

Public Document Pack



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

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

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

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

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **SA/22/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 MAY 2022** 5 - 6
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

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

Introduction to Public Meetings

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

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

Agenda Item 5

Full minute to follow in the Tabled Papers.

This page is intentionally left blank

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL B COMMITTEE

08 JUNE 2022 - 09:30

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/21/06987	Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ	Cllr Daniel Pratt / Battisford and Ringshall	Vincent Pearce	
7B	DC/22/01655	Land on the West Side, Broad Road, Bacton, Suffolk	Cllr Andrew Mellen / Bacton	Vincent Pearce	

This page is intentionally left blank

Agenda Item 7a

Committee Report

Item No: 7A

Reference: DC/21/06987

Case Officer: Vincent Pearce

Ward: Battisford & Ringshall.

Ward Member/s: Cllr Daniel Pratt.

RECOMMENDATION

REFUSE Reserved Matters details

Description of Development

Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- Access
- Appearance
- Landscaping
- Layout
- Scale

Location

Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Expiry Date: 30/04/2022

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Mr John Cooper

Agent: RMJ Services

Parish: Great Bricett

Site Area: 2.58ha

Density of Development:

Gross Density (Total Site): 18dph

Net Density (Developed Site, excluding open space and SuDs): 22dph

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:

The submission relates to details for a scheme comprising 51 dwellings which is beyond the 15 unit threshold below which the Chief Planning Officer is able to exercise his delegated authority to determine applications.

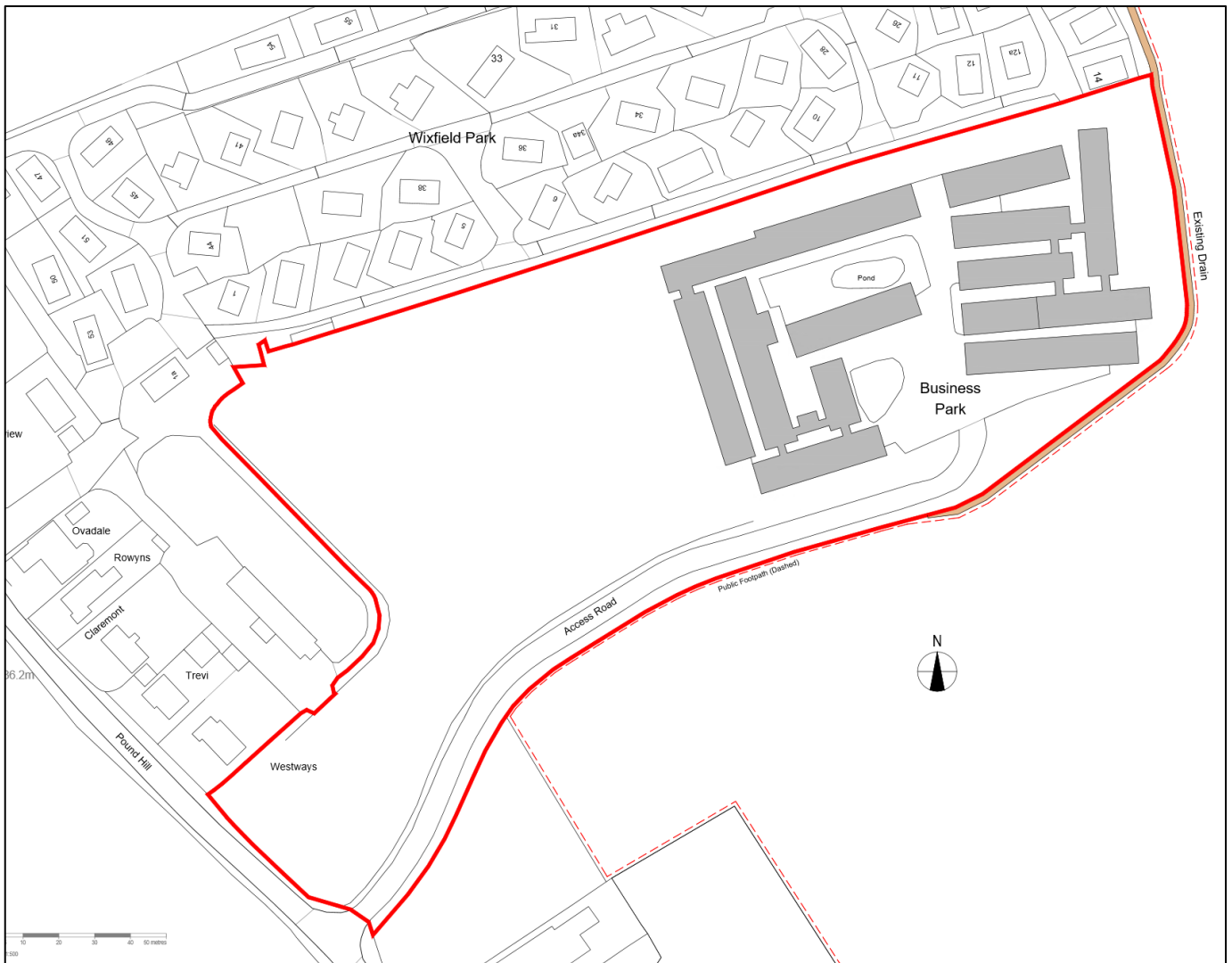


figure 1: **The application site [red line plan]**

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan comprises the following:

- Mid Suffolk Focused Review Core Strategy 2012
- Mid Suffolk Core Strategy 2008
- Mid Suffolk Local Plan 1998

Core Strategy Focused Review 2012:

FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development

Core Strategy 2008:

CS1 - Settlement Hierarchy

CS2 - Development in the Countryside & Countryside Villages

CS3 - Reduce contributions to Climate Change

CS5 - Mid Suffolk's Environment

CS9 - Housing Density and Mix

Mid Suffolk Local Plan 1998:

GP1 - Design and layout of development

H4 - Affordable housing

H13 - Design and layout of housing development

H14 - A range of house types to meet different accommodation needs

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

CL8 - Protecting Wildlife Habitats

RT4 – Amenity Open space and play areas in residential development

T9 - Parking Standards

T10 - Highway Considerations in Development

T11 - Facilities for pedestrians and cyclists

Draft Babergh Mid Suffolk Joint Local Plan 2021 [JLP21]

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

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

The Councils are currently working with their consultants and project partners to scope and progress the outstanding matters raised by the inspectors during the examination so far, and the necessary main modifications. Further details of this work and timescales - including consultation periods - will be provided on our website in due course.

National Planning Policy Framework 2021 [NPPF]

Section 4. Decision-making
particularly paragraphs 39, 41, 47

Section 5. Delivering a sufficient supply of homes
particularly paragraphs 61, 62,63

Section 8. Promoting healthy and safe communities
particularly paragraphs 92 & 98

Section 9. Promoting sustainable transport
particularly paragraphs 110 & 1112

Section 12. Achieving well-designed places
particularly paragraph 130,& 132 and
especially paragraph 134

Section 14. Meeting the challenge of climate change, flooding and coastal change
particularly paragraphs 167 & 169

Section 15. Conserving and enhancing the natural environment
Particularly paragraph 180

National Design Guide 2021 [NDG]

particularly, Part 2: The Ten Characteristics, including

Identity

I2 Well-designed, high quality and attractive places and buildings

I3 Create character and identity

Built form

B2 Appropriate building types and forms

Movement

M1 A connected network of routes for all modes of transport

Nature

N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play

N2 Improve and enhance water management

Public Spaces

- P1 Create well-located, high quality and attractive public spaces
- P2 Provide well-designed spaces that are safe
- P3 Make sure public spaces support social interaction

Uses

- U2 A mix of home tenures, types and sizes
- U3 Socially inclusive

Homes & buildings

- H2 Well-related to external amenity and public spaces

Resources

- R2 Careful selection of materials and construction techniques

Other Material Planning Documents:

Suffolk Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area, there is no adopted Neighbourhood Plan and one is not being prepared.

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)

Great Bricett Parish Council [20 January 2022]: objects

“ I am writing to inform you that Great Bricett Parish Council OBJECT to this application for the following reasons:

- *Lack of infrastructure - the village does not have sufficient amenities for an additional 51 homes*
- *Road Network - the roads locally are insufficient to cope with the extra amount of traffic 51 homes would create*
- *Over development – the application would be over-development of the area”*

Officer comment:

Members are reminded that the principle of residential use has now been established by the grant of outline planning permission and that infrastructure pressures are resolved through the extant

S106 Agreement and/or CIL. Whilst the concerns of the Parish Council are noted they do not appear to focus on an analysis of the submitted details, which is what is now required. Officers will liaise with the Parish Clerk to help explain the position.

Ringshall Parish Council [8 February 2022]: objects

“ I am writing to inform you that Great Bricett Parish Council OBJECT to this application for the following reasons:

- Lack of infrastructure - the village does not have sufficient amenities for an additional 51 homes*
- Road Network - the roads locally are insufficient to cope with the extra amount of traffic 51 homes would create*
- Over development – the application would be over-development of the area*
- The visual and light impact which would affect Ringshall Parish and its skyline”*

Officer comment:

as for Gt Bricett Parish Council above + sensitive lighting can be secured by the addition of a condition if Members are minded to approve the reserved Matters

National Consultee (Appendix 4)

Natural England [25 January 2022]:

No objection

County Council Responses (Appendix 5)

SCC Travel Plan Officer [10 January 2022]:

No objection

SCC Development Contributions Officer [10 January 2022]:

No comment to make. Reference made to possible separate responses from SCC highways, floods, fire and archaeology

SCC Flood & Water [11 January 2022]:

Holding objection on basis on inadequate technical information and lack of SuDs provision

“A holding objection is necessary because the proposed site layout does not utilise ground open SuDS for collection, conveyance, storage, and discharge, that demonstrate that the four pillars of SuDS have been met (quality, quantity, amenity, biodiversity). Cross section of the basin needs to be updated to include more detail.

The applicant also needs to give more detail on the establishment for the landscaping of the SuDS features for the first five (5) years.

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. Resubmit a layout plan showing that the surface water strategy utilising above ground open SuDS for collection, conveyance, storage, and discharge, unless there is clear evidence that this is not appropriate.
2. Resubmit the basin cross section depicting 1:4 side slopes (max), 1.5m width wet/dry benches every 0.6m depth of water, 300-500mm freeboard, 3m width maintenance strip and show water depths for 1:2, 1:30 and 1:100 + CC. Basins shall not exceed 1.2m depth.
3. Resubmit the landscaping plan/proposals demonstrating establishment for the landscaping of the SuDS features for the first five (5) years.”

SCC Highways [17 January 2022]:

Holding objection.

“1. Parking and turning: From the submitted plans (that are not entirely clear with regard to parking provision), it appears that the proposed parking provision does not accord with Suffolk Guidance for Parking (2019). The garage dimensions are not sufficient to be classed as parking spaces (although this could be addressed by separate cycle storage). Additional parking provision and/or further information is required. It is also noted that there is none, or non-standard turning provision for large vehicles in some of the estate roads and longer shared driveways. This may result in issues for refuse and delivery vehicles. Amendments and/or swept path drawings, and potentially information related to waste collection is required.

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

2. Layout: The roads and footways would not be suitable for adoption by the Highway Authority due to the proposed layout that does not provide sufficient footway provision or clarity over the road type (i.e. whether they are a 'shared surface' road). There would also be potential issues over design speed, bend radii, use of rear parking courts (resulting in excessive on-street parking), space for utilities, street lighting and trees close to adoptable roads. It could also be argued that the layout does not accord with NPPF 112 (a,c,d). However, it should be noted that if kept as a private development, some of the above comments would be beyond the scope of the Highway Authority. Amendments and/or further information is required.

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/>

3. Access and footway improvements: It is noted that DC/17/03568 was an 'All matters reserved' application and it is not entirely clear from the conditions attached to that permission, whether the indicatively shown access and footway improvements (on the submitted drawings for that

application) have been secured. It is noted that no access or footway details are shown within this submission and clarity is sought on whether these are secured and how they would tie-in to the proposed internal layout. Additional information is required.”

SCC Archaeology [20 January 2022]:

Note that archaeological investigation is secured separately by conditions 8 & 9 attached to the outline planning permission

Suffolk Fire & Rescue [10 January 2022]:

Attention drawn to condition 11 of the outline planning permission requiring fire hydrants

Internal Consultee Responses (Appendix 6)

Strategic Housing [28 January 2022]:

Holding Objection.

“ Insufficient information is provided in respect of affordable housing. This should be resolved through provision of an Affordable Housing Scheme, in line with the Section 106 Agreement which accompanies the outline permission. It is not clear what the proposed mix of open market units is. This needs to be explained”

Environmental Health [noise/odour/light/smoke] [11 January 2022]:

No objection subject to conditions [construction hours, probation of burning, construction management plan/drainage details]

Environmental Health [air quality] [11 January 2022]:

No objection

Environmental Health [land contamination] [17 January 2022]:

No objection. Notes that condition 20 of outline relates and has yet to be discharged

Environmental Health [sustainability] [24 January 2022]:

No objection subject to conditions.[provision and implementation of water, energy and resource efficiency measures for the lifetime of the development]

Waste [27 January 2022]:

No objection subject to conditions [suitability of roads for 32 tonne Refuse Collection Vehicle [RCV] and submission of plans showing presentation points

Place Services [1 March 2022]:

Holding Objection. Insufficient information and out of date ecological report. Soft landscaping details and landscape management plan required.

Other Consultee Responses (Appendix 7)

Mid Suffolk Disability Forum [rec'd 13 January 2022]:

“The Mid Suffolk Disability Forum is aware that it has not commented previously on this application. There should be a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2). It is not possible to tell from the drawings that the entrance/exit doors provide level access.

