the security gate.
- 2.2. The proposal would utilise the land for business purposes, allowing individuals to book hourly slots and use the site as a safe, enclosed area to walk their dogs and exercise. Booking will be carried out online and individuals attending site will be expected to adhere to rules and timing, as staff would not be on site throughout the day. Access control systems are currently under consideration.
- 2.3. The site would, however, be inspected once per day for fence damage, dog mess, litter removal and any other potential hazards.
- 2.4. The two fields/walking areas would largely consist of open green, undeveloped spaces. Some benches and seating would be placed, along with bins and water points; however, no permanent buildings are to be erected, excluding a small wooden shelter near the parking area to provide cover in wet weather.

- 2.5. Additional features such as small mounds, tunnels, trails, etc. would also be placed on site to provide play and exercise opportunities.
- 2.6. A parking area and driveway is proposed; this would be located along and accessed from the western boundary. The parking area will provide parking spaces for 5No vehicles with manoeuvring/turning space. The parking area will be formed with a reinforced permeable grass surface, whilst the driveway/access would comprise of compacted crushed stone. The area would be fenced off with a vehicular access gate to the south and pedestrian gate to the north.
- 2.7. Boundary treatment to the site would comprise of perimeter fencing (both 1.8m wire mesh and 1.5m/1.8m post and stock wire fencing), along with new hedging and reinforcing existing perimeter hedging with new planting to fill existing gaps.
- 2.8. New tree planting is also proposed to the western boundary and surrounding the parking area.
- 2.9. 2No signs are also proposed, one being located adjacent to the highway, whilst the other would be at the vehicular entrance. Both would measure at 1m x 1m (maximum) and would be informative business signs.
- 2.10. Details within the Supporting Statement state that the number of bookings per hour will be restricted, however the maximum number is to be confirmed.

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) 2019, which requires proposals which accord with an up-to-date development to be approved without delay. However, various factors affect whether a development plan can be considered 'out-of-date'.
- 3.2. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Policies should be given weight according to their consistency with the NPPF.
- 3.3. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker. There will be many cases where restrictive policies are given sufficient weight to justify refusal despite their not being up to date.
- 3.4. Policies GP1, HB1, H16, CL2, RT1, RT6 and T10 of the Mid-Suffolk Local Plan 1998; policies FC1 and FC1.1 of the Core Strategy Focused Review 2012, and CS1, CS2 and CS5 of the Mid-Suffolk Core Strategy 2008 are the most relevant policies for assessing this application. Full weight is given to these policies as they are consistent with the aims of the National Planning Policy Framework 2021 in terms of achieving sustainable development.
- 3.5. There are no specific policies that directly relate to the proposed development in terms of the change of use of agricultural land to recreational use, such that no policies directly allow or prevent the proposal. Policy CL2 of the Mid-Suffolk Core Strategy 2008, however, does relate to

development in the countryside and states: 'In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies', one of these categories is recreation and tourism. Additionally, Policies RT1 and RT6 relate to sport and recreational facilities for local communities and in the countryside, respectively.

3.6 Given the nature of the proposed development, it is considered that a secure dog walking and exercise area would constitute a recreational facility; therefore, the proposal is acceptable in principle, subject to compliance with the detailed requirement of the relevant policies outlined above.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. Mid Suffolk Local Plan Policy T10 denotes general highway considerations in new development, outlining what the Local Planning Authority gives regard to, including the provision of safe access to and egress from the site; the suitability of existing roads giving access to the development; whether the amount and type of traffic generated will be acceptable in relation to the capacity of the road network in the locality of the site; the provision for adequate space for the parking and turning of cars, and whether the needs of pedestrians and cyclists have been met.
- 4.2. The application site would utilise an existing access point and road that serves the village hall and farmland to the rear of the site. The existing access benefits from sufficient visibility splays.
- 4.3. As noted above, a new parking area with provision for 5No vehicles would be provided; this would include suitable turning and manoeuvring areas.
- 4.4. Whilst it is noted that the proposal has potential to provide an increase in traffic to and from the site and surrounding area, given the number of available parking spaces being just 5No at a maximum and it also being unlikely that the site would be at capacity throughout all hours, it is anticipated that this increase would not be detrimental to the highway network.
- 4.5. Suffolk County Council as the Highways Authority were consulted on the proposal and raised no objection, with conditions relating to the addition of cycle storage spaces, inclusion of on-site parking prior to first use of the site and the avoidance of obstruction to visibility splays being recommended.
- 4.6. It is therefore considered the proposed development would have no significant impact on highway safety at this location and that the site can supply sufficient off-road parking. The proposal is compliant with Local Plan Policy T10.

5. Design And Layout [Impact On Street Scene]

- 5.1. Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 127 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.
- 5.2. Mid-Suffolk Local Plan Policy GP01 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development. Furthermore, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.

- 5.3. Mid-Suffolk Local Plan Policy CL2 relates to development within special landscape area and denotes that within special landscape areas, particular care will be taken to safeguard landscape quality, and where development does occur it should be sensitively designed with high standards of layout, materials and landscaping.
- 5.4. The proposal does not include the erection of any large, permanent structures, essentially resurfacing the existing land by drilling grass seed and upon completion, appearing as an open meadow, of which is to be managed organically. Proposed seating, bins, water points, equipment and the shelter are all considered modest and necessary.
- 5.5. The proposal is considered to be appropriate in this regard, maintaining the character of the countryside whilst providing a safe, enclosed recreational space. Existing natural boundary treatment will be retained and enhanced, with additional tree planting also enhancing the appearance of the site.
- 5.6. The proposal is in accordance with the requirements of the NPPF. The proposal would not have a significant adverse impact on the appearance or character of surrounding countryside or special landscape area. As such, the proposal is in accordance with the aforementioned Local Plan Policies.

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

- 6.1. As discussed above, the proposal would retain many existing natural features on site. It is denoted that the grass mix will comprise of slow growing parkland style, of which would require less frequent mowing.
- 6.2. New native hedging is to be planted along the north and west boundaries to enclose the site. New tree plantings are also proposed.
- 6.3. Ultimately the change of use of the site would lead to a change from arable/agricultural land to open grassland with additional planting. As such, no concerns are raised regarding the proposed landscaping, and it is considered likely that the proposed would be beneficial in terms of ecology.

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. Policy HB1 of the Mid-Suffolk Local Plan states that the district planning authority will place a high priority of protecting the character and appearance of all buildings of architectural or historic interest. Particular care will be given to protecting the setting of listed buildings.
- 7.2. The application site is located approximately 57m to the east of Grade I Listed, St. Marys Church.
- 7.3. Given the nature of the development, it is concluded that the proposal would not adversely impact the setting of the listed building, as such the proposal would not be harmful in this regard.

8. Impact On Residential Amenity

8.1. Mid-Suffolk Local Plan Policy H16 aims to protect the existing amenity and character of residential areas. This policy states that development that materially reduces the amenity and privacy of adjacent dwelling or erodes the character of the surrounding area will be refused.

- 8.2. The application site lies to the east of Somersham, outside of the settlement boundary with considerable separation distance between the site and nearby residential areas, with the closest dwelling to the site being The Rectory of which lies approx. 45m away to the west. Additionally, the village hall lies between the site and this dwelling.
- 8.3. Given this separation distance, combined with the small scale of built development proposed, it is considered that the proposal would not give rise to any potential overlooking or loss of privacy to the residents at any neighbouring dwellings. Similarly, the proposal would not have a significant adverse impact on the outlook or visual amenity of nearby neighbouring properties.
- 8.4. The Councils Environmental Health Team have provided comments with regard to the noise impact of the proposal. These comments do not object to the proposal in principle, however, denote that the number of dogs on site at any one time should be managed in order to prevent noise nuisance. As such, a condition requiring the submission of a management plan in this regard is recommended.

PART FOUR - CONCLUSION

9. Planning Balance and Conclusion

- 9.1. The application proposal would retain the countryside character of the site and surrounding area. The proposal would not include any significant permanent structures or buildings, as such it would not constitute overdevelopment of the site. The proposal would not have a detrimental impact on the privacy and amenity of nearby neighbouring dwellings, subject to conditions. The proposal would not result in any demonstratable harm to any matter of planning substance.
- 9.2. The proposal accords with the NPPF and policies within the Development Plan and is therefore considered to be acceptable. This application is recommended for approval, given its compliance with the relevant Local Plan Policies and NPPF.

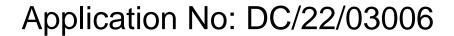
RECOMMENDATION

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

- (1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:
 - Standard time limit (3yrs for implementation of scheme).
 - Approved plans (Plans submitted that form this application).
 - Scheme to be submitted and agreed detailing the total number of dogs on site at any one time and how this is to be managed.
 - Restriction on enclosure to the highway.
 - Provision of vehicle parking prior to first use of.
 - Scheme for cycle and EV parking.
 - Illumination restriction.

(2)	And the following informative notes as summarised and those as may be deemed necessary:
•	Proactive working statement
CI AS	SSIFICATION: Official





Location: Land to the South of Main Road, Somersham

		Page No.
Appendix 1: Call In Request	N/a	
Appendix 2: Details of	N/a	
Previous Decision		
Appendix 3: Town/Parish	Somersham Parish Council	
Council/s	Little Blakenham Parish Council	
Appendix 4: National	Natural England	
Consultee Responses		
Appendix 5: County Council	Archaeological Services	
Responses	Highways	
	Flood and Water Management	
Appendix 6: Internal Consultee	Waste Services	
Responses	Environmental Health	
	Environmental Health –	
	Noise/Odour/Light/Smoke	
	Public Realm	
Appendix 7: Any other	Yes	
consultee responses		
Appendix 8: Application Site	Yes	
Location Plan		
Appendix 9: Application Plans	Yes	
and Docs		



Babergh and Mid Suffolk District Councils

Appendix 10: Further	N/a	
information		

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/22/03006

Application Summary

Application Number: DC/22/03006

Address: Land To The South Of Main Road Somersham Suffolk

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-

position security gate.

Case Officer: Alex Breadman

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Suffolk IP6 8NF

Email: Not Available

On Behalf Of: Somersham Parish Clerk

Comments

The Parish Council has no objections to the application.

Consultee Comments for Planning Application DC/22/03006

Application Summary

Application Number: DC/22/03006

Address: Land To The South Of Main Road Somersham Suffolk

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-

position security gate.

Case Officer: Alex Breadman

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Suffolk IP6 8NF

Email: Not Available

On Behalf Of: Little Blakenham Parish Clerk

Comments

The Parish Council has no objections to the application.

Date: 22 June 2022 Our ref: 396873

Your ref: DC/22/03006



Mid Suffolk District Council planningyellow@baberghmidsuffolk.gov.uk

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

Location: Land To The South Of Main Road Somersham Suffolk

Thank you for your consultation on the above dated 16 June 2022 which was received by Natural England on 16 June 2022

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

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

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

Sites of Special Scientific Interest

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

Sites of Special Scientific Interest Impact Risk Zones

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

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

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

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

Yours faithfully,

Joshua Turner Consultations Team **Sent:** 08 Jul 2022 09:38:21

To: Cc:

Subject: FW: DC/22/03006 - Consultation Response Required

Attachments:

From: RM Archaeology Mailbox

Sent: 08 July 2022 08:52

To: BMSDC Planning Area Team Yellow

Subject: RE: DC/22/03006 - Consultation Response Required

Good morning Megan,

Thank you for your email,

DC/22/03006: Land To The South Of Main Road Somersham

We had seen this on the planning lists and looked at the proposal. In our opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support) Suffolk County Council Archaeological Service Bury Resource Centre Hollow Road Bury St Edmunds

Bury St Edmunds Suffolk IP32 7AY Tel.:

M: Email:

Website: http://www.suffolk.gov.uk/archaeology

Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk

Follow us on Twitter: @SCCArchaeology

Like us on Facebook: <u>@SCCArchaeologicalService</u> Follow us on Instagram: <u>@SCCArchaeology</u>

Good morning Megan,

Thank you for your email,

We had seen this on the planning lists.

From: BMSDC Planning Area Team Yellow

Sent: 07 July 2022 18:42

Subject: DC/22/03006 - Consultation Response Required

Good afternoon,

We would have sent yourself a consultation request for the above application on 16.06.2022. Your consultation request is due to expire on 07.07.2022. Page 277

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.

Kind Regards,

Megan Thomson Admin Support Officer

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tall Option 5 Option 3 for Planning

Tel: Option 5 Option 3 for Planning

Email:

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our Website or click the following link-

https://www.midsuffolk.gov.uk/features/our-covid-19-response/

Your Ref: DC/22/03006 Our Ref: SCC/CON/2421/22

Date: 28 June 2022

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/03006

PROPOSAL: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

LOCATION: Land to the South Of, Main Road, Somersham, Suffolk, IP8 4PJ

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

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the nearside edge of the carriageway of the public highway. No obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high above the adjacent level of the carriageway between the enclosure and the adjacent highway.

Reason: To ensure that no obstructions are constructed or planted within the splays, which would obstruct the visibility of on-coming traffic and/or pedestrians as it may have an impact on highway safety.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. LBW-DWF-03 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Condition: Before the development is commenced, details of at least three secure, lit and covered cycle spaces and a minimum of one electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

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.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Suffolk County Council or its agents at the applicant's expense.

Suffolk County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/

or;

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

Suffolk County Council drawings DM01 - DM14 are available from:

https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard drawings/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mohammedur Rashid-Miah Transport Planning Engineer

Growth, Highways and Infrastructure

From: Sana Shaikh <Sana.Shaikh@suffolk.gov.uk>

Sent: 27 June 2022 09:53

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

Subject: 2022-06-07 SS Reply Land To The South Of, Main Road, Somersham Ref DC/22/03006

Dear Daniel Cameron,

Subject: DC/22/03006 Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate. Location: Land To The South Of, Main Road, Somersham, Suffolk

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03006

We have reviewed the following submitted document[s] and we have no objections to this application.

- 1. Design and Access Statement dated June 2022
- 2. Access and Parking ref: LBW -DWF- 03
- 3. Site Plan

Kind regards,

Sana Shaikh

Flood and Water Engineer
Flood and Water Management
Growth, Highways and Infrastructure Directorate
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

My working days are Monday – Wednesday.

NB: As of April 2021, pre app advice for planning applications within the West Suffolk Area is now chargeable. Further details are available at www.suffolk.gov.uk.



Consultee Comments for Planning Application DC/22/03006

Application Summary

Application Number: DC/22/03006

Address: Land To The South Of Main Road Somersham Suffolk

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-

position security gate.

Case Officer: Alex Breadman

Consultee Details

Name: Ms Hannah Bridges

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

Thank you for consulting with Waste Services. We have no objection or comments to make on this planning application.

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

Sent: 27 Jun 2022 12:02:52

To: Cc:

Subject: FW: WK308805 DC2203006

Attachments:

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

Sent: 24 June 2022 12:26

To: Daniel Cameron < Daniel. Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow

<planningyellow@baberghmidsuffolk.gov.uk>

Subject: WK308805 DC2203006

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/22/03006

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog

walking and exercise. Erection of fencing, shelter, creation of parking area, signage

and re-position security gate.

Location: Land To The South Of, Main Road, Somersham, Suffolk

Thank you for consulting me on this application. Having reviewed the supporting documentation, I have no objections in principle.

However, as alluded to in the planning statement the number of dogs on site at any one time will be managed to prevent noise nuisance.

It is important to note that Dog barking is amongst the most common complaints we receive and mainly an issue of impact on daytime amenity (external garden space). Any use of the site should consider these aspects and not simply the internal noise level for noise sensitive receptors (NSRs).

I would suggest that a management plan is submitted or the plan within the planning statement is expanded detailing the total number of dogs to be allowed on site and whether these are to be from one household or several at the same time (for example where there are dogs from the same litter albeit from different households that still play together) The reason for this is that they do tend to follow pack mentality and when one barks the rest join in and increase the volume accordingly. I would think that no more than 5 would be an appropriate number providing the dogs are attended at all times and not left to roam.

The drop off and pick up procedure looks to be suitable with no overlap of people and dogs potentially giving rise to adverse noise.

I am satisfied that the composting dog bin provision is adequate providing that any excessive amount flies are controlled.

Please ask the applicant to specify the details requested and re consult me.

Regards

Andv

Andy Rutson-Edwards, MCIEH AMIOA Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.ulpage 283

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

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 23 June 2022 15:35

Subject: RE: MSDC Planning Consultation Request - DC/22/03006 - FUL

Good afternoon

Thank you for consulting us on the above application. Public Realm officers have no comments to make.

Regards

Nick Elliott

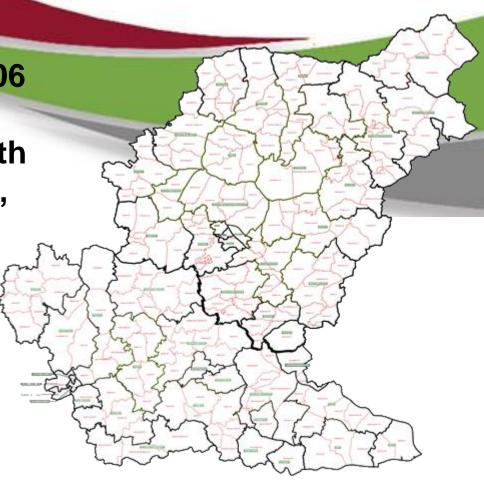
Public Realm Officer – Community Infrastructure Babergh and Mid Suffolk District Councils – Working Together



Application No: DC/22/03006

Address: Land To The South Of Main Road, Somersham,

Suffolk





Aerial Map Slide 2



© Getmapping Plc and Bluesky International Limited 2021.

© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.





Aerial Map – wider view

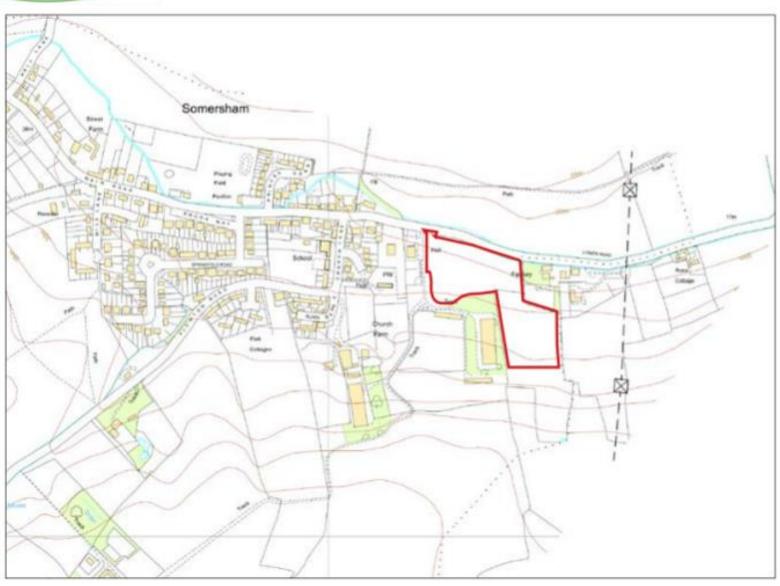


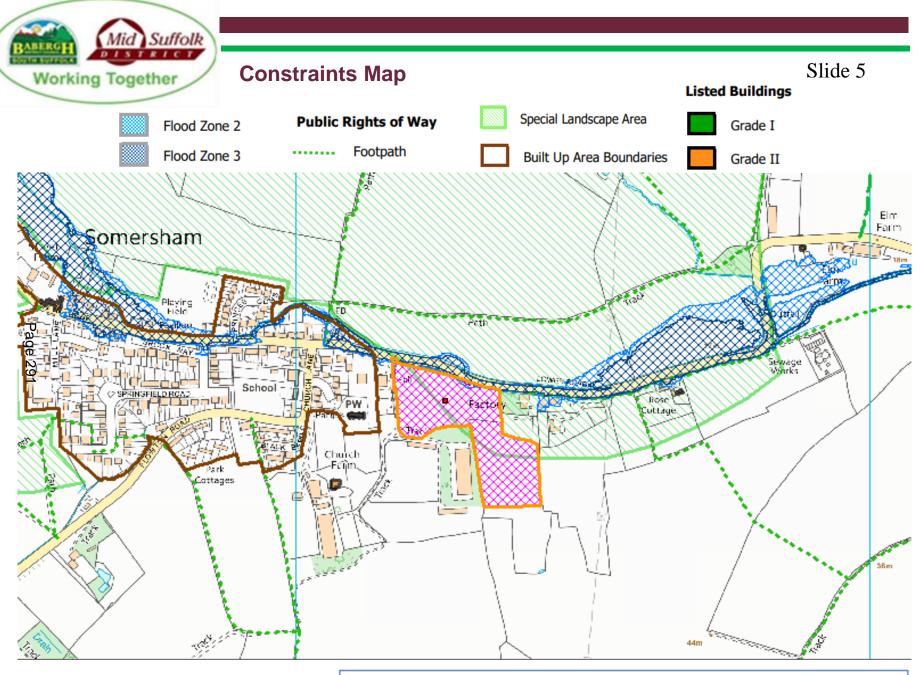
© Getmapping Plc and Bluesky International Limited 2021.

© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

Site Location Plan

Slide 4







Site Plan Slide 6

DOG WALKING FIELDS, MAIN ROAD, SOMERSHAM

RED LINE DRAWING

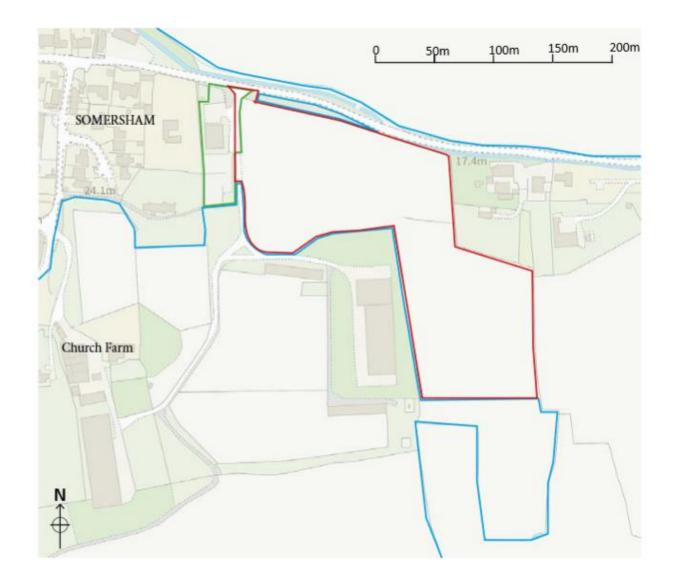
ref: LBW -DWF- 02

Page Blue line land - subject of application

Blue line land - also owned by applicants

Area owned by applicants but under long term lease

to the Village Hall



Site Layout Plan

DOG WALKING FIELDS, MAIN ROAD, SOMERSHAM

SITE PLAN

ref: LBW -DWF- 04

KEY

.

Water point connecting to existing supply serving poultry shed

•

Signs. To be 1m x 1m max.

.

Page 293

Compost bins (50m intervals shown by dotted line)



Maintenance access - 5 bar gates



Existing 1800mm wire mesh security fence



Proposed 1500/1800mm post and stock wire fence



Safe pedestrian access routes



Reinforce existing hedge with new hedge/tree planting to fill gaps



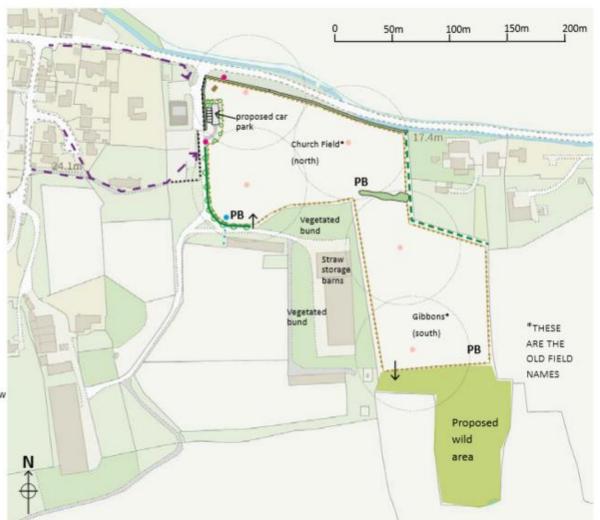
Picnic benches / seating logs



100m new native hedge



New native trees





Access and Parking Plan

DOG WALKING FIELDS, MAIN ROAD, SOMERSHAM

ACCESS AND PARKING PLAN

ref: LBW -DWF- 03

KEY:

Permeable crushed stone road with flush timber edges



Existing 1800mm wire mesh security fence



Proposed 1500/1800mm post and wire fence



2No. New business signs



Dog waste bin



Litter bin



Existing mixed native hedge



Proposed mixed native hedge (c.150m in total)



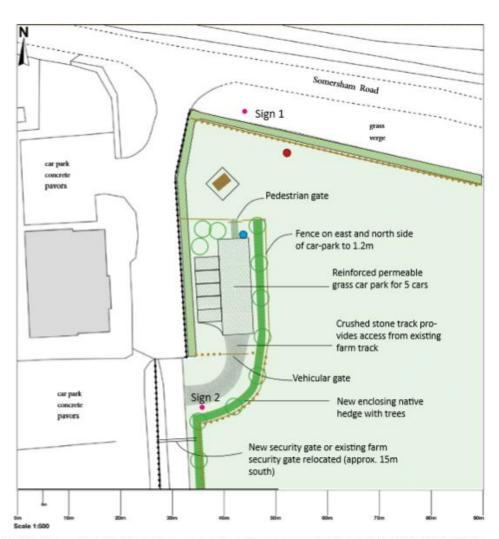
Proposed Meadow



Proposed reinforced grass parking area for 5 cars



Proposed native trees - e.g. hornbeam, field maple, oak and birch



Map area bounded by: 609141,248477 609231,248567. Produced on 22 April 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. 8 Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90c/uk/786663/1063836

Agenda Item 8d

Committee Report

Item No: 8D Reference: DC/21/06158
Case Officer: Mahsa Kavyani

Ward: Onehouse.

Ward Member/s: Cllr John Matthissen.

RECOMMENDATION - REFUSE PERMISSION WITH REASON/S

Description of Development

Full Planning Application - Erection of 18No dwellings (including 9No affordable units) with associated parking and external works.

Location

Land Off, Pear Tree Place, Great Finborough, Suffolk

Expiry Date: 27/06/2022

Application Type: FUL - Full Planning Application **Development Type:** Major Small Scale - Dwellings

Applicant: Ruby Homes (East Anglia) Itd

Agent: Last & Tricker Partnership

Parish: Great Finborough
Site Area: 0.944 hectare
Density of Development:

Net Density (Developed Site, excluding open space and SuDs): 19 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: No

PART ONE - REASON FOR REFERENCE TO COMMITTEE

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

The development is a major development of 15 or more residential units and outside the scope of current delegation arrangements.

PART TWO - POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CLASSIFICATION: Official

Page 295

NPPF - National Planning Policy Framework

NPPG-National Planning Policy Guidance

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS05 - Mid Suffolk's Environment

H07 - Restricting housing development unrelated to needs of countryside

H13 - Design and layout of housing development

H15 - Development to Reflect Local Character

H16 - Protecting existing residential amenity

T09 - Parking Standards

T10 - Highway Considerations in Development

H04- Proportion of Affordable Housing

CL08 - Protecting wildlife habitats

H14 - A range of house types to meet different accommodation needs

NPPF - National Planning Policy Framework

NPPG-National Planning Policy Guidance

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council(s) (Appendix 3)

Great Finborough Council:

• No objections

National Consultees (Appendix 4)

Historic England:

No comments

Natural England:

No comments

County Council Responses (Appendix 5)

Archaeology:

- Site lies within an area of archaeological potential.
- No ground for refusal.
- Conditions recommended

Active Travel Officer: No comments

Fire and Rescue:

- Development must comply with Building Regulations for access and fire fighting facilities.
- No additional water supply is required.
- Sprinkler system should be considered.

Flood and water:

- Recommend condition
- Development must comply with Building Regulations for access and fire fighting facilities.
- Consultation should be made with the Water Authorities to determine flow rates in all cases
- Sprinkler system should be considered.