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

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

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.

Views are summarised below:- [* indicates frequency with which the point is made]

- Increased Traffic/Highways Issues ****
- Increase in Pollution ***
- Inadequate parking provision ***
- Inadequate public transport provisions ***
- Lack of/strain on community facilities ***
- Residential Amenity ***
- Affects Local Ecology/Wildlife **
- Drainage **
- Inadequate Access **
- Landscape Impact **
- Light Pollution**
- Overdevelopment **
- Road too narrow -danger to pedestrians and dog walkers **
- Conflict with District Plan [unspecific]
- Conflict with Neighbourhood Plan [Members should note there isn't one for Gt Bricett]
- Conflict with NPPF [unspecific]

- Design
- Dominating Overbearing
- Lack of information
- Fear of Crime
- Health & Safety
- Increase in Anti-Social Behaviour
- Loss of Open Space
- More open space needed
- Loss of Outlook
- Loss of Privacy
- Noise
- Potential contaminated land
- Out of Character with the Area
- Overlooking
- Scale
- Unsustainable travel

(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/21/06987	Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings	DECISION: current application
REF: DC/17/03568	Outline Planning Application (all matters reserved) - Residential development of up to 51 dwellings.	DECISION: Granted 07.01.2019
REF: DC/20/05587**	Outline change of use for the siting of 69 mobile homes	DECISION: Refused 10.02.2022

****This decision is now the subject of a planning appeal and the appellant has asked for a public inquiry a date/s for which has yet to be arranged by the Planning Inspectorate [PINS]**

PART THREE – ASSESSMENT OF APPLICATION

1.0. The Site and Surroundings

- 1.1. Great Bricett Business Park consists of a cluster of Nissen style buildings located in a cluster to the eastern end of the site. The site is served by an existing access off Pound Hill.
- 1.2. Over half of the site, primarily to the western end, is an area of open space which includes the site frontage directly onto Pound Hill. The frontage is defined by a maintained hedgerow which returns along the northern side of the access road and provides a soft edge to the site. The buildings themselves are located some distance from Pound Hill and are not, therefore, prominent in the streetscene.
- 1.3. To the north of the site is the residential park known as Wixfield Park, which abuts the Business Park and is accessed off Pound Hill to the north of a short run of residences which front Pound Hill. To the east and south of the site are agricultural fields. Further north lies RAF Wattisham, along with the associated dwellings and commercial buildings.
- 1.4. The site was until recently in commercial use. The buildings appear currently to be vacant.
- 1.5. The site is not subject of any landscape designations and is not within the setting of listed buildings or a Conservation Area.

2.0. The Proposal

- 2.1 The proposal provides Reserved Matters details [*access, appearance, layout landscaping and scale*] for 65 dwellings.

2.2 Background

- 2.3 In approving the outline permission to which this Reserved Matters application relates the Council deliberately did not include the illustrative layout submitted in support of the application in the list of approved drawings on the decision notice. This was as a result of officers being of the opinion that the illustrative layout was seriously deficient and reflected a standard of development below the quality expected. In agreeing the recommendation and the decision as issued Members endorsed¹ that opinion.

¹ Through the exclusion of the illustrative layout drawing from the list of approved drawings

2.4 The committee report considered by Members in respect of the outline application carried the following officer advice:

“The internal layout of the development does not appear cramped and the applicant identifies that the proposal would provide parking at the required standards, cycle parking and provision for waste and refuse storage and presentation. In this regard, whilst the manner in which the final layout will come forward will need to take account of a number of issues, the applicant has demonstrated that a development of this scale can be accommodated on the site appropriately. Care to ensure that the rural character of the site is recognised through appropriate landscaping will need to be taken at the reserved matters stage, though there is sufficient space on site to provide a good quality landscaping scheme.”

[paragraph 77]



figure 2: **Illustrative outline layout**

“Turning to the indicative elevations provided, these are uninspiring and are not considered to adequately reflect the local distinctiveness of the village. Great Bricett contains a number of good quality buildings and heritage assets and, as this development would provide a gateway development on one of the main approaches to the airfield, opportunities should be taken to provide high quality design that would raise standards in the immediate locality and take design leads from the architectural features of those better-quality buildings in the village. As this is a matter of detail this does not weigh against this application which seeks only to establish development

principles. It is correct and necessary, however, to set down a marker at this stage that a better quality of design is necessary than that which has been indicated.”
[paragraph 79]



figure 3: **Illustrative outline ‘typical’ elevations**

- 2.5 Interestingly despite the warnings in the officer’s outline report about the poor elevational design and the manner of the layout, the applicant has chosen to submit Reserved Matters using [i] broadly the same layout and [ii] elevations that do not improve upon those previously submitted.
- 2.6 The current Reserved Matters submission has not been the subject of any pre-application discussion/s with the Council and one wonders how much attention was given to the Council’s previous comments in respect of design.
- 2.7 Unfortunately it appears that little effort has been expended in working up the details now before Members to produce a scheme that is likely to attract the Council’s support by avoiding the weaknesses in the illustrative material and achieving the level of design quality expected. It is not clear why that should be the case.

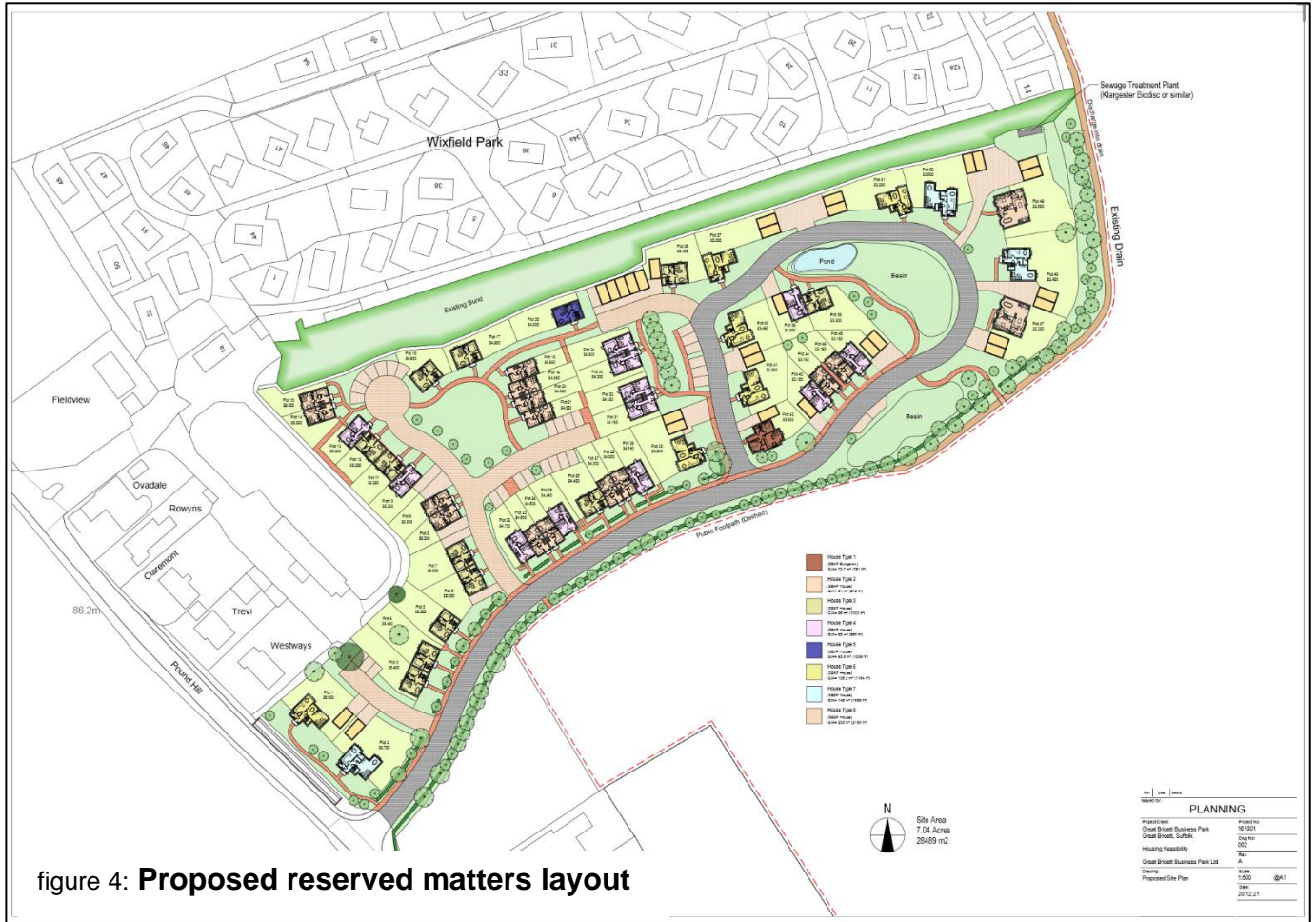


figure 4: **Proposed reserved matters layout**

3.0. The Principle Of Development

- 3.1. This is a Reserved Matters submission - the principle of up to 51 dwellings occupying the site having been successfully established by the grant of outline planning permission.
- 3.2 The fact that the proposed development was agreed at a time when the Council was unable to demonstrate that it had a five-year housing supply is not germane even though that position has changed and the Council now has a 9.54 year supply.
- 3.2 The Council is therefore unable to re-visit the question of principle even if the decision to grant was very much “of its time”. Rather it must now restrict consideration to the following matters:

Access, Layout, Scale, Appearance and Landscaping

4.0.0 Consideration of the Details

4.1.0 Access

- 4.1.1 The local highway authority in its holding objection has, amongst other things, questioned the lack of detail submitted with the application and the extent to which access details form part of the submission.
- 4.1.2 This may be because at the time of determining the outline planning permission a package of highway improvements was included within the S106 Agreement.
- 4.1.3 That said this current Reserved Matters submission does not include detailed highway engineering drawings for the access and no visibility splay details are provided.
- 4.1.4 The S106 requires a new footway from the site entrance travelling northwards to connect with an existing section of footway will be delivered by the actions of conditions 3 and 18 of the outline planning permission

4.2.0 Layout

- 4.2.1 The outline planning permission to which this Reserved Matters application relates is accompanied by the signed S106 Agreement² that amongst other things requires:

“Affordable Housing Scheme: means the affordable housing scheme to be submitted to the District Council as part of the reserved matters application for written approval by the District Council for the provision of Affordable Housing as part of the Development detailing:

- i) the plots and location;
- ii) bedroom numbers per dwelling;
- iii) dwelling size; and
- iv) tenure

- 4.2.1 The Reserved Matters submission does not contain the required *Affordable Housing Scheme* and nor does it include a plan that identifies the required 17 affordable units.
- 4.2.2 The proposed layout reproduces the weakness of the illustrative layout.
- 4.2.3 Principally these include [*this is not an exhaustive analysis*]:
 - Poor townscape to the rear of plots 22-28 [inclusive/consecutive] & 21 where rear boundaries adjoin an area of open space. [see figure 5]
 - Rear boundaries presented to the adjacent countryside

² Dated 2 January 2019 between Mid Suffolk District Council and John Cooper



figure 5: **Poor townscape overlooking open space**

- Excessive use of off-plot parking that is likely to result in a car dominated street-scene on parts of the development:

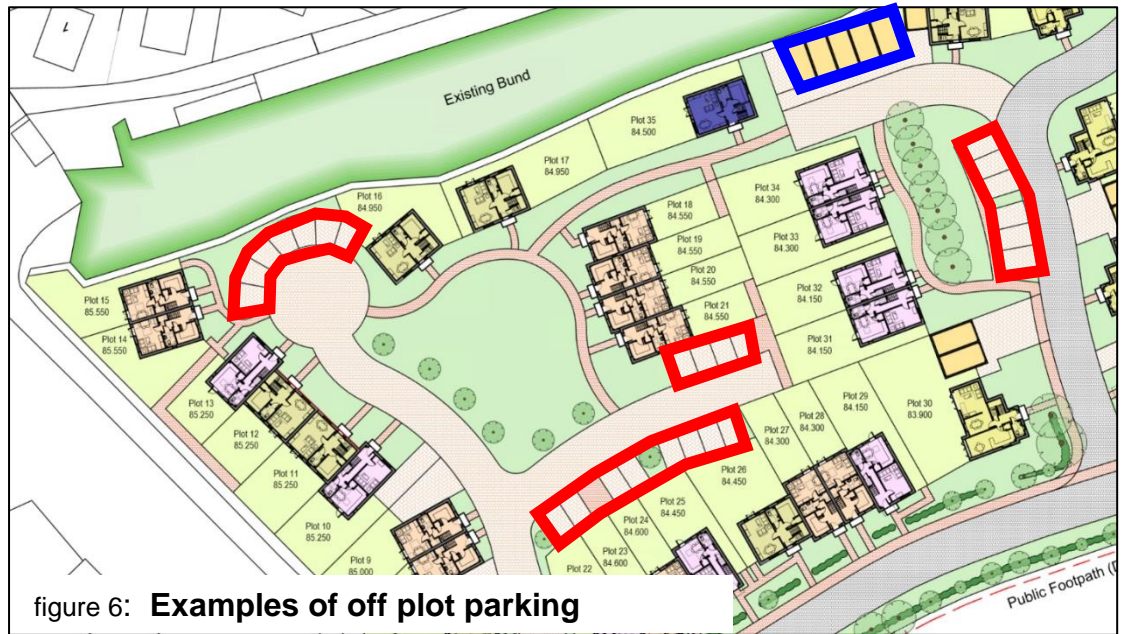


figure 6: **Examples of off plot parking**

- Excessive use of inconvenient off-plot parking that is likely to result in ad-hoc parking on verges and footpaths closer to homes
- Excessive use of poorly surveilled off-plot parking that is likely to result in a fear of crime
- Inclusion of a lock-up garage block located intrusively within the street-scene