Highways:

- Conditions to secure access works, visibility splays, surface materials and HGV deliveries management plan.
- Construction management plan recommended.

Internal Consultee Responses (Appendix 6)

Strategic Housing officer:

• No objection on revised housing mix, to indicate acceptability of revised proposals.

Ecology:

- Sufficient information to determine
- No objection subject to mitigation

Environmental Health – Land contamination: No objection

Environmental Health – Air quality: No comments

Environmental Health – Noise / Odour / Light: No objection, conditions recommended

Environmental Health - Sustainability: No objection, condition recommended

Heritage Officer:

• While the proposals are not considered to be in keeping with the character and appearance of the village, in regards to Paragraph 197(c) of the NPPF, there are no heritage objections to the proposals. The change in the setting of the listed building caused by the proposed residential development would not harm the significance of the listed building.

Landscape:

- The landscape plan fails to show the quantity and location of the SuDS basin inlet.
- Further details of hard landscaping are required, such as the finish; size and colour of aggregate and the permeability of the "bound shingle".
- A low hedge or planting should be considered to provide an effective barrier instead of the railings.
- The maintenance schedule would benefit from a plan showing the extent of the communal areas covered by the LMP, maintenance prescription of thickets and hedges should be separated and fails to include sufficient detail on maintaining the SuDS system

- No objection.
- Conditions recommended.

Waste Management:

Thank you for re-consulting Waste Services. The wheeled bin presentation points have been moved as advised and agreed. The vehicle tracking document does not use the vehicle specification provided for the 32-tonne refuse collection vehicle, please amend accordingly to ensure access is suitable for the vehicle used

Officer note: This amendment has not been secured, noting the in principle objection.

Sustainability Officer:

No objections subject to conditions

Public realm: No objections

Infrastructure team: No objection, calculated contribution is provided

B: Representations

At the time of writing this report at least 2 letters/emails/online comments have been received, including additional or reiterated comments received during re-consultation. It is the officer opinion that this represents 2 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Comments are summarised below:-

- Landscape and visual impact
- Loss of outlook
- Noise
- Overdevelopment
- There is already sufficient capacity in the grid
- Not green or carbon friendly
- Impacts on health and wellbeing
- Does not meet the needs of the community
- Contrary to local plan and unsustainability
- Light pollution
- Loss of Open Space
- Inadequate Access
- Loss of Privacy
- Harmful Impact on Wildlife

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

PLANNING HISTORY

REF: DC/18/03710 Full Planning Application - Erection of 7no. **DECISION:** GTD

dwellings, garages and access road. 06.12.2018

REF: DC/19/04862 Discharge of Conditions Application for DC/18/03710 - Condition 3 (Materials), 06.12.2019

Condition 4 (Archaeological Works),
Condition 5 (Archaeological Works),
Condition 8 (Surface Water Discharge
Prevention), Condition 9 (Roads and
Footpaths) and Condition 13 (Landscaping

Scheme).

REF: DC/19/04912 Full Planning Application - Erection of 9No **DECISION:** REF

Dwellings and creation of new access. 04.12.2019

REF: DC/20/00288 Discharge of Conditions DC/18/03710 - **DECISION:** GTD Condition 8 (Surface Water Discharge). 19.05.2020

Condition 8 (Surface Water Discharge), Condition 9 (Provision of Roads and

Footpaths) and Condition 13 (Landscaping

Scheme)

REF: DC/21/02967 Discharge of Conditions Application for **DECISION:** GTD

DC/18/03710- Condition 6 (Disposal of Surface Water) and Condition 12 (Lighting

Design Scheme)

REF: DC/21/02968 Discharge of Conditions Application for DC/19/04912 allowed under Appeal 22.10.2021

DC/19/04912 allowed under Appeal Reference APP/W3520/W/20/3244755-Condition 4 (Construction Methodology), Condition 5 (Disposal of Surface Water), Condition 6 (Landscape Management Plan), Condition 9 (Fire Hydrants) and Condition 10

(External Lighting)

REF: DC/21/06158 Full Planning Application - Erection of 18No DECISION: PCO

dwellings (including 9No affordable units) with associated parking and external works.

PART THREE - ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site comprises pasture/agricultural field to the south and outside the settlement boundary of Great Finborough, which is designated as Primary Village in the Core Strategy. It is bounded to the west by residential properties off High Road (B1115), including Pear Tree Close, south by latest approval under (DC/21/02077) and to the north by the recently completed scheme under (DC/19/04912 allowed at appeal). Agricultural land surrounds the site to the east.
- 1.2. The site slopes gently from west to east and is bounded by drainage ditches. The application site measures approximately 0.944ha and is relatively level land.

- 1.3. There is an existing vehicular access to the site from the public highway in Pear Tree Place. An access was approved as part of previous scheme now expired (June 2021) ref. DC/17/04968.
- 1.4. The site is not in or abutting a Conservation Area (there are no Conservation Areas in the village). The nearest listed building is located 70m northwest (Thatched Cottage). The site is not within the boundary of a protected landscape and there are no designations that apply to the application site. The land to the north which is separated by recent development under DC/19/04912 is known as Woodpecker Hill and is designated Visually Important Open Space ('VIOS').
- 1.5. There are no protected landscape features within the site, and there are no TPOs within the application site.
- 1.6. The site is situated in Flood Zone 1 where the risk of flooding is minimal, according to the Environment Agency's Flood Map.

2. The Proposal

- 2.1 "The proposal comprises an application for full planning permission for the erection of 18 dwellings, associated infrastructure, and landscaping. Public open space and attenuation ponds are also included within the proposal. A total of 9 affordable units are proposed Alongside these, a total of 4 self-build plots are also included. These self-build plots lie towards the south western end of the site. The overall mix provides for the following;
 - 2 x 1 bed units;
 - 5 x 2 bed units:
 - 6 x 3 bed units;
 - 5 x 4 bed units.
- 2.2 The proposed dwellings feature different design aspects; please note below table and illustration:

		x 2Bed, 6x 3Bed, 5x 4Bed	
Unit 10	SB	4 Bed House	164m²
Unit 11	SB	4 Bed House	164m²
Unit 12		3 Bed Bungalow	133m²
Unit 13		3 Bed Bungalow	100m²
Unit 14	A	1 Bed Flat (affordable)	50m²
Unit 15	A	1 Bed Flat (affordable)	50m²
Unit 16	A	2 Bed Semi (affordable)	79m²
Unit 17	A	2 Bed Semi (affordable)	79m²
Unit 18	A	2 Bed Semi (affordable)	79m²
Unit 19	A	3 Bed Semi (affordable)	93m²
Unit 20	A	2 Bed Semi (affordable)	79m²
Unit 21	A	2 Bed Semi (affordable)	79m²
Unit 22	A	3 Bed Semi (affordable)	93m²
Unit 23		4 Bed House	200m²
Unit 24		3 Bed Bungalow	109m²
Unit 25		4 Bed Bungalow	157m²
Unit 26	SB	3 Bed Bungalow	116m²
Unit 27		4 Bed House	194m²



2.3 The development has a net density of 19 dwellings per/ha.

3. The Principle Of Development

- 1.1 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'.
- 1.2 Paragraph 12 of the NPPF provides that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 219 of the NPPF which provides:
 - "..., existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."
- 1.3 It is embedded throughout the NPPF that significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker.
- 1.3 The proposal would create 18 additional dwellings in the countryside, the development should be assessed having regards to Mid Suffolk Local Plan (adopted 1998) saved policies GP1, H3, H7, H13, H15, H16, H17, T9, T10, CL8, and Core Strategy (adopted 2008) policies CS1, CS2, CS3, and CS5 and the Core Strategy Focused Review together with the NPPF (2021).
- 1.4 Policy CS1 of the adopted Core Strategy identifies a settlement hierarchy to sequentially direct development. This Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. The countryside is identified as the areas outside of those categories of settlement referred to above.
- 1.5 Policy CS2 of the Core Strategy restricts development in the countryside to defined categories. The proposed development does not fall within any of the listed categories. Policy H7 of the Local Plan 1998 seeks to restrict housing development in the countryside in the interests of protecting its existing character and appearance.
- 1.6 The proposal is situated in the countryside wherein development is expected to accord with Core Strategy policy CS2. The proposal fails to accord with the developments allowed within the countryside and therefore is considered to conflict with Core Strategy Policies CS1 and CS2.
- 3.5 In countryside locations development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy. As such the proposal is for new residential development in the countryside, contrary to H7 of the Local Plan, and CS1 and CS2 of the Core Strategy.
- 3.6 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 itself. Given the age of both the Core Strategy and the Local Plan, and mindful that they pre-date the

publication of the revised NPPF, consideration must be given to their degree of compliance with the NPPF. It follows that this requires consideration of the associated weight to be attached to the development plan policies. 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.

- 3.7 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 interest 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 and attracts weight in this decision; nonetheless, 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.
- 3.8 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. Therefore, irrespective of whether elements of policies CS1, CS2, and H7 are out of date, the parts of aforementioned policies that are up to date are those which are being breached by the application development and directly apply to its consideration. It is those policy parts that are up to date, and they attract a substantial weighting in the assessment of this proposal. 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.
- 3.9 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 which enable active travel is an important development plan purpose which is consistent with the thrust of the NPPF. In the circumstances of this application and this site for the reasons set out in this report it is appropriate to afford a substantial weighting to policies CS1, CS2, and H7 given that the site is in a less rather than more sustainable location. A windfall piecemeal development such as this in less sustainable countryside location would materially compromise the spatial strategy of the development plan and undermine the aims and objectives of those plan contrary to Section 38(6) of the Act.
- 3.10 Emergent Joint Local Plan (JLP): The emergent Joint Local Plan is now at Regulation 22 stage and is afforded limited weight in planning decisions. Strategic Housing Economic Land Availability Assessment (SHELAA) identifies the site as a "potentially suitable site for residential development (SS0860). The emerging JLP redraws the settlement boundaries from the 1998 Local Plan and extends the settlement boundary for Great Finborough around the site area of the hybrid planning permission granted under DC/17/04968 located to the north of this site (permission expired June 2021, the permission was not implemented). The site area for the hybrid permission is similar, but not the same as this proposal. However as noted above, JLP currently has very limited weight, such that the current context of the policy would continue to position the application site outside of the settlement boundary

and within the countryside. That being said, it cannot be ignored that the site is spatially related to the village, especially in light of the developments on north and south of the site, (part of the original permission was subject to a separate permission under DC/18/03710 which was granted for 7 dwelling, a subsequent application for 9 was refused under DC/19/04912 and was allowed at appeal, and development at east of East House under DC/21/02077). The consideration of the application will also be made against three sustainability dimensions of the NPPF.

Sustainable Development Considerations

- 3.11 The NPPF sets out three dimensions for sustainable development, environmental, social, and economic. The dimensions in the context of the proposed scheme are assessed in detail below.
- 3.12 Economic Objective Economically, the proposal would generate some benefit for local trade and predominately arise during the construction phase which would be short term and small. Once occupied, there would be minor economic benefit to Great Finborough, this impact would not be significant.
- 3.13 Social Objective In respect of the social strand, the proposal would provide 18 new dwellings which would provide a small contribution to housing, including a contribution to affordable housing. As such the social benefits are considered very limited and could be more sustainably provided in development elsewhere. This benefit is further reduced given that the Council can at this time demonstrate a five-year housing land supply. Whilst this is not a cap on development it is nonetheless the case that land for new homes is being made available in the district including within more sustainable locations, such that the benefit in this regard must be considered quite minimal.
- 3.14 Environmental Objective Great Finborough is served by a limited number of services and facilities, with only a primary school and public house. It is noted that the post office and shop serving the village have now ceased trading and closed. (Great Finborough has a private school and also a Church of England primary school). High Road provides a paved walking route served by streetlighting to both the primary school and public house which are approx.400m and 700m from the application site respectively.
- 3.15 It is considered that other facilities and services would be available to the future residents within Stowmarket some 5km to the east of Great Finborough, however it is highly unlikely that connection to the site would be made by foot or by bicycle given the distances involved. Additionally, bus stops within Great Finborough are served by the 461 service, running between Hadleigh and Stowmarket, this is infrequently operated with only one service operating on Mondays and Thursdays between Great Finborough and Stowmarket. This is not suitable public transport solution to reach services and facilities in Stowmarket and Hadleigh.
- 3.16 Given the concern over long walking distance to reach services and facilities for day-to-day needs, and absence of dedicated cycling paths, limited access to public transport and the objective to reduce reliance on car journeys on daily basis count in the environmental disbenefits of the scheme and weigh negatively in the planning balance.
- 3.17 Whilst some benefits have been identified, provision of affordable units (9 units), self-build plots and market dwellings which would add to the stock of housing in the district, harm identified within the environmental objective cannot be ignored, this is significant and outweighs the minimal benefits. It is considered that in this instance the proposal is finely balanced, however when considering that the district can currently demonstrate well in excess of 9 years of supply of homes, it is unreasonable to justify supporting a scheme that can be better facilitated in a more sustainable part of the district. In

this instance the conclusion tips towards failure of the scheme when assessed against 3 sustainability objectives of the NPPF and not supported in principle when assessed against Local Development Plan Policies, in particular policies CS1, CS2 and H7.

3.18 Whilst consent was granted for 24 houses in 2017 (DC/17/04968), this scheme is no longer extant, and as such does not represent a fallback position for development on this site. Furthermore, that decision was made at a time when the district did not have 5-year land supply, such that the consideration of principle was different at that time.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. Policies T9 and T10 require development to be delivered with safe and sufficient highways access and function.
- 4.2. 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.
- 4.3. NPPF paragraph 110 also requires that 'safe and suitable access to the site can be achieved for all users' and NPPF paragraph 112 requires that developments should 'give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas' and 'address the needs of people with disabilities and reduced mobility in relation to all modes of transport.'
- 4.4. The access arrangements accord with that agreed under now expired Outline ref. DC/17/04968. The access road into the development would link back to that serving the approved nine dwellings. Sufficient parking and manoeuvring space are provided, compliant with the Suffolk Guidance for Parking 2019.
- 4.5. Internally, private drives serve some of the new dwellings spurring off the main access road. New footway links are provided through the site. These link with existing footways along the B1115.
- 4.6. SCC Highways have considered the scheme and have not raised any objections subject to conditions. The proposal is not in conflict with the local plan policies T9 and T10, and paras 110, 111 and 112 of the NPPF.

5. Design And Layout [Impact On Street Scene]

- 5.1 Policy CS5 of the Core Strategy 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.
- 5.2 Policy GP01 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.
- 5.3 The surrounding area includes eclectic mixture of housing types, including bungalow and chalet bungalows, cottages and two storey houses. The design, style and scale of the proposed units are varied, and materials chosen are acceptable.

- 5.4 The proposed layout is related to the surrounding developments and is not considered out of keeping in this part of the countryside; it is acknowledged however that developments of the scale proposed inevitably lead to a landscape change. In this instance the change will be relatively localised.
- 5.5 Development will be scarcely visible from the main public thoroughfare (B1115) owing to the intervening ribbon development located immediately west of the application site. Whilst there will be an urbanising effect, the site is related to the body of the village and will not appear as an isolated development in the countryside. The development will define a new edge to the village body, not an unacceptable landscape outcome. The proposed density, 19 dwellings per hectare, is low and will support retention of the landscape character. Harm in a landscape sense will be relatively limited.
- 5.6 The landscape consulate is content that matters such as the aesthetic appeal of the SuDs basin, hard landscaping, such as the finish; size and colour of aggregate and the permeability of the "bound shingle", boundaries, etc can be controlled and suitably addressed by way of recommended conditions.
- 5.7 Officers consider the design of the dwellings, their style, mixture, density, and layout are not objectionable in this instance, given in the context of the locality, the location of the site and its limited visibility within the public realm, is coherent with the policies CS5 and GP1, as well as chapter 12 of the NPPF.

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

- 6.1 NPPF paragraph 130(c) states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. The NPPF states that local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.2 Local Plan Policy GP1 calls for proposals to, amongst other matters, maintain and enhance the character and appearance of their surroundings. 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.
- 6.3 The site is an uncultivated grassland and is not in an area of special character designation such as an Area of Outstanding Natural Beauty or Special Landscape Area. Nor is the site adjoining, or in proximity to, any designated landscape areas of special significance. No trees or significant landscape features will be lost as a result of the development. Such that the proposal is not considered to harm the landscape character of the site or its immediate surroundings.
- 6.4 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity.
- 6.5 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.
- 6.6 Paragraph 179 of the NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where

- not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.
- 6.7 An Ecology Report supports the application. Place Services (Ecology) raise no objection and suggested conditions are supported by officers.
- 6.8 As noted above, there will be no loss of significant trees and landscape planting (can be secured via conditions) will offer enhanced local arboricultural values.

Officer's note: The previously approved scheme under DC/17/04968 was in Outline form and although it was accompanied by a Visual Impact Assessment, the Landscape Consultant at that time raised concerns with regards to various aspects of the scheme, however the final details were to be finalised at Reserved Matters stage, which was not pursued. The current scheme however has gained support from the Landscape consultant, subject to securing further details by way of suitable conditions.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1 National Planning Policy Framework (2021) Paragraph 159. Provides that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 7.2 Mid Suffolk District Council's Core Strategy Policy CS4 sets out that: The council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.
- 7.3 The Suffolk Flood Risk Management Strategy 2016 Paragraph 2.5 Planning authorities should only approve development where it can be demonstrated that the proposal satisfies all the following criteria:
 - a. it does not increase the overall risk of all forms of flooding in the area through the layout and form of the development and use of appropriate SuDs
 - b. it will be adequately protected from flooding.
 - c. it is and will remain safe for people for the lifetime of the development
- 7.4 The application site is within Flood Zone 1 in accordance with Environment Agency's Flood Map. The submitted Flood Risk Assessment adequately demonstrate the extent of flood risk affecting the site as well as matters of surface water drainage. The LLFA has reviewed the application and no objections have been raised in this regard.
- 7.5 The proposal is in accordance with Mid Suffolk Core Strategy Policy CS4 and paragraphs 161 and 164 of the NPPF

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

8.1 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, the policy is given full weight given its compliance with Chapter 16 of the NPPF.

- 8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Listed Building or its setting. In this case, there are specific NPPF policies relating to designated heritage assets that should be considered.
- 8.3 Paragraph 195 of the NPPF identifies that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 8.4 The NPPF defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or may be neutral.
- 8.5 The site is located approximately 130m south-east of the grade II listed Thatched Cottage (List Entry Number: 1032979) and within its setting. The Thatched Cottage is a late 17th century timber framed house with 19th century alterations. The site is not within a conservation area or within the setting of any other heritage asset.
 - The site is located within a field to the south-east of the Thatched Cottage, with a wooded area and a 9-dwelling housing development between the two.
- 8.6 Aspects of the setting that contribute to the Thatched Cottage's significance are now largely limited to its plot, the wooded area, and other nearby historic buildings though these have had modern alteration. While the rural surroundings of the property do play a small part in the house's significance, its contribution has been significantly reduced due to a modern housing development directly behind the listed building (north-east) and the new housing development. There would be no accumulative impact caused by the proposed housing development and the change would not further reduce the contribution the rural surroundings make to the listed building. This is in large part due to the distance between the listed building and the site, the wooded area and housing development between the site and cottage, and the relatively small amount of rural land that will be affected. There will be no visual impact on the listed building and no significant views will change.
- 8.7 The change in the setting of the listed building caused by the proposed residential development would not harm the significance of the listed building. The proposal is considered to be in line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as the setting of the listed building will be preserved and there will be no harm caused to the significance of the listed building, in line with the NPPF.

9. Impact On Residential Amenity

- 9.1 Paragraph 130 of the NPPF sets out a number of core planning principles which should underpin decision-taking, including seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 9.2 The proposed layout is not considered unduly dense, and the properties are afforded adequate amenity space. The Officers do not consider that the proposal would give rise to loss of amenity in terms of loss of light, overdominance, loss of privacy, given the style, scale and orientation of the proposed dwellings. Similarly, no harmful impact upon adjacent/surrounding neighbours have been identified that cannot be overcome by way of suitable conditions (construction management, construction hours, etc.). The

- Officers do not consider that the site is overdeveloped by virtue of the size and scale of the development shown.
- 9.3 The site layout demonstrates that it is capable of accommodating the proposal in a manner that will not unduly compromise the residential amenity of existing occupiers of nearby residential dwellings or future occupiers.
- 9.4 The proposal is therefore not contrary to policy H16 of the Local Plan and Para 130 of the NPPF.

10. Planning obligations/CIL

10.1 The application is liable to CIL which would be managed through the standard independent CIL processes. The application, if approved, would require the completion of a Section 106 agreement to secure an affordable housing contribution (as advised by your Strategic Housing Officers).

PART FOUR - CONCLUSION

11. Planning Balance and Conclusion

11.1 The basket of most important policies here, CS1, CS2, CS5, FC1, FC1.1, H7, GP1, H15, T9 and T10 are, on the balance of probabilities, considered to be up to date insofar as they relate to this application, the site, and its circumstances. Even if the "tilted balance" were considered to be engaged the significant and demonstrable harm to the strategic purpose of the development plan in achieving sustainable development through good design would be such that planning permission should not be granted.

The proposal development is not considered to comprise sustainable development, contrary to the Development Plan and NPPF.

The development of this site would cause adverse impacts to the proper planning of the district having regard to the above-mentioned development plan objectives to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations which significantly and demonstrably outweigh the limited benefits of this development.

As such the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF (2021), Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012).

The recommendation is therefore to refuse permission.

RECOMMENDATION

- (1) That the Chief Planning Officer be authorised to REFUSE Planning Permission based on the following reasons and such other reasons as he considers fit:
 - 1. The proposal is in a countryside location where the development of these new dwellings would not materially enhance or maintain the vitality of the rural community. Future occupants will, moreover, be likely to be reliant upon the private car to access services, facilities, and employment. The District Council has an evidenced supply of land for housing in excess of 9 years and has taken steps to boost significantly the supply of homes in sustainable locations.

On this basis the proposal would not promote sustainable development and would be contrary to the adopted policies of the development plan which seek to direct the majority of new development to towns and key service centres listed in the Core Strategy 2008 with some provision to meet local needs in primary and secondary villages under policy CS1. In the countryside development is to be directed to more sustainable locations having regard to policy CS2 and it is considered that in the circumstances of this application the direction of new housing development to more sustainable locations are of greater weight than the delivery of these additional dwellings in a less sustainable location. Having regard to the significant supply of land for homes in the district it is considered that the objectives of paragraph 60 of the NPPF are being secured and that on the considerations of this application the objective to boost significantly the supply of homes should be given reduced weight.

It is considered that the development of this site would cause adverse impacts to the proper planning of the district having regard to the above-mentioned development plan objectives which are consistent for the purposes of this application with the objectives of the NPPF to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations. Those adverse and unacceptable impacts would significantly and demonstrably outweigh the limited benefits of this development.

On this basis the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF (2021), saved Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012).

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

Application No: DC/21/06158

Location: Land Off, Pear Tree Place, Great Finborough

Page No No Appendix 1: Call In Request N/a Appendix 2: Details of **Previous Decision** Great Finborough Appendix 3: Parish Council/s Appendix 4: National Historic England Natural England Consultee Responses SCC archaeological Appendix 5: County SCC travel plan officer Council Responses SCC Fire and Rescue SCC Floods and Water SCC Highways Appendix 6: Internal Place Services/Ecology Environmental Health (Land Contamination) Consultee Responses Environmental Health (Air Quality) Environmental Health(noise/odour/light/smoke) Environmental Health (sustainability/climate change) Place services - heritage response Place services - Landscape Waste Management Public realm Infrastructure



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

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

Mahsa Kavyani



Consultee Comments for Planning Application DC/21/06158

Application Summary

Application Number: DC/21/06158

Address: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units)

with associated parking and external works.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Paula Gladwell

Address: Green Farm Barn, Great Green, Cockfield Bury St Edmunds, Suffolk IP30 0HJ

Email: Not Available

On Behalf Of: Great Finborough Parish Clerk

Comments

Great Finborough Parish Council have NO OBJECTION in principle to this development however Martin Last of Last & Tricker Partnership attended a meeting with parish councillors and contrary to claims by the applicant in their statement that the plans were received favourably the Parish Council actually expressed several concerns which seem to have been completely ignored, including;

The complete lack of turning areas at plots 10 and 27, there is nowhere for delivery vehicles or visitors to turn around without accessing other peoples driveways.

The future maintenance responsibility of the Open Spaces has not been addressed and the Parish Council would not be open to taking this on.

Although we appreciate it is within policy guidelines it is felt that the 9 no. affordable units should not be sited all together, it would be better split into two different areas in order that these can be properly integrated into a development of this size

Consultee Comments for Planning Application DC/21/06158

Application Summary

Application Number: DC/21/06158

Address: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units)

with associated parking and external works.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Paula Gladwell

Address: Green Farm Barn, Great Green, Cockfield Bury St Edmunds, Suffolk IP30 0HJ

Email: Not Available

On Behalf Of: Great Finborough Parish Clerk

Comments

Great Finborough Parish Council have NO OBJECTION to this application based on the information available at this time.

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

Sent: 06 Apr 2022 04:45:04

To: Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Attachments

-----Original Message----- From: East of England Region Sent: 06 April 2022 12:59 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06158 - FUL Good afternoon, T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land Off, Pear Tree Place, Great Finborough, Suffolk Application: DC/21/06158 Thank you for your letter dated 3rd April 2022 regarding further information on the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: "commemorative object worksâ€□ means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2. Refer 15th demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a

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

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

Sent: 18 Nov 2021 09:13:23

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06158

Attachments:

-----Original Message----- From: East of England Region Sent: 17 November 2021 17:55 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/06158

https://suffolk.freshservice.com/support/solutions/articles/50000031829-email-banners-external-emails for more information or help from Suffolk IT

2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land Off, Pear Tree Place, Great Finborough, Suffolk Application: DC/21/06158 Thank you for your letter dated 12th November 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by External measurement on a vertical plan, including the

vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to

demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: â€ecommemorative object works†means works for the full or part demolition of a statue, monument, memorial or plague that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.) Note 3: "principal buildingâ€□ means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building. -----Original Message----- From: planningyellow@baberghmidsuffolk.gov.uk Sent: 12 November 2021 18:01 To: East of England Region Subject: MSDC Planning Consultation Request - DC/21/06158 THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you Please find attached planning consultation request letter relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, Suffolk Kind Regards Planning Support Team Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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

Sent: 24 Nov 2021 12:10:53

To: Cc:

Subject: FW: DC/21/06158

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 24 November 2021 11:44

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

Subject: Re: DC/21/06158

Dear Sir/Madam

Application ref: DC/21/06158

Our ref: 375129

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 <u>Standing</u>
<u>Advice</u> 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 <u>ancient woodland and veteran trees</u> 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 <u>Magic</u> and as a downloadable <u>dataset</u>) 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

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

Tel: 0300 060 3900

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england



This message has been sent using TLS 1.2

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.



The Archaeological Service

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

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

Enquiries to: Matthew Baker Direct Line: 01284 741329

Email: Matthew.Baker@suffolk.gov.uk Web: http://www.suffolk.gov.uk

Our Ref: CSF 45051

Date: 25th November 2021

For the Attention of Mahsa Kavyani

Dear Mr Isbell

Planning Application DC/21/06158/FUL – Land Off Pear Tree Place, Great Finborough: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Archaeological investigations close to the proposed development site have identified archaeological features and finds dating from the medieval and post medieval periods (HER ref no. FNG 032 & FNG 053). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- 2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely.