FRONT ELEVATION
(5No Garages)

figure 6: **Visually intrusive garage block**

- Insufficient back-to-back distance to ensure privacy from overlooking.
between:
plots 38/39 and 44/45/46 at [less than 20m] and
plots 18/19/20/21 and 31/32/33/3 at less than 25m]

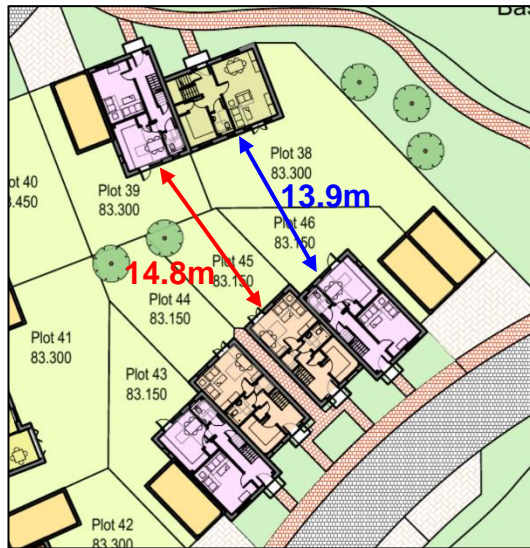


figure 7: **Examples of sub-standard back-to-back distances**

- Rear boundaries presented to the countryside

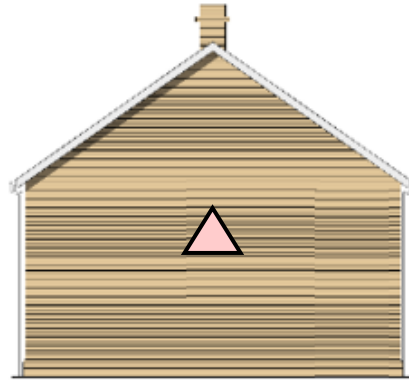
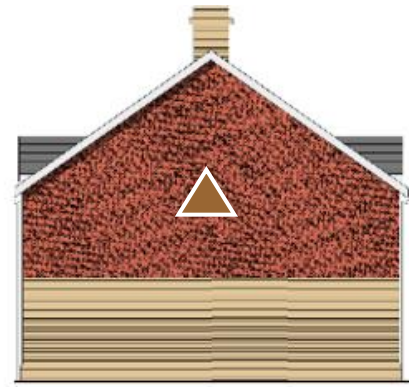


figure 8: **Examples of poor ‘corner turning’ buildings**

- Poor distribution of usable open space for recreational purposes



figure 9: **Effective public open space [lime green shading]**

- The area of public open space that can be considered to be permanently useable for informal recreation is approximately 812sq.m. [drainage basins that may be wet for part of the year are discounted as are small, awkwardly shaped pockets off unsurveyed incidental open space]. The Council normally expects to see useable public open space in a development of this size account for at least 10% of the total site area. The two parcels identified in figure 9 above as useable open space represent **just 3.2%** of the total site area.
- The details therefore fail to deliver a development that meets the aims of paragraphs 92 and 98 of the NPPF

4.3.0 Scale

4.3.1 Whilst the majority of proposed units are two-storey [49 dwellings] which is acceptable as is the one bungalow, the inclusion of dwellings on plots 47 and 49 with part three-storey full height elements is not. [see figures 10] The part three storey units introduce incongruous and alien excessive scale and mass into this part of the site. The three storeys are out of character with development hereabouts [also see the design criticisms of these units in preceding [paragraphs].

4.3.2 The following issues suggest that the applicant has failed to demonstrate that the 51 dwellings sit comfortably on the site:

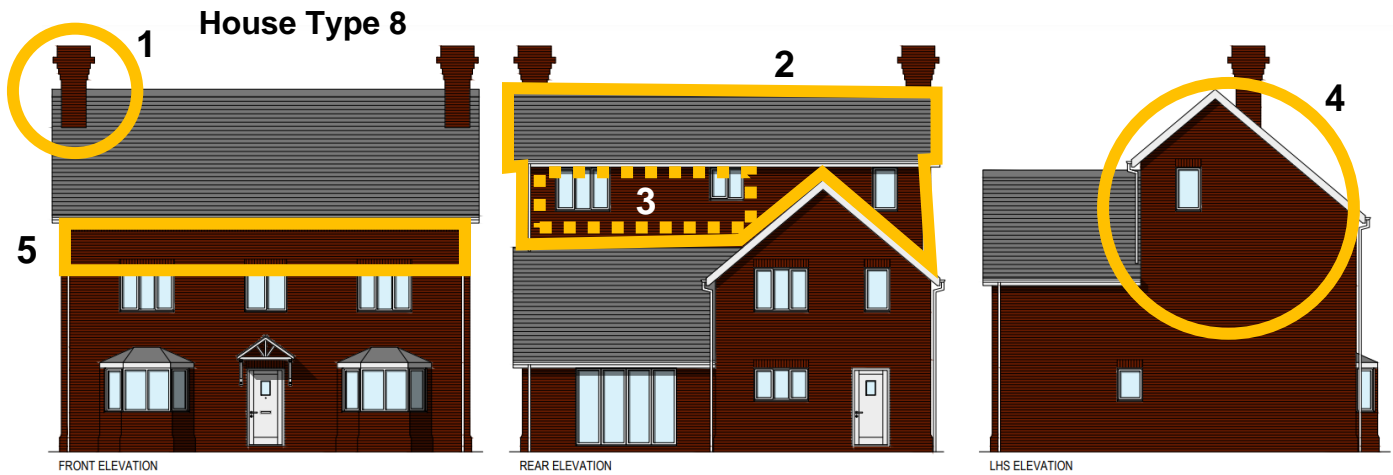
4.3.3 In terms of scale of development it is noted that the proposed mix does not align with the requirements identified by the Strategy Housing Officer sized units. The overall mix being:

Proposed		SHMA
		4 x 1b
1 x 2b, 4p bungalow] 15 x 2b	21 x 2b
14 x 2b, 4p houses		
12 x 3b, 4p houses] 31 x 3b	16 x 3b
19 x 3b, 5p houses		
3 x 4b, 6p houses] 5 x 4b+	10 x 4b+
2 x 5b, 9p houses		
51		

4.3.4 No breakdown is available for affordable housing but Members will be familiar with the normal preferred requirement for smaller units. [1 and 2 bedroom units].

4.4.0 Appearance

4.4.1 The proposed design of a number of the house types is unacceptably poor and below the quality expected by the Council. Examples are shown below.



1. oversized false chimney stacks
2. dominating third floor disrupting the overall proportions of the building. The contrived third floor [rear] creates an ungainly scale and mass that produces an unacceptable top-heavy character.
3. displeasing solid to void ratio creating visual disharmony
4. visually awkward asymmetric roof profile
5. ungainly proportions to accommodation third floor accommodation. This is not a traditional parapet with a shallow pitched roof behind.

figures 10: **Examples of poor design no. 1**



House Type 5

House Type 3

plots 3, 6, 16, 38



- 1 Principal elevation lacks interest and makes poor aesthetic contribution to the public realm Excessive solid to void ratio
2. Visually disturbing window arrangement
3. Lack of design cohesion with fenestration detailing resulting in cluttered elevation but with an excessive solid to void ratio
4. Prominent blank end elevation presented to the street

 figures 11: **Examples of poor design no. 2**

4.4.2 **means of enclosure**

4.4.3 All proposed back garden boundary enclosures whether public facing or not [private facing] are indicated to be 1.8m high close boarded fences.

4.4.4 This suggests little to no regard has been given to the need to present quality townscape within the public realm. It is symptomatic of the weak design approach taken generally by the applicant.

4.4.5 The figure below describes to Members where prominent boundaries need to be delineated by 1.8m high brick walls to ensure high quality visually cohesive public realm with lasting impact and long-term endurance.

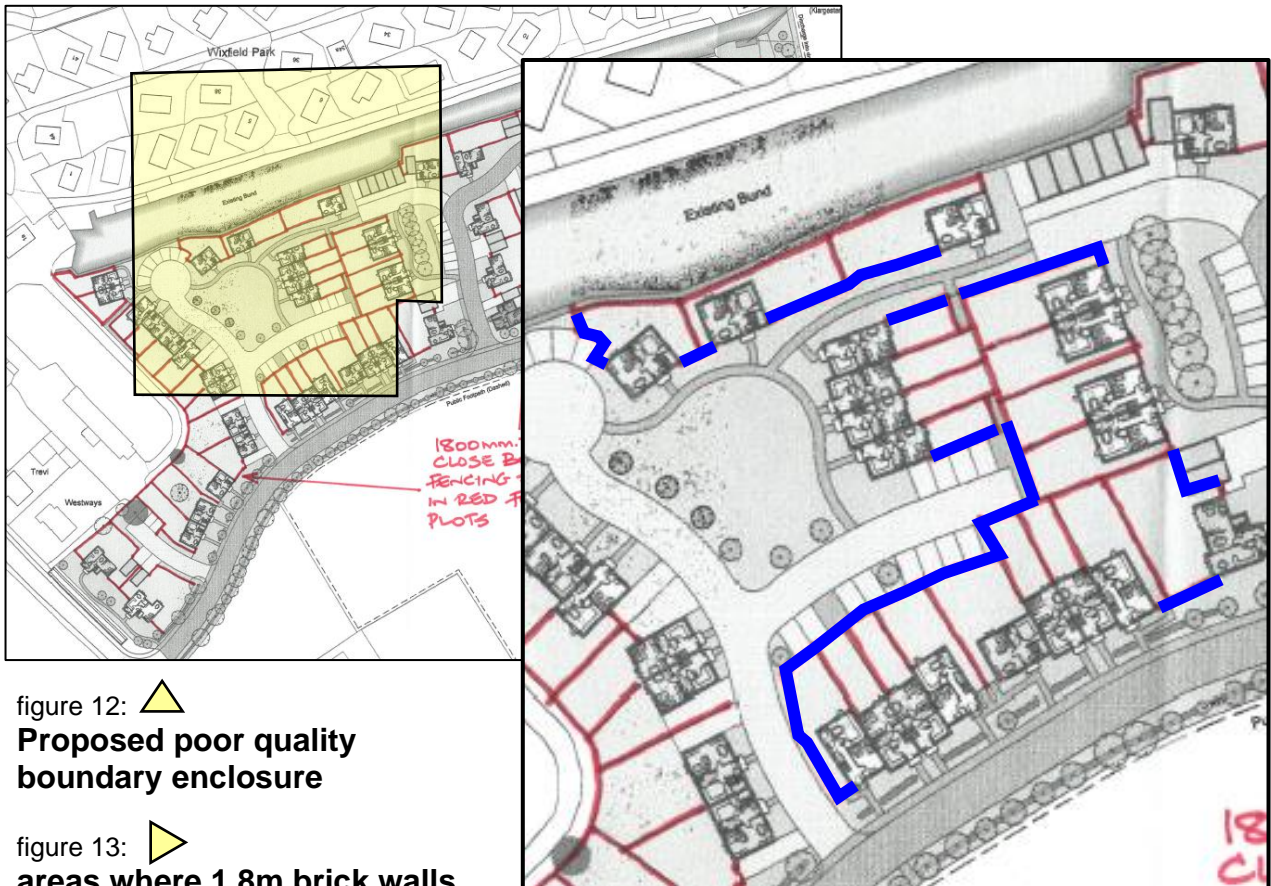


figure 12:  **Proposed poor quality boundary enclosure**

figure 13:  **areas where 1.8m brick walls would enhance public realm**

4.4.6 Parking provision

4.5.1 On plot parking space numbers within the proposed development are woefully inadequate and fail to meet the Council's adopted parking standards:

4.5.2 Only the following plots appear to definitely meet the standard:

1, 6, 7, 8, 9,10, 30, 36, 37, 38, 39,40, 41, 42, 43, 46, 47, 48, 49, 50, 51 [21 units]

4.5.3 Plot 2 which is a 4-bed unit only has two on plot spaces and therefore fails to meet the adopted parking requirement.

4.5.4 Where off plot parking is provided it fails to deliver the required number of spaces and in many cases inconveniently located to the house they are likely to serve.

4.5.5 This means there are 29 dwellings without on plot parking. As each of these are 3 bed units the parking standard requirement for occupiers is 58 spaces. Only 29 spaces are available within the layout - 34 with the inclusion of the remote garage block. The deficiency is therefore significant and likely to result in substantial competition for limited spaces and potential haphazard parking on the roads, footways and verges as an alternative

Of the 30 units where visitor parking is not provided on plot the adopted parking standard requires 0.25 visitor spaces per dwelling and so 8 spaces are required]. The proposed layout only includes two such spaces in laybys off the estate road.

All 29 proposed garages fail to meet the required dimensions set out in the adopted parking standard. These require a clear internal dimension of 7m x3m. The proposed garages have a clear internal dimension of 6m x 2.6m.

4.5.6 The proposed parking arrangements are unacceptable and provide further evidence of poor attention to design quality and adherence to the relevant Council standards.

4.6.0 Landscaping

4.6.1 The landscaping details submitted with the Reserved Matters are rudimentary and lack sufficient detail to assess the contribution that landscaping will make to the overall quality of the development.

4.6.2 Landscaping is one of the Reserved Matters and the paucity of appropriate detail reinforces the sense that little effort has been placed into producing a well-considered scheme.

4.6.0 Heritage Matters

4.6.1 The details raise no built-heritage issues due to the lack of any heritage assets within the immediate vicinity and so the question of possible impact on the setting of heritage assets does not arise.