Matthew Baker

Archaeological Officer Suffolk County Council Archaeological Service From: Chris Ward

Sent: 04 April 2022 14:46

Subject: RE: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Dear Mahsa,

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

Kind regards

Chris Ward

Active Travel Officer Transport Strategy Strategic Development - Growth, Highways and Infrastructure **Sent:** 05 Apr 2022 12:20:45

To: Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Attachments: ufm23 Standard Re-consultation Letter.pdf

-----Original Message----- From: Water Hydrants Sent: 04 April 2022 08:20 To: BMSDC Planning Area Team Yellow Subject: FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL Fire Ref.: F221467 FAO: Mahsa Kavyani Good Morning, Thank you for your letter regarding the re-consultation for this site. Our original, published letter may Remain in Place for the re-consultation. We will require a Condition in the Decision Notice for the installation of Fire Hydrants. If you have any queries, please let us know, quoting the above Fire Ref. number. Kind regards, A Stordy Admin to Water Officer Fire and Public Safety Directorate, SCC 3rd Floor, Lime Block, Endeavour House Russell Road, IP1 2BX Tel.: 01473 260564 Team Mailbox: water.hydrants@suffolk.gov.uk My work days are Mon, Tues, Wed & Fri 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 Sent: 01 April 2022 15:33 To: Water Hydrants Subject: FW: MSDC Planning Re-

consultation Request - DC/21/06158 - FUL Good afternoon, Please see attached FYA. Kind regards, Fire Business 01473 260588 Suffolk Fire and Rescue Service Fire and Public Health Directorate Endeavour Support Team ï€" House | 8 Russell Road | Ipswich | IP1 2BX www.suffolk.gov.uk -----Original Message----- From: planningyellow@baberghmidsuffolk.gov.uk Sent: 01 April 2022 15:23 To: Fire Business Support Team Subject: MSDC Planning Re-consultation Request - DC/21/06158 - FUL Please find attached planning re-consultation request letter relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, Suffolk Kind Regards Planning Support Team Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.



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

Suffolk Fire and Rescue Service

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

Your Ref:

Our Ref: FS/F221467 Enquiries to: Water Officer Direct Line: 01473 260588

E-mail: Fire.BusinessSupport@suffolk.gov.uk

Web Address: http://www.suffolk.gov.uk

Date: 16/11/2021

Dear Sirs

LAND OFF PEAR TREE PLACE, GREAT FINBOROUGH, IP14 3AQ

Planning Application No: DC/21/06158/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), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

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

Water Supplies

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

/continued

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: martin@lastandtricker.co.uk

Enc: Sprinkler information

OFFICIAL Page 326



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

Suffolk Fire and Rescue Service

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: 16 November 2021

Planning Ref: DC/21/06158/FUL

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/

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

OFFICIAL age 328

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk





Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

- ➤ They detect a fire in its incipient stage this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- > Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- ➤ They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- > They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.





- ➤ Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- ➤ 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

OFFICIAL Page 330 From: BMSDC Planning Area Team Yellow planningyellow@baberghmidsuffolk.gov.uk>

Sent: 05 Sep 2022 09:17:31

To: Cc:

Subject: FW: 2022-09-05 JS reply Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

Attachments:

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

Sent: 05 September 2022 09:07

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

Cc: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: 2022-09-05 JS reply Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

Dear Mahsa Kavyani,

Subject: Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06158

The following submitted documents have been reviewed and we recommend approval of this application subject to conditions:

- Site Location Ref 5454 48
- Site Layout Site 2 Ref 5454 32 rev G
- Phase 2 Pear Tree Place Great Finborough Ref 1699.01 Rev D
- Flood Risk Assessment and Drainage Strategy Ref 172/2022FRADS P3

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) (dated August 2022, ref: 172/2022FRADS P3) 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. 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

https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/

3. 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
-----Original Message-----

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

Sent: 25 August 2022 13:33

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

Subject: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, Suffolk

Kind Regards

Planning Support Team

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

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

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

Your Ref: DC/21/06158 Our Ref: SCC/CON/5202/21 Date: 25 November 2021

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Mahsa Kavyani - MSDC

Dear Mahsa

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06158**PROPOSAL:** Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works

LOCATION: Land Off, Pear Tree Place, Great Finborough, Suffolk

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: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 32 G 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: The use shall not commence until the area(s) within the site shown on drawing no. 32 G 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 electric vehicles in accordance with Suffolk Guidance for Parking 2019.

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
- i) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- I) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

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

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure



Consultation Response

1	Application Number	DC/21/06158					
		Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works					
		Land Off Pear Tree Place Great Finborough Suffolk					
2	Date of Response	11 July 2022					
3	Responding Officer	Name: Robert Feakes				akes	
		Job Title			Housing Enabling Officer		
		Respond of:	ling on behal	f	Strategic H	Housing	
4	Recommendation	Comment on revised housing mix, to indicate acceptability of revised proposals.					
			ning comment 18/11/21) ren		self-build,	and open ma	arket
5	Discussion	Further to previous comments (dated 22 April) the applicant has confirmed that the revised tenure split of the affordable units is as follows:				of	
		Plot	Tenure	Ту	ne .	GIFA	٦
			Tondio	. , ,		(m²)	
		14	Affordable	1b2	2p flat	49.5	1
		15	Rent (6		2p flat	55.5	1
		16	total)	2b4	1p house	79	1
		17		2b ²	p house	79	1
		18	1	2b4	p house	79	1
		19		3b5	p house	94	1
		20	Shared	2b4	p house	79	1
		21	Ownership	2b4	p house	79	1
		22	(3 total)	3b5	p house	94	1
		Given the changes that have taken place, pensure that the plot numbers and plans a order to assist with the drafting of the Seagreement.					
6	Amendments, Clarification or Additional Information Required	Need to ensure that the unit drawings match the layout plans.					
7	Recommended conditions	Not a planning condition, but a planning obligation to be agreed in respect of affordable housing.					



Consultation Response

1	Application Number	DC/21/06158	3			
		Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works				
		Land Off Pea	ar Tree Plac	ce Great	: Finbo	orough Suffolk
2	Date of Response	15 June 2022	2			
3	Responding Officer	Name:		Ro	bert F	eakes
		Job Title:			using	Enabling Officer
		Responding of:	on behalf	Str	ategic	Housing
4	Recommendation	Object – the agreed.	revised mix	x of affo	rdable	tenures is not
5	Discussion	Further to pre				
		applicant has			tenur	e split of the
		affordable un	its is as fol	lows:		
		Tenure	Number	Unit Si	ize /	Gross Internal
			of units	Type	0,	Area (m²)
		Affordable	2	1b2p F	lat	50
		Rent	3	2b4p		79
				House		
		Shared Ownership	2	2b4p House		79
			2	3b5p House		93
		This is a change from the original proposals, with one of the 3-bed units being switched from the affordable rent tenure to shared ownership. The original mix was supported; this new mix is not supported. The location of the units within the site is acceptable; they will be integral/central in the site. Whilst pepperpotting would be preferable there is a limit to what can be achieved on this site. I would recommend that the two different affordable tenures be mixed between the two rows of affordable homes. Tenure-neutral design will not be achieved. It appears that the unit designs (floor plans and elevations) have not been updated / re-labelled in line with the changes in layout. As such there are some inconsistencies. For example, plot 14 is shown on the site layout plan as a 50m² 1-bed flat, but the corresponding floor plans and elevations show plot 14 as a 2-bed house.				

6	Amendments, Clarification or Additional Information Required	Need to ensure that the unit drawings match the layout plans.
7	Recommended conditions	Not a planning condition, but a planning obligation to be agreed in respect of affordable housing.



Consultation Response

1	Application Number	DC/21/06158		
		Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works. Land Off Pear Tree Place Great Finborough Suffolk		
2	Date of Response	22 April 2022		
3	Responding Officer	Name:	Robert Feakes	
		Job Title:	Housing Enabling Officer	
		Responding on behalf	Strategic Housing	
		of:		
4	Recommendation	Comment		
5	Discussion	Further to comments dated	18 November 2021:	
		 Further to comments dated 18 November 2021: All affordable units now seem to meet the GIA requirements of the Nationally Described Space Standard, which is welcomed. The layout / distribution of affordable units remains acceptable. The tenures aren't specified; I would recommend following the approach set out in my previous response. There appears to be an improvement in the diversity of the open market mix, but in respect of CS9 I would still recommend more smaller units. The phasing plan would appear to be improved in respect of managing CIL liabilities, but my comment on whether or not the self-builds truly meet the relevant definition. 		
6	Amendments, Clarification or Additional Information Required	None		
7	Recommended	Affordable housing requirements to be secured in a		
	conditions	Section 106 agreement.		

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Mahsa Kavyani – Planning Officer

Cc: Richard Kendrew – Infrastructure Officer

From: Robert Feakes – Housing Enabling Officer

Date: 18 November 2021

Subject: Full Planning Application

Proposal: DC/21/06158

Erection of 19No dwellings (including 9No affordable units) with associated

parking and external works.

Location: Land Off Pear Tree Place Great Finborough Suffolk

1. Key Points

Support: The affordable housing mix exceeds policy requirements, and the affordable housing mix is acceptable. One unit is slightly under-sized.

Comment: The development does not represent tenure-neutral design.

Comment: The market housing mix provides a narrow range of unit sizes, with no 1- or 2-bed units.

Comment: The self-build component of the scheme does not necessarily meet the definition of self-build, which may or may not be relevant to determination of the application.

2. Housing Need Information

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 8 applicants registered for affordable housing with a local connection to Great Finborough, as of November 2021, with many more on the Housing Register with a connection to Mid Suffolk.

3. Affordable Housing

3.1 The applicant is proposing the following affordable housing mix. This exceeds policy requirements. Whilst the mix of unit sizes (by bedspaces) is supported, it would have been welcomed if some bungalows could have been provided.

Tenure	Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)
Affordable	2	1b2p Flat	50
Rent	3	2b4p Terrace	79
(6 units total)	1	3b4p Houses	85
Shared Ownership	2	2b4p Houses	79
(3 units total)	1	3b5p Houses	93

- 3.2 It would be welcomed if the 1-bed flats could be fitted with level access showers. Could this be made a requirement of the designs, by condition or obligation?
- 3.3The layout of the affordable housing is acceptable. It needs to strike a balance between clustering for management purposes and integrating the affordable and market homes. Ideally the units would be more widely distributed ('pepper-potted'), however this is a small number of units to be spread out. They are integral to the site, rather than being isolated in a less desirable part of the site.
- 3.4With the exception of Unit 18, all the affordable units meet the Nationally Described Space Standard in respect of Gross Internal Areas. Unit 18 is 85m² but the plans imply that it is intended as a 3B5P dwelling. To house this number of people it should be 93m² (as per unit 21). This unit (18) should be increased in size in order to increase the flexibility of the dwelling for eventual residents.
- 3.5 The design proposals do not appear to represent tenure-neutral design, which is not consistent with the principles of good design as set out in the National Design Guidance.
- 3.6 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.
- 3.7The highway access to the affordable dwellings needs to be built to an adoptable standard. This is to enable either adoption by the Highway Authority or to reduce long term maintenance costs for the eventual Registered Provider, which will either be passed on to tenants / leaseholders or be absorbed by the RP, reducing future investment in affordable housing.
- 3.8 Further points related to affordable housing include:

- Affordable Housing requirements need to be secured via a planning obligation (Section 106 agreement).
- The affordable homes must be promptly transferred to a suitable Registered Provider, approved by the District Council.
- Properties must be built to meet any current Homes England requirements.
- It would be welcomed if the units could meet part M4(2) of the Building Regulations. This would go some way towards compensating for the lack of bungalows from amongst the affordable housing mix.
- The Council is to be granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice
- The Council will not support applications for grant funding to deliver these affordable homes.

4. Open Market Mix

- 4.1 The key (extant) policy for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy.
- 4.2 It appears that the open market dwellings are on plots 10-13 and 28 (inclusive). They are all three-bed bungalows of very similar sizes. Policy CS9 requires a mix of dwellings.
- 4.3 The Strategic Housing Market Assessment ('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 and constraints of a development, but it offers a guide as to how the development can provide an appropriate mix (in the context of CS9) and contribute to meeting overall needs. The table below compares the development as proposed with the split set out in the SHMA.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	0	-
2	0	2	-2
3	5	1	+4
4+	0	1	-1

Figures do not sum due to rounding

4.4 The table above would suggest that a need for some of the units to be brought forward as 1- or 2-bed. The provision of additional 4+ bed units is not encouraged due to levels of under-occupation in the existing housing stock in both Great Finborough (82.7%) and Mid Suffolk (80.8%), above the English average (68.7%)¹

¹ Data taken from the 2011 Census.

4.5 No commitment has been made to ensuring that all market (and affordable) units meet Part M4(2) of the Building Regulations, although this is not currently in planning policy. It is noticeable that Air Source Heat Pumps are proposed. All units also meet the floorspace requirements of the Nationally Described Space Standard.

5. Self-Build Plots

- 5.1 It is intended that plots 23-27 be provided as self-build plots. Whilst the Planning, Design and Access Statement describes the plots as 'plots' (as opposed to self-build dwellings), the application form (Question 17) does not refer to any self-build development. Furthermore the application submitted is for a full permission, and designs have been submitted for the units on these plots. The designs appear very similar; plots 23 and 24 appear identical.
- 5.2The Design and Access Statement indicates that the self-build dwellings will be as follows.

Plot	Description	Size (GIA, m ²)
23	4-bed House	212
24	4-bed House	212
25	4-bed Bungalow	110
26	3-bed Bungalow	154
27	3-bed Bungalow	116

5.3 Given the similarities in the designs, the fact that full permission is sought (rather than a hybrid application) and the level of detail in the designs, it suggests that these units may not meet the definition of self-build development². The relevance of this definition comes in respect of the planning decision to be made (whether the proposal is given additional positive weight by virtue of being self-build) and whether or not these dwellings will be exempt from Community Infrastructure Levy payments.

The <u>Self-build and Custom Housebuilding Act 2015</u> (as amended by the <u>Housing and Planning Act 2016</u>) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

[...]

In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

² The Planning Practice Guidance, in paragraph Reference ID: 57-016-20210208, sets out:

- 5.4The applicant may be able to resolve these uncertainties, and explain how these dwellings represent self-build. Otherwise, they should be considered to be openmarket dwellings.
- 5.5The Council has a legal duty to have regard to its self-build register, and whether sufficient suitable permissions for self-build plots have been granted. Whilst it is believed that there is demand for self-build development in the District, the Council has granted sufficient permissions to meet the relevant legal duty.
- 5.6 Should permission be granted for this proposal, it may be appropriate to use a planning condition to restrict development on these plots to self-build development only, as defined in law and the Planning Practice Guidance. This is likely to be appropriate if positive weight for self-build has been a material consideration in the decision made.
- 5.7This would also be helpful to colleagues in the Infrastructure Team, in determining whether or not a CIL exemption would apply. In this respect, I would advise contacting colleagues from that team in structuring the planning permission so as to ensure that the CIL liability is not triggered at the commencement of Phase 1. I have copied this Memo to Richard Kendrew for this reason.

Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

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

Sent: 20 Apr 2022 09:36:31

To: Cc:

Subject: FW: DC/21/06158

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 20 April 2022 08:52

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

Subject: DC/21/06158

Dear Mahsa,

APPLICATION FOR PLANNING PERMISSION - DC/21/06158

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Location: Land Off, Pear Tree Place, Great Finborough, Suffolk.

Reason(s) for re-consultation: Revised plans dated 01/04/22.

Many thanks for your request to comment on the application. I have nothing further to add to my comments made on the 26th November.

Kind regards

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

Mobile: 07874 634932 t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk



08 December 2021

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

By email only

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

Application: DC/21/06158

Location: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable

units) with associated parking and external works.

Dear Mahsa,

Thank you for consulting Place Services on the above application.

No objection subject to ecological mitigation measures and enhancement measures

Summary

We have reviewed the Preliminary Ecological Appraisal (Skilled Ecology, October 2021), submitted by the applicant, relating to the likely impacts of development on designated Sites, protected and Priority Species & habitats.

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

The mitigation measures identified in Preliminary Ecological Appraisal (Skilled Ecology, October 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species.

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



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

In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended within the Preliminary Ecological Appraisal to secure net gains for biodiversity, as outlined under Paragraph 174 [d] of the National Planning Policy Framework 2021. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent. In addition, we generally are supportive of the submitted soft landscaping plan. However, we recommend that the hedgerow mix should be amended for the purposes of landscape amenity and species-richness. This could include the following mixture:

- 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, Common Dogwood, Blackthorn and Guelder Rose (only a few % each IF they are present in the locality)

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

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

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

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

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

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.



2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Preliminary Ecological Appraisal (Skilled Ecology, October 2021).

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

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

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

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant



placeservicesecology@essex.gov.uk

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

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

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

Sent: 16 Nov 2021 02:19:53

To: Cc:

Subject: FW: (300515) DC/21/06158. Land Contamination

Attachments:

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

Sent: 16 November 2021 14:07

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

Cc: Mahsa Kavyani < Mahsa. Kavyani@baberghmidsuffolk.gov.uk >

Subject: (300515) DC/21/06158 . Land Contamination

EP Reference: 300515

DC/21/06158 . Land Contamination

Land Off, Pear Tree Place, Great Finborough, STOWMARKET, Suffolk.

Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

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/.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

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: Jennifer Lockington Sent: 26 April 2022 14:39

Subject: FW: DC/21/06158 - Land off Pear Tree Place, Great Finborough - re Air Quality

Good afternoon

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

Regards

Jennifer Lockington

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

Sent: 15 Nov 2021 03:44:25

To: Cc:

Subject: FW: DC/21/06158

Attachments:

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

Sent: 15 November 2021 15:23

To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow

<planningyellow@baberghmidsuffolk.gov.uk>

Subject: DC/21/06158

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/06158

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units)

with associated parking and external works.

Location: Land Off, Pear Tree Place, Great Finborough, Suffolk

Thank you for the opportunity to comment on this application. I have no objections. However, construction activities give rise to a potential increase in a loss of amenity for their duration and as such I ask that the following are added as conditions to any permissions granted:

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

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 years (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

Andv

Andy Rutson-Edwards, MCIEH AMIOA Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 26 Nov 2021 10:05:57

To: Cc:

Subject: FW: DC/21/06158

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 26 November 2021 09:35

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

Subject: DC/21/06158

Dear Mahsa,

APPLICATION FOR PLANNING PERMISSION - DC/21/06158

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Location: Land Off, Pear Tree Place, Great Finborough, Suffolk.

Many thanks for your request to comment on the application.

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

Kind regards

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

Mobile: 07874 634932 t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk www.babergh.gov.uk www.midsuffolk.gov.uk

Place Services Essex County Council County Hall, Chelmsford Essex, CM1 1QH

T: 0333 013 6840 www.placeservices.co.uk



FAO: Planning Department, **Babergh Mid-Suffolk District Council**

Ref: DC/21/06158 Date: 29/04/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land Off, Pear Tree Place, Great Finborough, Suffolk

The application is for the erection of 19 No dwellings (including 9 No affordable units) with associated parking and external works.

The site is located approximately 130m south-east of the grade II listed Thatched Cottage (List Entry Number: 1032979) and within its setting. The Thatched Cottage is a late 17th century timber framed house with 19th century alterations. The site is not within a conservation area or within the setting of any other heritage asset.

The site is located within a field to the south-east of the Thatched Cottage, with a wooded area and a 9 dwelling housing development between the two. The housing development was granted planning permission via appeal in June 2020 (APP/W3520/W/20/3244755). Initial refusal was due to the development not being in keeping with the character and appearance of the village, rather than any harmful impact on the setting of the listed building.

Aspects of the setting that contribute to the Thatched Cottage's significance are now largely limited to its plot, the wooded area, and other nearby historic buildings though these have had modern alteration. While the rural surroundings of the property do play a small part in the house's significance, its contribution has been significantly reduced due to a modern housing development directly behind the listed building (north-east) and the new housing development. There would be no accumulative impact caused by the proposed housing development and the change would not further reduce the contribution the rural surroundings make to the listed building. This is in large part due to the distance between the listed building and the site, the wooded area and housing development between the site and cottage, and the relatively small amount of rural land that will be affected. There will be no visual impact on the listed building and no significant views will change.

While the proposals are not considered to be in keeping with the character and appearance of the village, in regard to Paragraph 197(c) of the NPPF, there are no heritage objections to the proposals. The change in the setting of the listed building caused by the proposed residential development would not harm the significance of the listed building.





The proposal is considered to be in line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as the setting of the listed building will be preserved and there will be no harm caused to the significance of the listed building, in line with the NPPF.

Yours sincerely,

Sam Davis BA (Hons) MA Built Heritage Consultant 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

Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk

■ @PlaceServices

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

21/04/2022

For the attention of: Mahsa Kavyani



Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

A revised layout has been submitted, which reduces the number of plots to 18 and amends the arrangement of the access road, dwellings, private amenity and POS. The additional submission fails to provide an updated landscape proposal. The street trees indicated on the revised site layout (Dwg Ref 5454_51_RevF) are welcome, though we recommend that trees are more strategically placed along northern boundary.

There is insufficient information for us to provide a more comprehensive response, therefore we refer you to our previous letter for our comments and recommended conditions.

If you have any gueries regarding the matters above, please do not hesitate to contact me.

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.





Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk

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

16/12/2021

For the attention of: Mahsa Kavyani



Thank you for consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

The site is situated within the Village of Great Finborough and is designated in the Mid Suffolk SHELLA as Site SSS0860. The accompanying Landscape Sensitivity Assessment rates the overall sensitivity of the site as Moderate-low, noting that the site would be visible from Woodpecker Hill green space to the north and from Valley Lane and the open agricultural land to the east. It also concluded that should this site be developed in combination with one or more other sites in Great Finborough that the cumulative impact would need to be considered. At the time of the assessment construction was underway to the north of the site (DC/19/04912 granted under appeal) and subsequently outline permission has since been granted (DC/21/02077) for 4No. dwellings directly south of the site.

The proposal seeks to use scale, mass and arrangement of the dwellings to help the development merge and be absorbed within the village settlement. It is our judgement that the proposed development would be see against the backdrop of the existing dwellings and therefore would not appear incongruous with the setting, though more could be done with the landscaping of the site to soften and reduces the visual impact. Furthermore we have the following recommendations:

- The use of mixed native species hedging to the site boundary is welcomed, though we would recommend that the following mix is preferable:
 - 60% Hawthorn (Crataegus monogyna)
 - 20% Field maple (Acer campestre)
 - 10% Hazel (Corylus Avellana)
 - 5% Trees (wild cherry, oak or hornbeam)
 - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
- Further information regarding the intended height, establishment measures and maintenance of the proposed site boundary hedge should be supplied.
- Existing boundary treatments to the recent northern development have not been shown on the Landscape Proposal drawing.
- The opportunity to provide defensible planting to the rear boundary of the neighbouring property, three gables, has not been taken.





- Clarification is sought on the rear boundary treatment for plots 12-13.
- We would also recommend that trees to the eastern and northern site boundary should be:
 - Planted at a less regimented spacings.
 - Planted at a larger size, 14-16cm girth, to provide a more immediate impact.
- We recommend that trees which are close to service strips or hard paved surfaces such as road, pavements and driveways should have appropriate root barriers specified. We would also recommend the use of soil cells for trees with restricted pits, such as to the front of plots 18 and 24.
- With regards to the rear gardens:
 - Plots 19 and 22 are smaller than we would like. Generally we recommend a minimum of 50sqm for a 1-2 bedroom house.
 - Plots 15 and 19 have no external access provided.
 - The shared garden space of plots 16-17 is an awkward shape which narrows significantly at the northern end, making the space difficult to use.
- Topographical information of the existing site has been supplied, though no details were provided regarding proposed levels.
- An area to the north-east of the site is proposed as an attenuation basin. While this area will remain visually open and could provide some improvement to the biodiversity of the development, insufficient information has been provided to assess the quality or amenity value of the space. Furthermore the opportunity to integrate this feature into the development by using roadside swales or rain gardens has been missed. Further details of the proposed levels, including sections and details of inlets and outlets should be submitted for approval.
- The Public Open Space (POS) at the site entrance would appear to link to the existing POS, though it is unclear what the boundary is or will be. Clarification should be sought. In the interests of visual amenity and providing a coherent landscape we recommend that the two spaces should be of similar specification. Currently this space lacks a defined use.
- The current layout of the site does little to integrate itself with the existing neighbouring development. The position of plots 19 and 20 terminate any potential link between the SuDS areas along the northern boundary.
- The Key on the Landscape Proposal drawing includes a "Timber post and 2 rail fence" but the location of this is not evident on the plan.
- Insufficient information was provided for the hard landscape elements.

Notwithstanding the above if minded for approval we would suggest that the following conditions be considered:

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 and soft landscaping and boundary treatment 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 on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different





planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

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

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

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

Reason: - To ensure the appropriate 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 adequate control over design and to ensure a satisfactory appearance in the interests of visual amenity.

If you have any queries regarding the matters above, please do not hesitate to contact me.

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.





Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk

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



07/07/2021

For the attention of: Mahsa Kavyani

Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk

Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

This letter sets out our consultation response to the amended landscape information received 28/06//2022.

We welcome the amendments and additional information provided which addressed most of the points we previously raised. The following are still of concern:

- The aesthetic appeal of the SuDS basin plays an important role in ensuring it is integrated within the development and provides multiple benefits including visual amenity. The landscape plan fails to show the quantity and location of the SuDS basin inlet. The current proposal includes the use of a precast concrete headwall and galvanised handrail which we advise against in rural locations. We would recommend that a softer engineered approach should be explored. Should the applicant wish to continue with the current inlets specification they need to demonstrate the proposed planting will provide adequate screening as visual mitigation.
- Meadow mix has been proposed for the SuDS basin and additional planting has been proposed to the west of the SuDS basin, though a wider range of vegetation types such as shrubs, drought tolerant species as well as marginal aquatics could be introduced within the basin.
- Further details of hard landscaping are required, such as the finish; size and colour of aggregate and the permeability of the "bound shingle".
- We note that a 1.2m high estate fence has now been proposed around the SuDS basin. It will likely be dry for most of the year and the typical section indicates a that the side slopes are stepped with a shallow gradient (1 in 4). From a landscape and amenity perspective we would recommend that this feature remains unfenced, subject to the designer's risk assessment. A low hedge or planting should be considered to provide an effective barrier instead of the railings.
- The maintenance schedule would benefit from a plan showing the extent of the communal areas covered by the LMP, maintenance prescription of thickets and hedges should be separated and fails to include sufficient detail on maintaining the SuDS system.





If minded for approval, we are confident that the above points could be secured by condition and suggest that the following for your consideration:

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 and soft landscaping and boundary treatment 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 on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

Reason: In the interests of visual 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 adequate control over design and to ensure a satisfactory appearance in the interests of visual 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 and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

Reason: - To ensure the appropriate management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

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.

If you have any queries regarding the matters above, please do not hesitate to contact me.

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.





Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH T: 0333 013 6840 www.placeservices.co.uk

■ @PlaceServices

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

16/06/2021

For the attention of: Mahsa Kavyani

Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk

Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

This letter sets out our consultation response to the amended landscape information received 25/05//2022.

- The boundary treatment of the rear of plot 12 is unclear. We would recommend that it be formed of 1.8m high brick wall (or other suitable vernacular construction material).
- We would also recommend the use of soil cells for trees with restricted pits, such as to the front of plots 16.
- Topographical information of the existing site has been supplied, though no details were provided regarding proposed levels.
- Insufficient information has been supplied for the construction and appearance of the inlets and outlet for the attenuation basin.
- More could be done to improve the biodiversity and visual amenity of the attenuation basin with the use of planting.
- The Public Open Space (POS) at the site entrance would likely be seen as in ownership or for the use of plots 10-12 due to the position of the proposed roadside hedge.
- Insufficient information was provided for the hard landscape elements.
- No details of the overhead cables have been provided. The position and species of trees planted along the south side of the access road, alongside plot 19 and to the front of plot13 should be reviewed to ensure conflict with cables is minimised.
- The maintenance schedule gives an indication of the intended management, however further details such as extent of the communal areas and chronological schedule.

If minded for approval, we are confident that the above points could be secured by condition and suggest that the following for your consideration:





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 and soft landscaping and boundary treatment 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 on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

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

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

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

Reason: - To ensure the appropriate 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 adequate control over design and to ensure a satisfactory appearance in the interests of visual amenity.

If you have any gueries regarding the matters above, please do not hesitate to contact me.

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.