4.7.0 Residential Amenity

4.7.1 The layout is not expected to pose any adverse impacts on the residential amenity enjoyed by nearby premises [whether traditional dwellings or park homes (Wixfield Park)] as a result of the acceptable back-to-back separation achieved between units within the development and those adjoining. Internal back-to-back distances are limited in places, and unacceptable.

4.8.0 Affordable Housing Delivery

4.8.1 The submitted drawings do not provide details as to which units will be 'affordable' and therefore there is no way of assessing whether the layout delivers the appropriate mix of accommodation required within the associated S106 Agreement.

4.8.2 Understanding the distribution of affordable dwellings across the site is relevant to consideration of the layout because the Council expects to see reasonable 'pepper-potting' of affordable dwellings.

4.8.3 As a result of the lack of relevant information the Council is currently unable to assess the extent to which affordable units will be 'tenure blind'.

4.8.4 The National Design Guide supports the need for such information to be available and to inform layout at U2 and U3.

4.8.5 Members will wish to reflect on the comments of the Council's Strategic Housing Officer when he draws attention to the following:

"3.1 The Section 106 agreement for DC/17/03568 (dated 2nd January 2019) requires That the site delivers 35% affordable housing, to a maximum of 17, of which 12 are to be affordable rents and 5 shared ownership. 3.2 No mix of unit sizes is set by the Section 106 Agreement. Instead, the Agreement requires submission of an Affordable Housing Scheme as part of the reserved matters application. It should cover:

- The plots and location,
- Bedroom numbers per dwelling,
- Dwelling size and
- Tenure.

This document appears not to have been submitted. Please could the applicant prepare and submit an Affordable Housing Scheme in order to enable discharge

of the Section 106 Agreement? It would also assist with the determination of this application.

- 3.3 *It is recommended that the Affordable Housing Scheme provides for the following units, minimum unit sizes and tenures.*

Tenure	Number of units	Bedrooms and Occupants	Type	Minimum unit Size (GIA) (m2)
Affordable Rent	2	1b2p	Flats	50 ¹
	2	2b4p	Bungalows	70
	4	2b4p	House	79
(12 units total)	4	3b5p	House	93
Shared Ownership	3	2b4p	House	79
	2	3b5p	House	93
(5 units total)				

- 3.4 *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.*
- 3.5 *The Affordable Housing Scheme will need to show the location and distribution of the affordable units. Best practice is to ‘pepper pot’ them in clusters across the site, striking a balance between clustering for management purposes and integrating the affordable and market homes. The affordable homes must not be clustered in less desirable parts of the site.*
- 3.6 *In line with Government Guidance, the development should deliver a tenure-blind design. This can be reviewed once more is known about the affordable units.*
- 3.7 *It needs to be confirmed that the eventual Registered Provider will not be subject to sharing any unreasonable ongoing costs for highway maintenance. As such, please confirm that all the affordable units will be directly accessible from adoptable highway or, where the affordable units are accessed off a separate private drive which may not be adopted by the Highway Authority, that the drive will be accessed from adoptable highway, delivered to adoptable standard and transferred to the RP. Any costs incurred from maintainable roads should be included in service charges, paid by leaseholders / renters of the affordable units.*
- 3.8 *We would be grateful if the bungalows and ground floor flat could be fitted with level access showers rather than the baths.*
- 3.9 *The affordable units will 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.*
- 4.0 *Open Market Mix*

- 4.1 The mix of units is set out in the 'Proposed Site Plan' (Ref: 002 Rev. A). Given the very similar colours used in the legend, it is very difficult to identify the number of each type of unit. Furthermore the intended affordable homes are not identified, meaning that the intended open market units cannot be identified either. Please could the applicant provide an accommodation schedule, listing (by plot number) and totalling the unit type, size (bedspaces/occupants, floorspace) and intended tenure?
- 4.2 The key (extant) policies for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy and H14 of the Mid Suffolk Local Plan.
- 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 of a development, but it offers a guide as to how the development can provide an appropriate mix and contribute to meeting overall needs. This split is applied to 34 open market units, below:

Size of unit (bedrooms)	Split to mirror district-wide requirement ⁱ
1	2
2	12
3	10
4+	10

- 4.4 Given the level of under-occupation in Great Bricett, as set out in the 2011 Census, it is not recommended that 10 of the units be 4+ bed. Under-occupation in Great Bricett was recorded as being 86.3% in 2011, far in excess of the Mid Suffolk (80.8%) and English (68.7%) averages. A greater proportion of smaller units would aid affordability and help enable downsizing.
- 4.5 The inclusion of bungalows would be welcomed, as would achievement of higher accessibility standards (M4(2) / M4 (3)).

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%

4.9.0 Ecology

4.9.1 The submission contains insufficient information to properly assess the ecological ramifications of the proposed development

4.10.0 Sustainability

4.10.1 The submission contains insufficient information to properly assess the extent to which the proposed development will positively contribute to adapting to climate change.

4.11.0 Design Policy [NPPF21]

4.11.1 The Council, like the Government, believes that design quality matters.

4.11.2 The Council looks at design not just from the perspective of buildings and what they look like but also spaces and people and positive interactions between the three elements.

4.11.3 Good design can encourage a sense of place, promote quality of life benefits, foster a sense of belonging and pride, It can have a positive impact on physical and mental health and promote cohesion.

4.11.4 In determining these Reserved Matters officers have amongst other things had regard to the Government's advice on design quality within the NPPF21. Particular, but not exclusive, attention is drawn to the following paragraph:

4.11.5 The NPPF21 at paragraph 126 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

4.11.6 In this context Members are reminded that the applicant chose not to engage in any pre-application discussion with the Council, preferring to submit the Reserved Matters details cold based on earlier illustrative drawings that were considered unacceptable by the Council.

4.11.7 In the paragraphs 4.1.0 to 4.10.0 above the report has explored examples of why the design quality of the proposed development is considered to be poor and below the standard required. The interaction between buildings, spaces and people is not considered to represent high quality or beauty.

4.11.8 Paragraph 130 provides greater elaboration as to the components of good design:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

4.11.9 Officers have described examples of layout and design weaknesses in the proposal all of which indicate the details have failed to achieve any of the above to a sufficient extent.

4.11.10 Paragraph 132 of the NPPF21:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

4.11.11 Paragraph 134 of the NPPF21:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

4.11.12 The proposed details of layout appearance and scale are not considered to be ‘well-designed’ for reasons explored by example earlier and therefore the details should be refused in line with paragraph 134 of the NPPF21.

4.12.0 Design [NPPF]

4.12.1 Being of the opinion that the proposed layout and details of appearance are unsatisfactory and are likely to produce a poor quality place, the officers draw support for the recommendation from the NPPF 21 at:

Section 12: Achieving well-designed places

Paragraph 126

Paragraph 128

Paragraph 132

Paragraph 133

Paragraph 134

4.13.0 National Design Guide

4.13.1 The proposed development is considered not to produce a high quality and attractive place and buildings [NDG I2] and fails to create appropriate character and identity [INDG 3] for reasons that include those described earlier.

4.13.2 Proposed elevations are considered poor and well below the standard that could be considered to satisfy the NDG at B2.

4.13.3 The proposed layout does not, in the opinion of officers, provide a network of high quality green open spaces with a variety of landscapes and activities including play contrary to N1.

4.13.4 It is not clear from the submitted details whether the layout will deliver the improved and enhanced water management described in N2. [water features as part of an integrated system of landscape, green & brown roofs, swales, rain gardens, recreational benefits effective sustainable drainage].

4.13.5 As described earlier open space provision is woefully deficient and fails to meet the design requirements within P1, P2 and P3 of the NDG. The provision of open space appears to be something of an after-thought within the layout with little regards its recreational, social and urban design functions.

- 4.13.6 Proposed buildings are not well related to the open space and therefore the design objective of H2 is not delivered.
- 4.13.7 The layout lacks sufficient detail to assess the extent to which affordable housing is being delivered on the site and whether it is suitable in terms of unit sizes, distribution and being tenure blind. This is considered not to accord with U2 and U3 of the NDG.
- 4.13.7 Little regard has been given to specifying materials from the traditional Suffolk vernacular palette and therefore the details fail to deliver against R2.

4.14.0. Design Policy [Adopted Local Plan/Core Strategy]

- 4.14.1 The details fail to meet the high standard of design and layout required by Local Plan policy H13 for the reasons described in this report.
- 4.14.2 Local Plan policy GP1 states:

“Poor design and layout will normally be refused in new development....”
- 4.14.3 The proposed details are considered poor and Members are advised that refusal is appropriate if the Council is serious about delivering on its and the Government’s agenda for creating quality places.

PART FOUR – CONCLUSION

6.0 Planning Balance and Conclusion

- 6.1. The details as submitted have barely moved the layout and design on from those shown in illustrative form at the time of determining the original outline application.
- 6.2 The illustrative layout/elevations were considered to be poor and as such the outline planning permission did not include a condition indicting that Reserved Matters should be submitted in accordance with the principles shown on the illustrative layout and elevations.
- 6.3 Despite this the applicant chose to submit the application for Reserved Matters without any prior approach to the Planning Service for pre-submission advice.
- 6.4 Whilst officers would have preferred such a collaborative route the applicant has the right to make an application without such early discussion. Likewise, it is fully expected that applicants will make an application with their best foot forward.

- 6.6 The Council is able to demonstrate that it has a 5-year Housing Land supply. Indeed, the supply currently stands in excess of 9 years.
- 6.7 It also can show good delivery rate for new housing.
- 6.8 Consequently, there is no overriding imperative to approve details that fall well below the standard expected to achieve a high-quality place merely to deliver housing.
- 6.9 Officers therefore argue that the planning judgement is a clear one. The details provided within this reserved matters submission show that the intended development will result in a poor quality place contrary to not just local but national policy and guidance.
- 6.10 Were the Council to approve the details then it would signal to the house building industry a dramatic reduction in the expectations of the Council when it comes to achieving high quality developments within the District.
- 6.11 On their own terms it is concluded therefore that the details are unacceptable for the reasons described and should be refused.

7.0 RECOMMENDATION

That the Reserved Matters details are REFUSED for the following reason:-

The proposed details will if approved [and the development implemented] result in a quality of place that falls below both local and national expectations. The submitted details are considered to be poor for the myriad reasons explored in the relevant committee report. Furthermore, the details replicate many of the layout and elevation principles shown indicatively and as excluded by the Council from the outline planning permission as inadequate and poor. Little attempt has been made in submitting these details to address the weaknesses identified by the Council at the time in terms of the poor layout and design shown within the indicative drawings upon which the Reserved Matters have now been based.

No attempt was made by the applicant to engage in pre-submission discussion with the Council.

Adopted local plan policy GP1 states that poor design and layout will normally be refused in new development. That policy is consistent with the NPPF21.

The details are also considered contrary to Adopted Local Plan Policy H14 which requires new housing development to achieve a high standard of design and layout. That policy is also consistent with the NPPF21.

The poor quality depicted within the submitted details is considered contrary to many of the paragraphs within Section 12 – ‘Achieving well-designed places’ of the NPPF 21, particularly paragraphs 126, 128, 132 and 133.

The Council in refusing the details has had particular regard to, paragraph 134 of the NPPF21 which states, inter alia, that: “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design....”

Furthermore, the details are considered not to deliver the quality of place envisaged as required within the National Design Guide.

The Council is therefore unwilling to support the submitted details on the basis that to do so would undermine local and national policy to achieve high quality places from development proposals.

The Council believes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design creates better places in which to live and work and helps make development acceptable to communities.

The poor quality of the submitted details means that these objectives will not be achieved and were they to be approved they would undermine the Council’s ability to negotiate and secure quality outcomes elsewhere.

In addition the applicant has:

- failed to submit details as to the location, pepper-potted distribution, type and appearance of affordable housing within the development or to give any indication as to the level of provision being made. The S106 that accompanies the outline planning permission to which these Reserved Matters relates requires 17 on site affordable dwellings to be delivered in accordance with Council’s Adopted Local Plan policy H4 and H14.
- Failed to Submit an *Affordable Housing Scheme* or to demonstrate how the layout has been informed by such a Scheme.
- Failed to provide a mix of units across the site that satisfies the Council’s identified housing needs as expressed in its Strategic Housing Market Assessment (*‘SHMA’ 2019, part 2*) and therefore the proposed development will not adequately respond to the need in the District. For example, the scheme as revealed within the details includes an insufficient number of smaller units to respond to the pressing need within the District for 1 and 2 bedroom units

Whilst the submission is described as relating to all Reserved Matters the applicant has failed to provide sufficient information to enable to the Council to properly assess:

- the impact of the development on the landscape
- the impact of the development on ecology

- the impact of the proposed access on highway safety
- whether the submitted drainage strategy is fit for purpose

as well as

- the impact of the proposed development on water management
- the ability of the development to respond and adapt to climate change

against adopted planning policies that include

CS2
CS3
CS4
CS5
FC1.1

and the NPPF 21 at

paragraph 110
paragraph 112 [e]
paragraph 157
paragraph 167
paragraph 169
paragraph 180

For these reasons, the application is wholly unacceptable and reserved matters approval cannot be given.



Application No: DC/21/06987

Location: Gt Bricett business park, Gt Bricett, Suffolk

Page No.