Consultee Comments for Planning Application DC/21/06158

Application Summary

Application Number: DC/21/06158

Address: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units)

with associated parking and external works.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Ms Hannah Bridges

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

Thank you for re-consulting Waste Services. The wheeled bin presentation points have been moved as advised and agreed. The vehicle tracking document does not use the vehicle specification provided for the 32 tonne refuse collection vehicle, please amend accordingly to ensure access is suitable for the vehicle used.

Sent: 26 Nov 2021 12:04:09

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06158

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 26 November 2021 12:02 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/06158 Public Realm Officers consider the level of public open space is appropriate for this phawse of development and have no objections to the development on open space grounds. Regards Dave Hughes Public Realm Officer

Your ref: DC/21/06158

Our ref: Great Finborough – land off Pear Tree

Place 60206

Date: 21 September 2022 Enquiries: Neil McManus

Tel: 07973 640625

Email: neil.mcmanus@suffolk.gov.uk

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

Dear Mahsa,

Great Finborough: land off Pear Tree Place – developer contributions

I refer to the proposal: full planning application – erection of 18no. dwellings (including 9no. affordable units) with associated parking and external works.

Consultation responses were previously submitted by way of letters dated 29 November 2021 (two letters) and 08 April 2022, which were time-limited to six months. The previous letters are still applicable, albeit this letter provides an updated summary of infrastructure contributions.

Updated summary of infrastructure requirements split between CIL/s106:

CIL	Education	
	- Secondary school expansion @ £25,253 per pupil place	£75,759
	- Sixth form expansion @ £25,253 per pupil place	£25,253
CIL	Early years expansion @ £18,187 per place	£36,374
CIL	Libraries improvements @ £216 per dwelling	£3,888
CIL	Waste infrastructure @ £113 per dwelling	£2,034
S106	Secondary school transport	£18,075
S106	Highways	tbc
S106	Monitoring fee for each separate trigger point in a Deed	£412

1. Education.

Primary expansion

The most recent scorecard is 2021 and the national average primary school expansion cost per pupil for primary schools is £18,007 (June 2022). When

adjusted for regional location factors this produces a total of £18,187 per pupil for primary school expansion in Suffolk.

Primary new build

The most recent scorecard is 2021 and the national average new build primary school cost per pupil for primary schools is £21,559 (June 2022). When adjusted for regional location factors this produces a total of £21,774 per pupil for new build primary schools in Suffolk.

Secondary expansion

The most recent scorecard is 2021 and the national average secondary school expansion cost per pupil for primary schools is £25,003 (June 2022). When adjusted for regional location factors this produces a total of £25,253 per pupil for secondary school expansion in Suffolk.

Secondary new build

The most recent scorecard is 2021 and the national average new build secondary school cost per pupil for primary schools is £26,105 (June 2022). When adjusted for regional location factors this produces a total of £26,366 per pupil for new build secondary schools in Suffolk.

16+

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".

2. The above information is time-limited until 07 April 2023.

Yours sincerely,

N.R.WMant.

Neil McManus BSc (Hons) MRICS

Development Contributions Manager

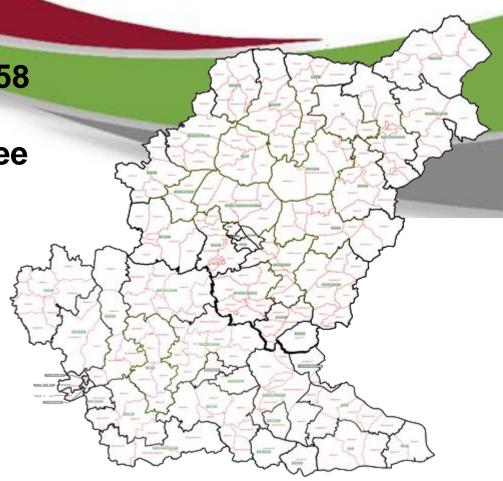
Growth, Highways & Infrastructure Directorate

Page 369 2



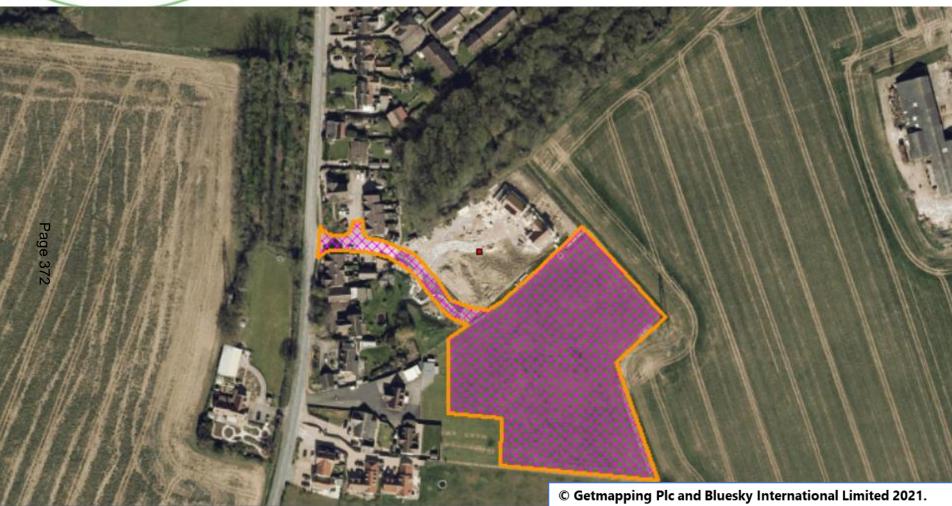
Application No:DC/21/06158

Address:Land Off Pear Tree Place, Great Finborough, Suffolk





Aerial Map Slide 2



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



Aerial Map – wider view

Slide 3

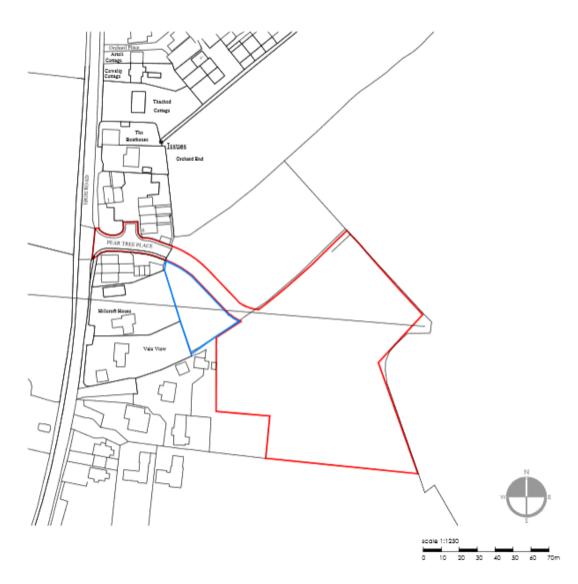


© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



Site Location Plan

Slide 4





Constraints Map

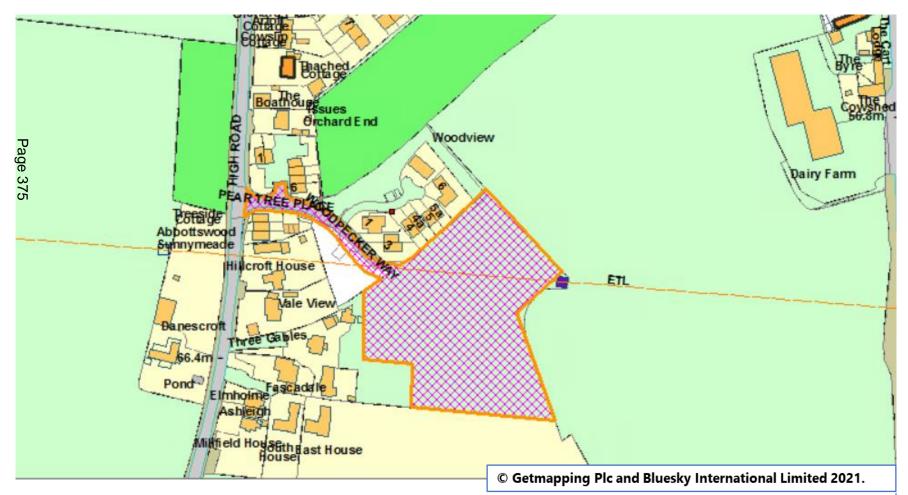
Slide 5

TPO - Individual TPOs/trees/T1

Area of Trees

Flood Zone 2

Flood Zone 3



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



Site Layout Slide 6



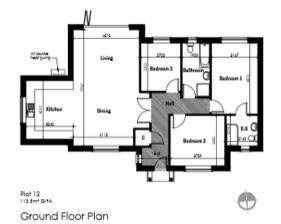
Page 376



Elevations Slide 7



South Elevation - Front West Elevation - Side









Floor Plans Slide 8



Street Elevation - Looking North Along Minor Access Road



Street Elevation - Looking East Along Shared Driveway



Slide 9



Page 379





ter 0 Nov 31 Revised metalets ter 0 Oct 31 Africa amendments ter 1 Del 31 Amendmet groups to excluding ter 1 Eagl 31 Amendmet to elect assemble

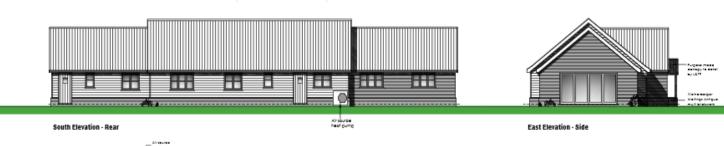


. Buleu Marene (EA) 184



Slide 10











Slide 11







Ground Floor Plan





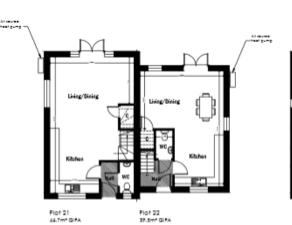
North Elevation - Side



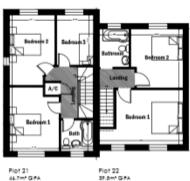


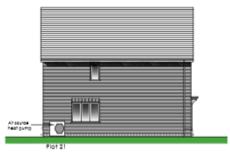
Slide 12





Ground Floor Plan





North Elevation - Side



Buby Homes (EA) Ltd

Residential Developm Pear Tree Place, High Road, Great Finborough IP14 3AQ

Floor Plan & Elevation:

First Floor Plan



Slide 13



This page is intentionally left blank

Agenda Item 8e

Committee Report

Item No: 8E Reference: DC/21/03406
Case Officer: Daniel Cameron

Ward: Bacton

Ward Member/s: Cllr Andrew Mellen

RECOMMENDATION – GRANT ADVERTISEMENT CONSENT WITH CONDITIONS

<u>Description of Development</u>

Application for consent to display an Advertisement(s) - Installation of 2no. flags and 1no. post mounted sign.

Location

Land South Of, Pretyman Avenue, Bacton, Suffolk

Expiry Date: 28/02/2022

Application Type: ADV - Advertisement Development Type: Advertisement Applicant: Bellway Eastern Counties

Agent: Strutt & Parker

Parish: Bacton

Details of Previous Committee / Resolutions and any member site visit: None
Has a Committee Call In request been received from a Council Member (Appendix 1): No
Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The application is referred to committee as the land on which the signage is to be sited on is owned by Mid Suffolk District Council.

PART TWO - POLICIES AND CONSULTATION SUMMARY

Summary of Policies

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

FC01 - Presumption In Favour Of Sustainable Development

CLASSIFICATION: Official

Page 385

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

SB02 - Development appropriate to its setting

GP01 - Design and layout of development

H16 - Protecting existing residential amenity

H17- Keeping Residential Amenity away from Pollution

T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Bacton Neighbourhood Plan is currently at:-

Stage 2: Preparing a draft neighbourhood plan

Accordingly, the Neighbourhood Plan has no material weight to apply to planning decisions.

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)

Bacton Parish Clerk

No objection subject to clarification on location of the signage.

National Consultee (Appendix 4)

N/A

County Council Responses (Appendix 5)

SCC - Rights of Way Department

No objection, however, other legal requirements relating to public rights of way are noted.

SCC - Highways

No objection.

Internal Consultee Responses (Appendix 6)

Contract And Asset Management Team

No response although email correspondence between the applicants and the Contract and Asset Management Team has been provided noting that they were happy to agree to the location of the signage on Mid Suffolk owned land.

B: Representations

CLASSIFICATION: Official

At the time of writing this report no third-party representations have been received in response to this application. A verbal update shall be provided as necessary.

PLANNING HISTORY

REF: DC/18/05514	Outline Planning Application (some matters reserved) Residential development of up to 85 dwellings and access, siting for a new community building including an independent access, and a children's play area.	DECISION: GTD 12.06.2020
REF : DC/21/03292	Planning Application - Erection of 85no dwellings (including 30no Affordable Housing dwellings) including vehicular access from Birch Avenue, open space provision, community facility provision, soft landscaping, biodiversity enhancements, SuDS and parking provision	DECISION: GTD 31.03.2022
REF : DC/22/01944	Discharge of Condition Application for DC/21/03292- Condition 15 (Fire Hydrants)	DECISION: GTD 12.05.2022
REF : DC/22/01945	Discharge of Conditions Application for DC/21/03292- Condition 9 (Cycle Storage and Electric Vehicle Charging)	DECISION: GTD 25.07.2022
REF : DC/22/01946	Discharge of Conditions Application for DC/21/03292- Condition 17 (Construction Environmental Management Plan)	DECISION: GTD 06.06.2022
REF : DC/22/01993	Discharge of Conditions Application for DC/21/03292- Condition 6 (Provision of Roads and Footpaths)	DECISION: GTD 09.06.2022
REF : DC/22/02060	Discharge of Conditions Application for DC/21/03292- Condition 3 (Agreement of Materials)	DECISION: REF 15.06.2022
REF : DC/22/02312	Discharge of Conditions Application for DC/21/03292- Condition 21 (Construction Management Plan)	DECISION: GTD 29.06.2022
REF : DC/22/02313	Discharge of Conditions Application for DC/21/03292 - Condition 16 (Skylark Mitigation Strategy) and Condition 22 (Biodiversity Enhancement Strategy)	DECISION: GTD 23.06.2022
REF : DC/22/02399	Application for a Non Material Amendment relating to DC/21/03292 - Replace approved larch lap fencing to close boarded fencing.	DECISION: GTD 12.05.2022

REF : DC/22/02744	Discharge of Conditions Application for DC/21/03292 - Condition 23 (Biodiversity Lighting Scheme)	DECISION: GTD 21.07.2022
REF : DC/22/02844	Discharge of Conditions Application for DC/21/03292 - Condition 24 (Cycle Link)	DECISION: GTD 12.08.2022
REF : DC/22/02883	Application for confirmation of compliance with a Section 106 Planning Obligation - Open Space Scheme obligation in Schedule 2, Part 1, 1.1 of legal agreement dated 23 March 2022 relating to DC/21/03292.	DECISION: GTD 04.08.2022
REF : DC/22/03224	Discharge of Conditions Application for DC/21/03292 - Condition 3 (Agreement of Materials)	DECISION: REF 19.08.2022
REF : DC/22/03413	Confirmation of compliance with S106 legal agreement relating to DC/21/03292 Part 1, Clause 1.3 to agree identity of registered provider.	DECISION: GTD 27.07.2022
REF : DC/22/03627	Discharge of Conditions Application for DC/21/03292 - Condition 26 (Northern Boundary Treatment)	DECISION: PCO
REF : DC/22/03871	Discharge of Conditions Application for DC/21/03292 - Condition 11 (Residents Travel Pack - Travel Plan)	DECISION: GTD 19.08.2022
REF : DC/22/04062	Application for a Non Material Amendment relating to DC/21/03292 - Correction of errors in approved plan numbers	DECISION: GTD 07.09.2022
REF : DC/22/04174	Discharge of Conditions Application for DC/21/03292 - Condition 21 (Construction Management Plan)	DECISION: PCO
REF : DC/22/04359	Discharge of Conditions Application for DC/21/03292- Condition 3 (Agreement of Materials)	DECISION: PCO

PART THREE - ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1 The site is located at the entrance of the Bellway housing development located to the south of Pretyman Avenue, Bacton. Outline planning permission was granted by Development Control Committee under reference DC/18/05514 and then full planning permission was granted by

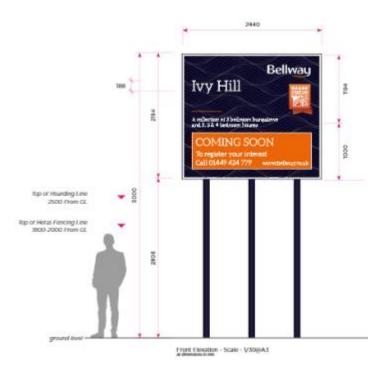
Development Control under reference DC/21/03292. 85 dwellings are to be built out on the site. From the planning history set out above it is clear that the pre-commencement conditions pertaining to the full application are being discharged ahead of development.

2. The Proposal

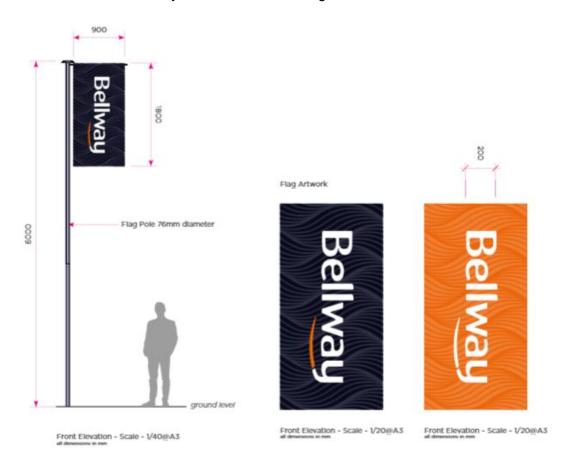
2.1 This application proposes the installation of two mounted flags and one post sign to be erected close to the site entrance from Pretyman Avenue and as shown within the plan below. 'A' denotes the position of the proposed post sign while the 'B' denotes the position of the proposed flags and flagpoles. The advertisements would flank the entrance to the development, giving it a sense of arrival and highlighting its position to visitors.



2.2 The proposed post sign stands 5m high and 2.4m wide. It contains Bellway's corporate livery and identifies the forthcoming development on site. An example is shown in more detail below.



2.3 The two flags are proposed to flank the post sign. One it to be coloured navy blue and the other is to be orange. The flag poles stand 6m high and the flags themselves measure 1.8m high and 900mm wide. They are shown in the image below.



3. The Principle of Development

- 3.1 As an advertisement application, the two key considerations are: public safety and amenity.
- 3.2 With regards to public safety, SCC Highways have been consulted, and raise no objection. The signage is not to be illuminated and would not impinge on the safety of persons using the highway. Their positioning would not obscure or hinder the interpretation of traffic signage and would also not hinder the operation of any device used for security or surveillance.
- 3.3 The signs are located within land immediately adjacent to the site, with sufficient space around them for maintenance.
- 3.4 With regards to amenity the application site is located adjacent to the existing residential development and close to the proposed community facility and area of open space. It is not considered that the character of the area would be adversely affected by the proposed signage and the signage is not to be illuminated.
- In conclusion, the proposal is not considered to have an unacceptable impact on visual amenity and would not result in significant detrimental impacts to public safety to consider refusal.

4. Impact on Residential Amenity

4.1 The proposed signage is not to be illuminated and would be set away from the residential development adjacent to the site. Moreover, it would not be a permanent fixture within the streetscene as it will likely be removed once the development is completed, and a condition is proposed to secure this. It is not considered that the application risks adverse harm to the amenity of the residents.

5. Other Matters

5.1 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." It has been considered that no criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed, and that the proposal would not be unacceptable in this regard.

PART FOUR - CONCLUSION

6. Planning Balance and Conclusion

6.1 The proposed advertisement is in relation to proposed development with existing planning consent and would not be intrusive visually to amenity, or cause harm to public safety to consider refusal.

CLASSIFICATION: Official

RECOMMENDATION

That the application is GRANTED advertisement consent.

- (1) That the Chief Planning Officer be authorised to GRANT Advertisement Consent subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:
 - Advertisement time limit
 - Approved plans
 - Standard advert conditions (requiring that the signage is erected with landowner permission, does not harm amenity or block traffic signage, is maintained in good condition, does not create a public safety hazard and that the site is returned to its original condition once removed.
 - Time period for display (tied to residential development being undertaken)
- (2) And the following informative notes as summarised and those as may be deemed necessary:
 - Standard pro-active working statement
 - SCC Highways/Public Rights of Way note

CLASSIFICATION: Official

Application No: DC/21/03406

Location: Land South Of, Pretyman Avenue, Bacton, Suffolk

Page No.

		- 3
Appendix 1: Call In Request	N/a	
Appendix 2: Details of	N/a	
Previous Decision		
Appendix 3: Town/Parish	Bacton Parish Council	
Council/s		
Appendix 4: National	N/a	
Consultee Responses		
Appendix 5: County Council	Rights of Way	
Responses	I Badanana	
	Highways	
Appendix 6: Internal Consultee	Contract and Asset Management	
Responses	-	
Appendix 7: Any other	N/a	
consultee responses		
Appendix 8: Application Site	Yes	
Location Plan		
Appendix 9: Application Plans	Yes	
and Docs		
Appendix 10: Further	N/a	
information		





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



From: Tina Newell

Sent: 14 July 2021 12:04 **Subject:** DC/21/03406

Good morning

I am unable to make the following comment direct on your website. Please would you make the comment :

DC/21/03406 Application for consent to display an advertisement(s). Installation of 2 no flags and 1 no post mounted sign Land South of Pretyman Avenue. After consideration all Councillors resolved to SUPPORT this application in principle subject to clarification on the location of the signs: the location on the plans did not agree with the location of the photographs.

Best wishes

Tina

Tina Newell Parish Clerk Bacton From: BMSDC Planning Area Team Yellow planningyellow@baberghmidsuffolk.gov.uk>

Sent: 29 Jun 2021 01:03:17

To: Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/03406

Attachments:

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

Sent: 29 June 2021 11:59

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

Subject: RE: MSDC Planning Consultation Request - DC/21/03406

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land South Of, Pretyman Avenue, Bacton – DC/21/03406

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Footpath 13 Bacon. The Definitive Map for Bacton can be seen at https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Bacton.pdf. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

The proposed site also contains claimed PROW. This is where a formal claim has been made for a route to be added to the Definitive Map, but it has yet to be investigated and determined by Suffolk County Council. It is important that a claimed route is treated as if it is a recorded PROW until the claim has been fully investigated and determined. This is to avoid a situation arising where a claimed route is obstructed by development and is later confirmed as a PROW, which could be very contentious and costly for the landowner to resolve.

We do not object to this proposal, however the Applicant must ensure that the proposed flags etc are sited so that they do not obstruct the legally recorded line of FP13. The Applicant MUST also take the following into account:

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

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

- 2. **PROW MUST remain open, unobstructed and safe for the public to use at all times**, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be follwed as per point 4 below.
- 3. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
- 4. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process sening followed, and permission being granted from the Rights of

Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure —https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/ or telephone 0345 606 6071. PLEASE NOTE that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
- To discuss applying for permission for structures such as gates to be constructed on a PROW contact the relevant Area Rights of Way Team https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/ or telephone 0345 606 6071.
- 5. To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/ PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
- 6. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
- 7. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

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

Thank you for taking the time to consider this response.

Public Rights of Way Team

Growth, Highways and Infrastructure Suffolk County Council Phoenix House, 3 Goddard Road, Ipswich IP1 5NP PROWplanning@suffolk.gov.uk Your Ref:DC/21/03406 Our Ref: SCC/CON/2863/21

Date: 7 July 2021

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/03406

PROPOSAL: Application for consent to display an Advertisement(s) - Installation of 2no. flags

and 1no. post mounted sign

LOCATION: Land South Of, Pretyman Avenue, Bacton, Suffolk

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

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to raise any objection to DC/21/03406 under highway safety grounds.

Yours sincerely,

Kyle Porter

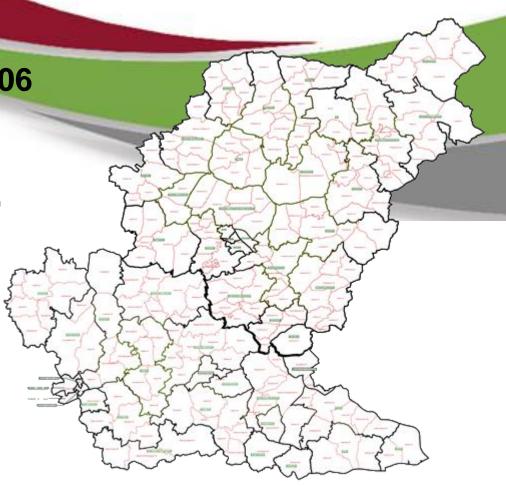
Development Management Technician

Growth, Highways and Infrastructure

Application No: DC/21/03406

Address: Land South Of, Pretyman Avenue, Bacton,

Şuffolk





Aerial Map Slide 2



© Getmapping Plc and Bluesky International Limited 2021.

© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.





Aerial Map – wider view



© Getmapping Plc and Bluesky International Limited 2021.

© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



Site Location/Layout Plan

Slide 4

SIGN LOCATIONS

A Post Mounted Sign

B Flags







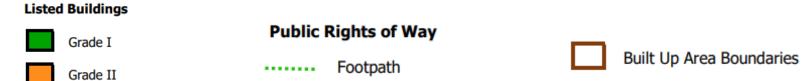
Land off Shah Avenue.

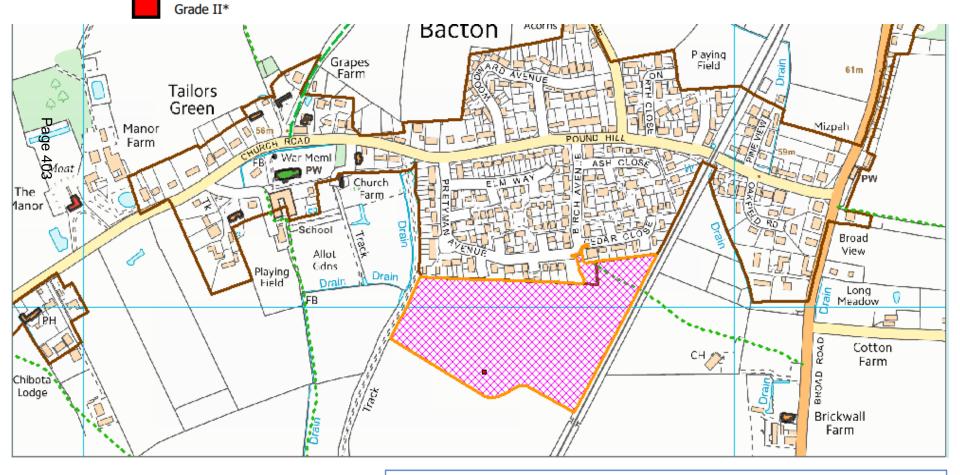




Constraints Map

Slide 5







Proposed Sign Elevations

Slide 6



Post Mounted Sign

Post Plounted Sign

Specification; 2No. 3mm thick flat ACM Panel Graphics UV printed and laminated

Posts sleeved over 90x90x8mm mild steel SHS inserts dug into foundation groundworks and filled with post fix concrete

Maximum Letter Height = 188mm





Proposed Flag Elevations

Slide 7



Page 405

BH10 Flags

Specification;

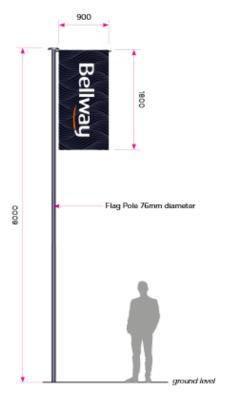
Flag Pole

Pole from 76mm diameter 3mm aluminium tube bottom section with 64mm diameter 3mm aluminium tube upper section complete with ground sleeve, bob weight and rotating swivel top arm

Flag

printed polyester with stitched sleeve and eyelets

Maximum Letter Height = 200mm



Front Elevation - Scale - 1/40@A3

15No. required



Front Elevation - Scale - 1/20@A3 at decembers in men



Front Elevation - Scale - 1/20@A3



Proposed Locations