Appendix 1: Call In Request	No.	
Appendix 2: Details of Previous Decision	<i>Outline pp Ref DC/17/03568 07/01/19</i> <i>Residential devt 51 dwellings</i>	
Appendix 3: Parish Council	<i>Gt Bricett Parish Council Ringshall Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Natural England</i>	
Appendix 5: County Council Responses	<i>Floods & Water Development Contributions Highways Travel Plan officer Fire & Rescue Archaeology</i>	
Appendix 6: Internal Consultee Responses	<i>Strategic Housing EHO noise smoke odour EHO air quality EHO land contamination EHO sustainability Waste Management Place Services</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	<i>Suffolk Disability Forum</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/A	

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





Great Bricett Parish Council

Parish Clerk: Jennie Blackburn

The Knoll, 1 All Saints Road,

Creting St Mary, Ipswich

IP6 8NF

pc.greatbricett@outlook.com

01449 721369

F.A.O Vincent Pearce
Planning Officer
Mid Suffolk District Council

Thursday, 20th January 2022

Dear Mr Pearce

DC/21/06987 - Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings - Great Bricett Business Park, The Street, Great Bricett

I am writing to inform you that Great Bricett Parish Council **OBJECT** to this application for the following reasons:

- Lack of infrastructure - the village does not have sufficient amenities for an additional 51 homes
- Road Network - the roads locally are insufficient to cope with the extra amount of traffic 51 homes would create
- Over development – the application would be over-development of the area

Yours sincerely

A handwritten signature in black ink, appearing to be 'J Blackburn', written over a light blue horizontal line.

Mrs J Blackburn
Parish Clerk
Great Bricett Parish Council



Ringshall Parish Council
Parish Clerk: Lacey Luther
Broad View Far, Lower Farm Road,
Ringshall IP14 2JF
pc.ringshall@gmail.com
07702 132 061

F.A.O Vincent Pearce
Planning Officer
Mid Suffolk District Council

Tuesday 8th February 2022

Dear Mr Pearce

DC/21/06987 - Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings - Great Bricett Business Park, The Street, Great Bricett

I am writing to inform you that Ringshall Parish Council **OBJECT** to this application for the following reasons:

- Lack of infrastructure - the village does not have sufficient amenities for an additional 51 homes so close by.
- Road Network - the roads locally are insufficient to cope with the extra amount of traffic 51 homes would create
- Over development – the application would be over-development of the area
- The visual and light impact, which would affect Ringshall Parish and its skyline.

Yours sincerely

Mrs L Luther
Parish Clerk
Ringshall Parish Council

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

Sent: 25 Jan 2022 11:27:15

To:

Cc:

Subject: FW: Planning Consultation DC/21/06987 Natural England Response

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 24 January 2022 15:36

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

Subject: Planning Consultation DC/21/06987 Natural England Response



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Dear Sir or Madam,

Application ref: DC/21/06987

Our ref: 380323

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

Thriving Nature
for people and planet



We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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](#)

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.

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

Sent: 10 Jan 2022 10:15:57

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06987

Attachments:

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

Sent: 10 January 2022 08:17

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06987

Dear Vincent,

Thank you for consulting me about the proposed residential development in Great Bricett. On reviewing the application documents I have no comment to make, due to the limited sustainable transport options available for this development.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

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

Sent: 07 January 2022 14:59

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/21/06987

Please find attached planning consultation request letter relating to planning application - DC/21/06987 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Kind Regards

Planning Support Team

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

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

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

Your ref: DC/21/06987
Our ref: Great Bricett – Great Bricett Business
Park, The Street 48654
Date: 10 January 2022
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,

Great Bricett: Great Bricett Business Park, The Street – reserved matters

I refer to the proposal: application for approval of reserved matters following outline planning permission DC/17/03568 – access, appearance, landscaping, layout, and scale for erection of 51no. dwellings.

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

Yours sincerely,



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

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

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

Sent: 11 Jan 2022 10:37:44

To:

Cc:

Subject: FW: 2022-01-10 JS Reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/21/06987 - ARM

Attachments:

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

Sent: 10 January 2022 13:23

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

Cc: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>

Subject: 2022-01-10 JS Reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/21/06987 - ARM

Dear Vincent Pearce,

Subject: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/21/06987 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06987.

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

- Existing Site Plan Ref 16001 01
- Preliminary Basin Sections Ref ie18/016/250 p1
- Proposed Site Layout Plan Showing Soft and Hard Landscaping Area ref RMJ/GB/Landscape01 (Jan 2022)
- Supplementary Information Sheet Regarding Landscaping Proposals (No ref)

A holding objection is necessary because the proposed site layout does not utilise ground open SuDS for collection, conveyance, storage, and discharge, that demonstrate that the four pillars of SuDS have been met (quality, quantity, amenity, biodiversity). Cross section of the basin needs to be updated to include more detail.

The applicant also needs to give more detail on the establishment for the landscaping of the SuDS features for the first five (5) years.

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. Resubmit a layout plan showing that the surface water strategy utilising above ground open SuDS for collection, conveyance, storage, and discharge, unless there is clear evidence that this is not appropriate.
2. Resubmit the basin cross section depicting 1:4 side slopes (max), 1.5m width wet/dry benches every 0.6m depth of water, 300-500mm freeboard, 3m width maintenance strip and show water depths for 1:2, 1:30 and 1:100 + CC. Basins shall not exceed 1.2m depth.
3. Resubmit the landscaping plan/proposals demonstrating establishment for the landscaping of the SuDS features for the first five (5) years.

Note: Discharges

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
****Note I am remote working for the time being****

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

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 07 January 2022 14:58
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/06987

Please find attached planning consultation request letter relating to planning application - DC/21/06987 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Kind Regards

Planning Support Team

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

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

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

Your Ref: DC/21/06987
Our Ref: SCC/CON/0062/22
Date: 17 January 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06987

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings

LOCATION: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

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

Holding objection until the following comments have been addressed:

1. Parking and turning: From the submitted plans (that are not entirely clear with regard to parking provision), it appears that the proposed parking provision does not accord with Suffolk Guidance for Parking (2019). The garage dimensions are not sufficient to be classed as parking spaces (although this could be addressed by separate cycle storage). Additional parking provision and/or further information is required. It is also noted that there is none, or non-standard turning provision for large vehicles in some of the estate roads and longer shared driveways. This may result in issues for refuse and delivery vehicles. Amendments and/or swept path drawings, and potentially information related to waste collection is required.

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

2. Layout: The roads and footways would not be suitable for adoption by the Highway Authority due to the proposed layout that does not provide sufficient footway provision or clarity over the road type (i.e. whether they are a 'shared surface' road). There would also be potential issues over design speed, bend radii, use of rear parking courts (resulting in excessive on-street parking), space for utilities, street lighting and trees close to adoptable roads. It could also be argued that the layout does not accord with NPPF 112 (a,c,d). However, it should be noted that if kept as a private development, some of the above comments would be beyond the scope of the Highway Authority. Amendments and/or further information is required.

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/>

3. Access and footway improvements: It is noted that DC/17/03568 was an 'All matters reserved' application and it is not entirely clear from the conditions attached to that permission, whether the indicatively shown access and footway improvements (on the submitted drawings for that application) have been secured. It is noted that no access or footway details are shown within this submission and clarity is sought on whether these are secured and how they would tie-in to the proposed internal layout. Additional information is required.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

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

Sent: 20 Jan 2022 08:54:09

To:

Cc:

Subject: FW: Reserved matters application DC/21/06987/RM - Great Bricett Business Park The Street Great Bricett: Archaeology

Attachments:

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

Sent: 19 January 2022 18:19

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

Subject: Reserved matters application DC/21/06987/RM - Great Bricett Business Park The Street Great Bricett: Archaeology

Dear Vincent Pearce,

Currently no archaeological work has been undertaken on this site. However, conditions 8 and 9 of outline planning permission DC/17/03568 have secured archaeological investigation and reporting, as a result there will be no requirement for additional archaeological conditions for reserved matters.

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

Do please let me know 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: [@SCCArchaeology](https://twitter.com/SCCArchaeology)

Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)

Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

If you are contacting me about Development Management please quote the planning application number where possible.

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 10 Jan 2022 10:15:45
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/06987
Attachments: ufm39_Standard_Consultation.pdf

-----Original Message-----
From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 10 January 2022 07:16
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/21/06987

Fire Ref.: F216214

FAO: Vincent Pearce

Good Morning,

Thank you for your letter regarding this site.

Could you please ensure that Condition 11, in the original Decision Notice for planning application DC/17/03568, for the installation of Fire Hydrants, 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
3rd Floor, Lime Block, Endeavour House
Russell Road, IP1 2BX

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

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

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

-----Original Message-----
From: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>
Sent: 07 January 2022 15:07
To: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/21/06987

FYI

Regards

Cindy Hawes

Cindy Hawes
Business Support Officer
BBcindy.hawes@suffolk.gov.uk
☎ 01473 260588

Suffolk Fire and Rescue Service
Fire and Public Health Directorate
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX www.suffolk.gov.uk

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

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 07 January 2022 14:58
To: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/06987

Please find attached planning consultation request letter relating to planning application - DC/21/06987 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Kind Regards

Planning Support Team

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

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

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Vincent Pearce – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 28 January 2022
Subject: Reserved Matters Application
Proposal: DC/21/06987

Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings

Location: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

Key Points

1. Key Points

<p>Holding Objection: Insufficient information is provided in respect of affordable housing. This should be resolved through provision of an Affordable Housing Scheme, in line with the Section 106 Agreement which accompanies the outline permission. Further advice is provided in this Memo.</p>
<p>Comment: It is not clear what the proposed mix of open market units is. This needs to be explained.</p>
<p>Support: All proposed units meet the floorspace requirements of the Nationally Described Space Standard.</p>

2. Housing Need Information

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

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 3 applicants registered for affordable housing with a local connection to Great Bricett, as of January 2022, with more than 600 applicants on the Housing Register with a connection to Mid Suffolk.

3. Preferred Mix for Affordable Housing

3.1 The Section 106 agreement for DC/17/03568 (dated 2nd January 2019) requires that the site delivers 35% affordable housing, to a maximum of 17, of which 12 are to be affordable rents and 5 shared ownership.

3.2 No mix of unit sizes is set by the Section 106 Agreement. Instead, the Agreement requires submission of an Affordable Housing Scheme as part of the reserved matters application. It should cover:

- The plots and location,
- Bedroom numbers per dwelling,
- Dwelling size and
- Tenure.

This document appears not to have been submitted. **Please could the applicant prepare and submit an Affordable Housing Scheme in order to enable discharge of the Section 106 Agreement?** It would also assist with the determination of this application.

3.3 It is recommended that the Affordable Housing Scheme provides for the following units, minimum unit sizes and tenures.

Tenure	Number of units	Bedrooms and Occupants	Type	Minimum unit Size (GIA) (m ²)
Affordable Rent (12 units total)	2	1b2p	Flats	50 ¹
	2	2b4p	Bungalows	70
	4	2b4p	House	79
	4	3b5p	House	93
Shared Ownership (5 units total)	3	2b4p	House	79
	2	3b5p	House	93

3.4 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.

3.5 The Affordable Housing Scheme will need to show the location and distribution of the affordable units. Best practice is to 'pepper pot' them in clusters across the site, striking a balance between clustering for management purposes and integrating the affordable and market homes. The affordable homes must not be clustered in less desirable parts of the site.

3.6 In line with Government Guidance, the development should deliver a tenure-blind design. This can be reviewed once more is known about the affordable units.

¹ Each flat with own front door and no communal areas.

3.7 It needs to be confirmed that the eventual Registered Provider will not be subject to sharing any unreasonable ongoing costs for highway maintenance. As such, please confirm that all the affordable units will be directly accessible from adoptable highway or, where the affordable units are accessed off a separate private drive which may not be adopted by the Highway Authority, that the drive will be accessed from adoptable highway, delivered to adoptable standard and transferred to the RP. Any costs incurred from maintainable roads should be included in service charges, paid by leaseholders / renters of the affordable units.

3.8 We would be grateful if the bungalows and ground floor flat could be fitted with level access showers rather than the baths.

3.9 The affordable units will 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 mix of units is set out in the 'Proposed Site Plan' (Ref: 002 Rev. A). Given the very similar colours used in the legend, it is very difficult to identify the number of each type of unit. Furthermore the intended affordable homes are not identified, meaning that the intended open market units cannot be identified either. **Please could the applicant provide an accommodation schedule, listing (by plot number) and totalling the unit type, size (bedspaces/occupants, floorspace) and intended tenure?**

4.2 The key (extant) policies for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy and H14 of the Mid Suffolk Local Plan.

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 of a development, but it offers a guide as to how the development can provide an appropriate mix and contribute to meeting overall needs. This split is applied to 34 open market units, below:

Size of unit (bedrooms)	Split to mirror district-wide requirement ⁱ
1	2
2	12
3	10
4+	10

4.4 Given the level of under-occupation in Great Bricett, as set out in the 2011 Census, it is not recommended that 10 of the units be 4+ bed. Under-occupation in Great Bricett was recorded as being 86.3% in 2011, far in excess of the Mid Suffolk (80.8%) and English (68.7%) averages. A greater proportion of smaller units would aid affordability and help enable downsizing.

4.5 The inclusion of bungalows would be welcomed, as would achievement of higher accessibility standards (M4(2) / M4 (3)).

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%

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Sent: 11 Jan 2022 10:37:06
To:
Cc:
Subject: FW: WK302365 DC2106987
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 11 January 2022 09:27
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: WK302365 DC2106987

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06987
Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings
Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

-
-
-
Thank you for consulting me on this reserved matters application.

I can see from the final proposed layout that there are existing residential properties in close proximity to this site. Demolition and construction activities give rise to the potential for a loss of amenity during the development of the site. As such I would recommend the following 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

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

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

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

Reason: to minimise detriment to nearby residential amenity

There are also some updated general binding rules relating to drainage systems, now that the layout has been finalised I would ask that the following is conditioned.

FOUL DRAINAGE

Prior to the commencement of development final details of the foul drainage scheme to serve the development shall be submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to the building it would serve are commenced. Where package treatment plants are proposed, the applicant must provide confirmation in writing detailing how the proposal will meet the requirements of the updated General Binding Rules as outlined [General binding rules: small sewage discharge to a surface water - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

If the system requires a permit then enclose the details of the permit issued.

No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason: to minimise detriment to nearby residential amenity

Andy
Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 12 Jan 2022 03:15:30
To:
Cc:
Subject: FW: DC/21/06987 - Air Quality
Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>
Sent: 12 January 2022 14:42
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/06987 - Air Quality

Dear Vincent

YOUR REF: 21/06987

OUR REF: 302207

SUBJECT: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings
Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

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

Please note - I work Tuesdays and Wednesdays

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 17 Jan 2022 12:12:15
To:
Cc:
Subject: FW: (302364) DC/21/06987. Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 17 January 2022 10:09
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: John Pateman-Gee <John.pateman-Gee@baberghmidsuffolk.gov.uk>
Subject: (302364) DC/21/06987. Land Contamination

EP Reference : 302364
DC/21/06987. Land Contamination
Great Bricett Business Park, The Street, Great Bricett, IPSWICH, Suffolk, IP7 7DZ.
Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated:
07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that nothing submitted relates to land contamination and as such I have no comments to make. I would note that I believe that condition 20 which relates to land contamination remains an outstanding, as yet unresolved, issue.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

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

Sent: 24 Jan 2022 01:49:24

To:

Cc:

Subject: FW: DC/21/06987

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 24 January 2022 08:52

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

Subject: DC/21/06987

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/21/06987

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings.

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ.

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:-

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butts per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

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

w: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	DC/21/06787	
2	Date of Response	27/01/22	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site for commercial collections. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>Attached is the latest waste guidance for new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <p>The road surface and construction must be suitable for a RCV to drive on. To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations points plotted, these should be at edge of the curtilage or at the end of private drive. These are required for approval.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

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.

	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.



01 March 2022

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

By email only

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

Application: DC/21/06987
Location: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ
Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings

Dear Vincent,

Thank you for consulting Place Services on the above reserved matters application.

Holding objection due to insufficient ecological information – out of date ecological report

Summary

We have reviewed the Preliminary Ecological Appraisal (Castle Hill Ecology Ltd, February 2017) and the updated Botanical Survey (Castle Hill Ecology Ltd, June 2017), submitted by the applicant for the outline application (DC/17/03568), relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

Furthermore, we have reviewed the submitted information that accompanies this application, including the Habitat Management Plan (Castle Hill Ecology Ltd, December 2021).

We are not satisfied that there is sufficient ecological information available for determination. This is because the Preliminary Ecological Appraisal (Castle Hill Ecology Ltd, February 2017) is out of date to support this application, in line with CIEEM Guidance¹ and paragraph 6.2.1 of British Standard (BS) BS42020 'Biodiversity – Code of practice for planning and development 2013'.

¹ CIEEM (2019) Advice note on the Lifespan of Ecological Reports and Surveys - <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>



As a result, we recommend that a suitably qualified ecologist provides an ecological addendum or an updated ecological report to support this application, which may include require an additional site visit and updated desk study information. The ecologist will be required to provide appropriate justification, on:

- The validity of the initial report;
- Which, if any, of the surveys need to be updated; and
- The appropriate scope, timing and methods for the update survey(s).

Furthermore, we request the detailed soft landscaping scheme should be submitted to support this application or provided prior to commencement. This should include a planting schedule, with details of quantity, species, size/type (bare root, container etc). It would then include details of implementation and materials (i.e. soils and mulch) and any protection measures that will be put in place (i.e rabbit guards). The planting schedule should include native species where appropriate, which is suitable for the local variation of species. This could include flowering lawns to be incorporated into areas of public open space.

The soft landscape scheme, as well as any Landscape Management Plan should follow the recommendations contained within the Habitat Management Plan (Castle Hill Ecology Ltd, December 2021). However, it is highlighted that this document may need to be updated following the provision of this additional information. We generally approve of the reasonable biodiversity enhancement measures included within the Habitat Management Plan, but we request that details and locations of hedgehog friendly fencing is outlined within the document to be delivered throughout the development. In addition, we query whether there are opportunities for integrated bat or bird bricks to be implemented throughout the development.

Therefore, the further ecological addendum or an updated ecological report is required to provide the LPA with certainty of impacts on protected and priority species and enable it to demonstrate compliance with its statutory duties, as well as its biodiversity duty under s.40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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.



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

31/01/2022

For the attention of: Vincent Pearce

Ref: DC/21/06987; Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Thank you for consulting us on the Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings.

This reserved matters application is supported by several documents and drawings relating to the landscape, layout and appearance of the proposed development. Currently the level of information provides more of a landscape strategy and further detail is required prior to commencement.

Review of submitted documents and recommendations:

- The proposed site plan (161001_002_A) is in broadly in accordance with the approved layout.
- Proposed trees should be planted at a variety of sizes depending on whether they are pioneering or successional species. Where trees are used within hard landscaped areas or as feature/focal points, we would advise that heavy/extra heavy standards are used with appropriate tree pit construction and support. A predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats and to increase species diversity.
- The proposed tree plan, proposed hard and soft plan and supplementary landscape information document require further details:
 - The soft landscape specification should include a planting schedule, with details of quantity, species, size/type (bare root, container etc). It would then include details of implementation and materials (i.e. soils and mulch) and any protection measures that will be put in place (i.e rabbit guards).
 - The hard landscaped scheme should include a plan(s) showing the location of hard or otherwise paved surfaces (annotated or key), including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces (drawn to a scale of not less than 1:200), details of signage and street furniture should also be included.
- The proposed fencing plan indicates the use of 1.8m high closeboard fencing for all plot boundaries. We would advise that any boundary adjacent to the public realm are formed from 1.8m high walls, of brick or similar vernacular material for example but not limited to Plots 2,6, 22. Due to the rural location we would suggest that where possible hedges or post and rail be considered as alternative boundary treatments.

- A significant proportion of existing trees and vegetation are to be retained around the site and along the site boundaries, though the written details of tree species on the submitted plan is illegible. Furthermore, we would expect to see root protection areas mark on all landscape plans.
- We would encourage the provision of additional street trees to the north-western end of the development around plots 47-51 and 35-37.
- The aesthetic appeal of the attenuation area plays an important role in ensuring it is integrated within green open spaces and provides multiple benefits. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. A standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided.
- The preliminary basin sections for the SuDS basins are welcome, though they fail to indicate the gradient of the sides. We would recommend that these are 1:4, but no more than 1:3. There also appears to be 2 retained and 1 proposed tree within the northern basin and no proposed planting. Clarification is sought.
- The development gateway needs to be of high quality, providing a transition from the highway into the residential space. Currently there appears to be little landscape enhancement in this location.
- Like to see some additional tree planting/landscaped areas with site
- A habitat management plan (HMP) has been submitted, though this primarily deals with the management of existing ecological features on site. A landscape management and maintenance plan for the communal areas should be submitted, incorporating the recommendations within the HMP to ensure the correct establishment and maintenance of the site.

If minded for approval, we would advise that the following conditions should 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, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

Before any works commence on site, details of advance planting to the southern and western boundaries shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a

minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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

Kind regards,

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/21/06987

Application Summary

Application Number: DC/21/06987

Address: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/17/03568 dated: 07/01/19 - Access, Appearance, Landscaping, Layout and Scale for Erection of 51no. dwellings

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 is aware that it has not commented previously on this application. There should be a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2). It is not possible to tell from the drawings that the entrance/exit doors provide level access.

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

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

Philip Isbell – Acting Chief Planning Officer
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

R M J Services
Mr Ryan Jones
46 Neptune Square
The Waterfront
Ipswich
Suffolk
IP4 1QH

Applicant:

Mr John Cooper
Great Bricett Business Park
The Street
Great Bricett
Suffolk
IP7 7DZ

Date Application Received: 10-Jul-17

Application Reference: DC/17/03568

Date Registered: 15-Sep-17

Proposal & Location of Development:

Outline Planning Application (all matters reserved) - Residential development of up to 51 dwellings.

Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Section A – Plans & Documents:

This decision refers to drawing no./entitled DRAWING 08 SITE LOCATION PLAN received 10/07/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Existing Site Plan DRAWING 01 - Received 10/07/2017

Defined Red Line Plan DRAWING 08 SITE LOCATION PLAN - Received 10/07/2017

DRAWINGS 04, 05, 06 FOOTPATH - Received 10/07/2017

Section B:

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

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

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

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

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

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF GROUND FLOOR LEVELS WITH RESERVED MATTERS APPLICATION.

Concurrently with the submission of reserved matters in respect of siting and/or design for the development, details of the proposed finished ground floor level measured from a fixed off site datum point shall be submitted for approval, in writing, by the Local Planning Authority, and the development shall thereafter be constructed in accordance with the approved levels.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities, amenity of neighbouring properties and character of the area.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE AND FOUL WATER DRAINAGE DETAILS

Full details of surface and foul water drainage shall have been submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of any works to the building it would serve. No part of the development shall be first occupied or brought into use until the agreed method of surface and foul water drainage has been fully installed and is functionally available for use. The surface and foul water drainage scheme shall thereafter be maintained as approved.

Reason - To safeguard the ground water environment from harm and minimise the risk of flooding.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SUDS WATER DRAINAGE DETAILS

No development shall commence until details of a construction surface water management plan, detailing how surface water and storm water will be managed on the site during construction and during the lifetime of the development, are submitted to and agreed in writing by the local planning authority. No part of the development shall be first occupied or brought into use until the agreed method of water drainage has been fully installed and is functionally available for use unless alternative timing for installation is otherwise agreed in writing by the Local Planning Authority. The drainage scheme shall thereafter be maintained and managed as approved.

Reason - To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm by reason of flood risk.

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

No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and: a. The programme and methodology of site investigation and recording. b. The programme for post investigation assessment. c. Provision to be made for analysis of the site investigation and recording. d. Provision to be made for publication

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

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

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

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

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

10. ACTION REQUIRED: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures, during the operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the 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.

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.

11. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

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

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

13. HIGHWAYS CONDITION

Before the access is first used visibility splays shall be provided with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

14. HIGHWAYS CONDITION

No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

15. HIGHWAYS CONDITION

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

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

16. HIGHWAYS 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 except with the written agreement of the Local Planning Authority.

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

17. HIGHWAYS CONDITIONS

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

18. HIGHWAYS CONDITIONS

Prior to the footway being constructed, the ditch beneath the proposed footway shall be moved in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

19. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT:
CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portalos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition. The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

There shall be no burning of waste during construction

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

20. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION

No development shall take place until;

(i) A strategy for investigating any contamination present on site has been submitted for approval, in writing, by the Local Planning Authority. Development on site, including demolition, may be carried out in order to fully investigate contamination prior to the submission of said strategy subject to agreement, in writing, by the Local Planning Authority and all other pre commencement conditions being agreed by the Local Planning Authority first.

(ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy and timescales as may be agreed.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

21. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - CONTAMINATION REPORT

(iii) A written report shall be submitted detailing the findings of the contamination investigation as approved, and an assessment of the risk posed to receptors by the contamination, for approval, in writing, by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme and timetable of the scheme for agreement in writing by the Local Planning Authority if the authority considers it is required.

(iv) Any remediation work as may be agreed shall be carried out in its entirety in accordance with the approved Remediation Scheme and its timetable. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation scheme prior to the first use/occupation of the development.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of this condition, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with this condition.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

22. HABITAT MANAGEMENT

Prior to the commencement of development and concurrent with reserved matters of landscaping, a habitat management plan shall be submitted to the Local Planning Authority in writing and shall be carried out in its entirety as may be agreed.

Reason: To ensure biodiversity interests are protected and enhanced.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

GP01 - Design and layout of development
H03 - Housing development in villages
T10 - Highway Considerations in Development
H07 - Restricting housing development unrelated to needs of countryside
E06 - Retention of use within existing industrial/commercial areas
H15 - Development to reflect local characteristics
CS04 - Adapting to Climate Change
NPPF - National Planning Policy Framework

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

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

This relates to document reference: DC/17/03568

Signed: Philip Isbell

Dated: 7th January 2019

**Acting Chief Planning Officer
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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

This page is intentionally left blank



Application No:
DC/21/06987

Address: **Great Bricett, Business Park, The Street, Great Bricett**

Proposal: **RESERVED MATTERS [51 dwellings]**

Access, Appearance, Layout, Scale and Landscaping

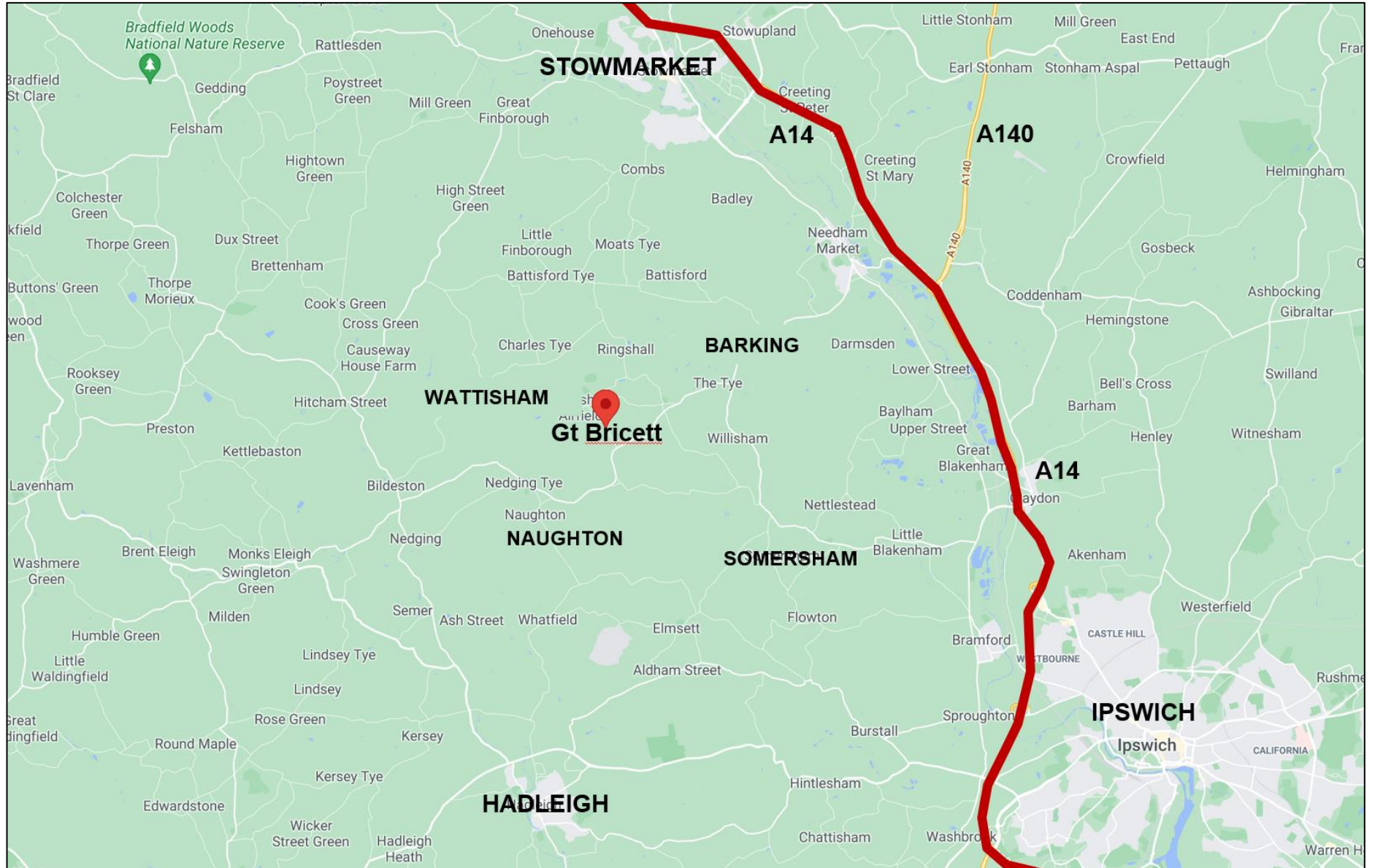
Outline planning permission: DC/21/06987 ~ GRANTED 7 January 2019



This presentation is designed to provide illustration and must be considered in conjunction with the associated report, representations and all other material planning considerations

Geographic Context

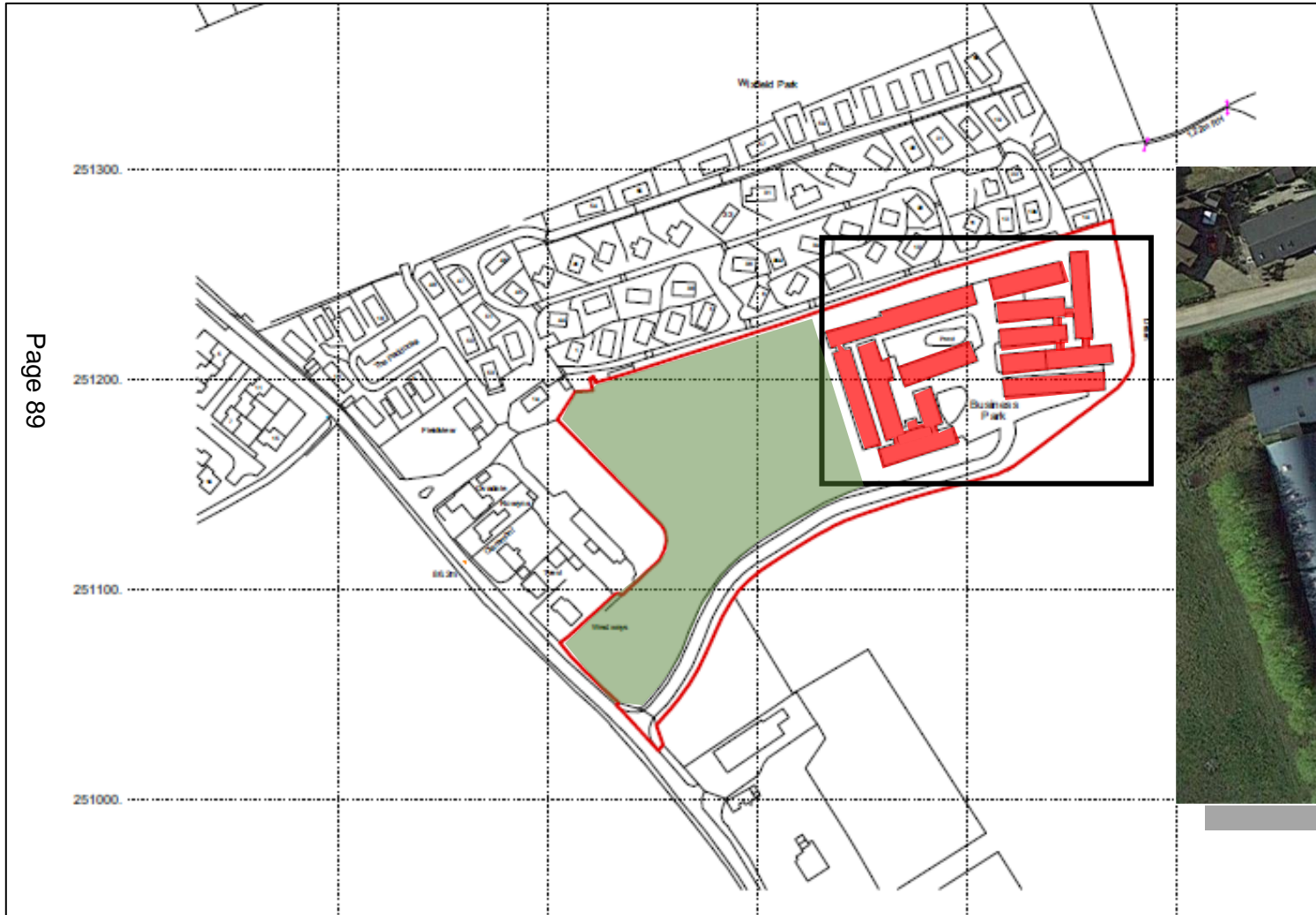
slide 1





Red Line Plan

slide 3







Outline Permission



Proposed

slide 7



Comparison



Open Space: east

slide 8



Open Space: west

slide 8

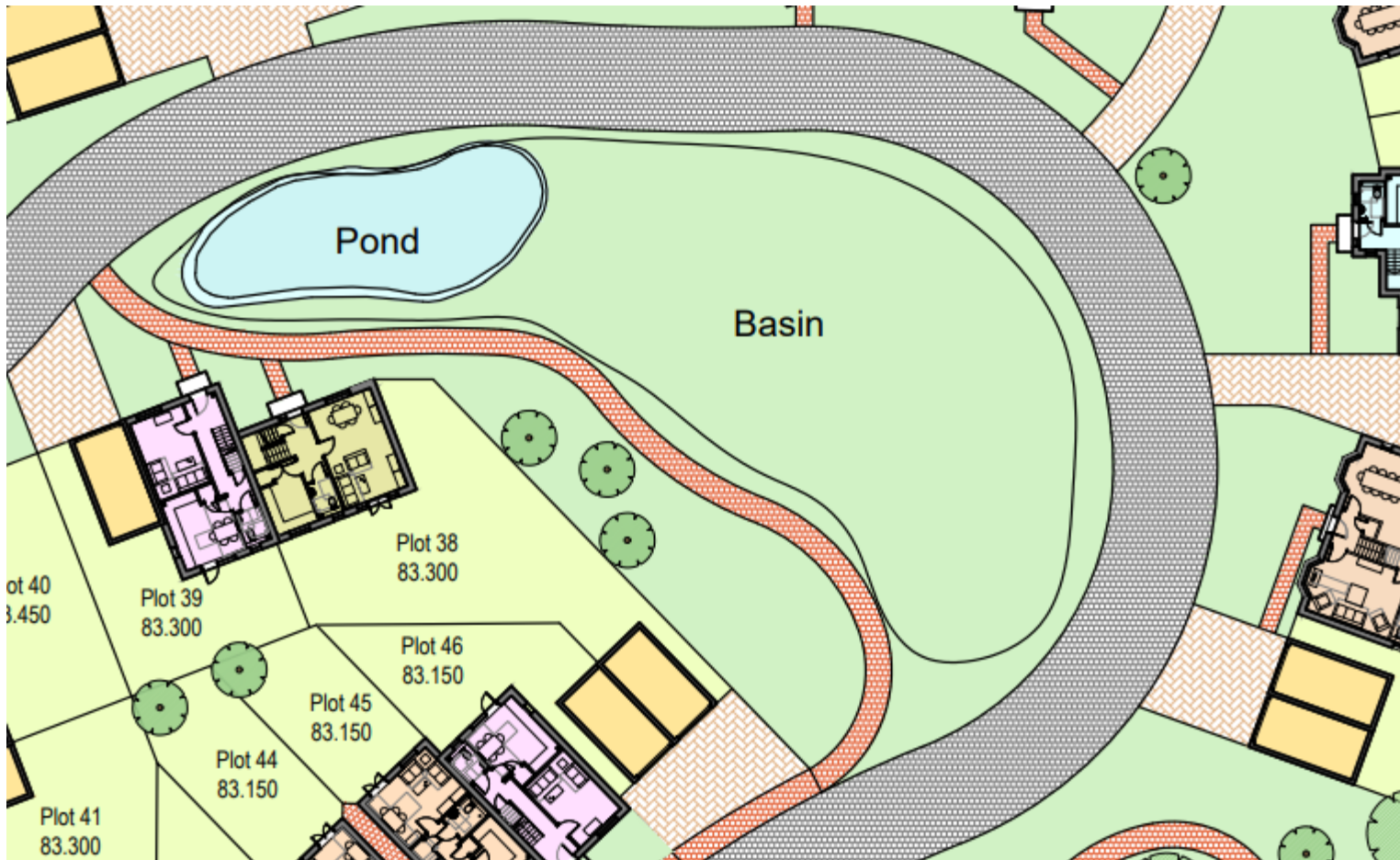


Open Space: west

slide 8

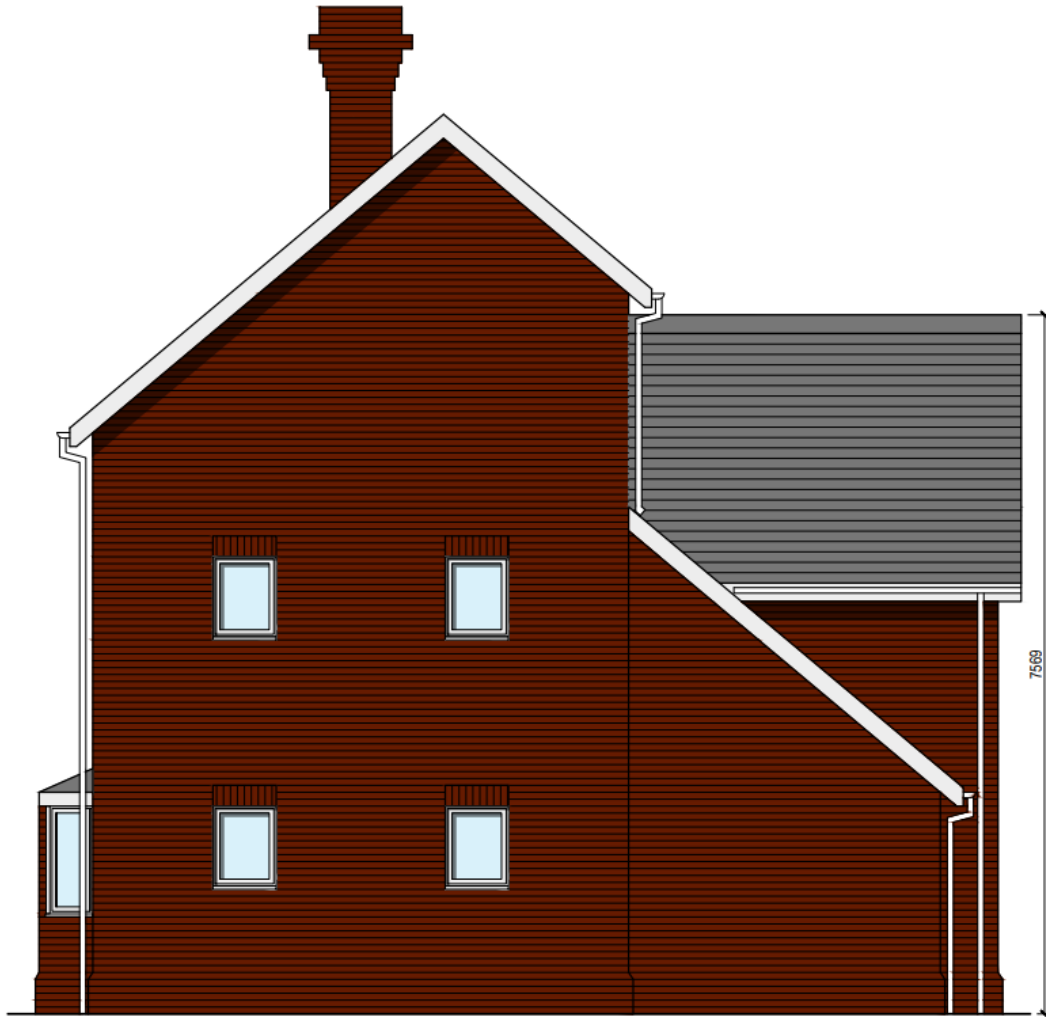


landscape





plots 47 & 49



plots 47 & 49

Appearance

slide 8



plots 42

Page 102



plots 8, 14, 19, 23, 27, 44
plot 9, 15, 18, 20, 21, 24, 28, 45



plot 3, 5, 6, 12, 16, 17, 26, 38
plot 4, 7, 11, 36



plot 3, 5, 6, 12, 16, 17, 26, 38
plot 4, 7, 11, 36



plot 35

plots 1, 30, 37
plots 40, 41, 51

plots 2, 48
plot 50

Application No:
DC/21/06987

Address: **Great Bricett, Business Park, The Street, Great Bricett**

RECOMMENDATION

REFUSE permission

for the reasons as set out in the Committee report
+ failure to mitigate educational impact



Agenda Item 7b

Committee Report

Item No: 7

Reference: DC/22/01655

Case Officer: Vincent Pearce

Ward: Bacton Green

Ward Member: Councillor Andrew Mellen.

RECOMMENDATION:

That the Chief Planning Officer be advised that the Committee supports the amended details and welcomes the changes made by the applicant in response to members concerns expressed at the Committee B meeting of 23 February 2022. The Chief Planning Officer should have regard to the Committee's position when determining the details under delegated authority

Description of Development

Discharge of Conditions Application for DC/19/00646 - Condition 12 (Footway Improvements)

Location

Land on the west side, Broad Road, Bacton, Suffolk *[note the details also include improvements in Pound Hill]*

Expiry Date: 25/05/2022

Application Type: DOC - Discharge of Condition(s)

Development Type: Misc Not for PS2

Applicant: Keepmoat Homes

Agent:

Parish: Bacton [Cotton adjoins the residential development site]

Site Area: n/a

Density of Development:

Gross Density (Total Site): n/a

Net Density (Developed Site, excluding open space and SuDs): n/a

Details of Previous Committee / Resolutions and any member site visit: This item is referred to Committee following Committee B's consideration of an associated Reserved Matters [RM] application for 65 dwellings on 23 February 2022.

Has a Committee Call In request been received from a Council Member (Appendix 1): Yes
Councillor Andrew Stringer [Mendlesham Green] 26 April 2022

[text from call-in request reproduced below]

Planning application reference	DC/22/01655
Parish	Bacton
Member making request	Andrew Stringer, member for Mendlesham ward.
13.3 Please describe the significant policy, consistency or material considerations which <u>make a decision</u> on the application of more than local significance	Condition 12 of original decision was agreed by committee that committee would have a chance to agree the actual section 278 proposal. The plans to carry out the new footway does lead to significant road safety issues, as acceptable visibility cannot be achieved when measured on site. The layout does not promote the use of cycling The speed data and stopping safe stopping distances cannot be achieved.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	T10 whether the needs of cyclists and pedestrians have been <u>met</u> , the proposed scheme creates direct conflict between cyclists and buses & cars, due to the lack of space under the bridge. Stopping distances and sightlines have been incorrectly plotted on plans.
13.5 Please detail the wider District and public interest in the application	Road safety and the encouragement of cycling as a sustainable mode of transport is essential to creating modal shift in transport.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	Cyclists from my ward being exposed to a dangerous road layout
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Telephone discussion and emails

figure 1: 'Call-in' request from Councillor Stringer 26 April 2022

Has the application been subject to Pre-Application Advice: Yes (informal)

PART ONE follows.....

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons:

At the Committee B meeting of 23 February 2022 officers gave a commitment to present separate details submitted pursuant to condition 12 [highway improvements] [and therefore outside of the RM] to Committee rather than determine them, as would be normal, under the delegated authority given to the Chief Planning Officer within the Scheme of Delegation.

The meeting of 23 February 2022 considered the merits of the Reserved Matters submission for 65 dwellings on land west of Broad Road [reference: DC/21/04779], Bacton which had received outline planning permission [reference: DC/19/00646] on 21.12.2020.

That permission carries a condition [no. 12] requiring further details of highway improvements to be submitted to and approved by the Council. Members wished to debate the nature of those works during the discussion of the RM details but were advised by officers that such works were outside of the scope of the RM application.

A number of Members had particular concerns that the nature of the highway improvements shown at the outline stage may pose safety issues for cyclists using Pound Hill under the railway bridge. Councillors Mellen, Stringer and Burn made particularly strong representations, as did other Members of the Committee.

Conscious of the strength of feeling, officers committed to present the details related to condition 12 [the highway works] to Committee once submitted.

The Committee endorsed this commitment and the debate in respect of the RM moved on.

The official minute of the meeting of 23 February 2022 [106.14/15] records that whilst resolving to delegate conditional authority to the Chief Planning Officer to approve the RM application and specific conditions members expressed a desire to see the details submitted in respect of Condition 12. The minute states:

“Informative Notes to the Chief Planning Officer:

- That Condition 12 returns to Development Control Committee B”***

This report honours the commitment given at that meeting.

The Committee is advised that Suffolk County Council as local highway authority also has a duty to separately consider the details under S278 of the Highways Act. That determination regime sits outside of and independent of the planning system.

Condition 12 states:

Notwithstanding such detail as may have been submitted to and approved by the local planning authority on drawing reference IT1527/SK/03 in respect of footway improvement works beneath the railway bridge on Pound Hill and the site's Broad Road frontage further details of the these footway improvements submitted to the local highway authority for approval under by them under appropriate highway legislation (to include layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority prior to the commencement of any works (save for site clearance and technical investigations). The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details. Furthermore, no dwelling shall be occupied until such time as the approved footway improvements in both locations have been completed in accordance with the agreed drawings, specification and timetable.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard and that the benefit associated with the footway improvement works. Are available to new residents on occupation. The applicant/developer is Advised to establish early contact with Suffolk County Council as local highway authority to progress this matter and to secure such Highway Agreements as will be necessary

A Member 'call-in' has also been submitted by Councillor Stringer, effectively supporting the 'commitment' given by officers at the meeting of 23 February 2022 and the subsequent endorsement provided by Members.

It is noted that Councillor Mellen and Councillor Stringer met with a representative of the local highway authority on site in May 2022. It is understood that at that meeting Councillor Mellen and Stringer shared their concerns in respect of cyclist safety with the highway officer. Measurements were taken and the highway officer viewed the carriageway under the railway bridge from a number of vantage points to assess visibility.

A planning officer/s was not present at the meeting as it had been set up directly with the County Council to consider highway matters. *[a Section 278 application having been received by SCC]*

Images follow.....



figure 2: The location of the 65 dwelling development to which condition 12 relates



figure 3: View of the railway bridge from Plough Hill looking east towards Broad Road



figure 4: **View of the railway bridge from Plough Hill looking west towards St. Mary's Close**
[the turning on the right beyond the bridge]

Currently there is no footway under the railway bridge in Pound Hill and pedestrian are required to walk in the road or on a piece of unmade dirt verge adjacent to the bridge abutment.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Core Strategy 2008

CS6 Services and infrastructure

Core Strategy Focused review 2012

FC1.1 Mid Suffolk Approach to Delivering Sustainable Development

Local Plan 1998

T10

T11

NPPF 2021

paragraph 110

paragraph 111

paragraph 112

Neighbourhood Development Plan

The is no Made and Adopted Neighbourhood Development Plan for Bacton and nor is one being prepared.

Consultations and Representations

Consultations in respect of this submission of detail were limited to the local highway authority as it relates to a technical matter.

A: Summary of Consultations

County Council Responses (Appendix 1)

Highways: [21 April 2022]

“We are satisfied with the details and information provided relating to the footway proposal for the purposes of discharging the above planning condition.

The details of the highway design will be agreed when the developer enters into formal agreement with the Highway Authority under Section 278 of the Highways Act 1980 relating to the construction of the highway improvements. This process will include independent road safety audits. The plans may be revised as part of this process.”

Note: The local highway authority has been asked for additional comment5ary following the receipt of amended drawings on 23 May 2022 and the site visit. Referred to earlier.

An update will be reported verbally at the meeting or within table papers

PLANNING HISTORY

REF: DC/19/00646	Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.	DECISION: GRANTED 21.12.2020
REF: DC/21/04779	Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks	DECISION: Committee B 23 February 2022

REF: DC/22/01655

Discharge of Conditions Application for DC/19/00646 - Condition 12 (Footway Improvements)

DECISION: CURRENT
Before Members 8 June 2022

REF: 0764/15

Application for Outline Planning Permission for the erection of up to 47No. dwellings with attenuation basin

DECISION: GTD
05.04.2016

PART THREE – ASSESSMENT OF APPLICATION

1.0 The format of this report

- 1.1 Members are advised that this report does not follow the usual format as discharge of condition submissions are not normally subject to consideration by the Committee.
- 1.2 This section of the report will focus on providing a:
- background
 - broad description of the proposed highway improvements; and,
 - an assessment of the merits of those works
- 1.3 There are three key components to the submitted details. These are:
- [i] estate access details; and,
 - [ii] highway/footway improvements under the railway bridge in Pound Hill; and,
 - [iii] footpath widening on Broad Road beyond the site

2.0 Background

- 2.1 Included within the outline planning permission were a set of drawings which detailed a number of improvements to footways on and around the site.
- 2.2 These essentially comprised the elements shown below.

figure 5:

The key elements of proposed footway improvements secured at outline stage follows...

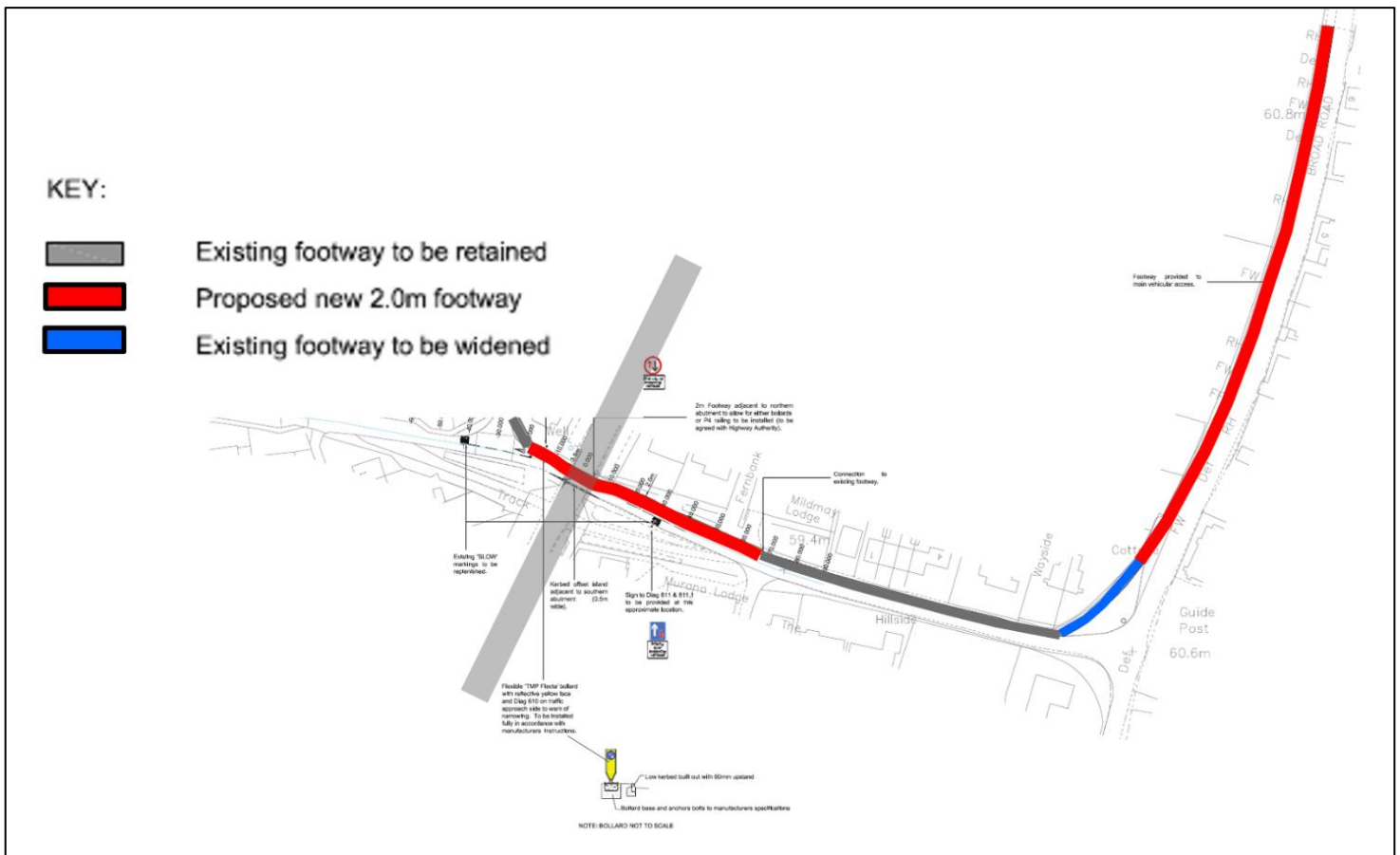


figure 5: The key elements of proposed footway improvements secured at outline stage

- 2.3 The drawings also included a more detailed description of the nature of the works under the railway bridge. [please see figure 6 below].
- 2.4 It is this drawing that prompted the discussion in respect of cyclist safety and the subsequent officer commitment at the Committee B meeting of 23 February 2022 referred to in Part One of this report.

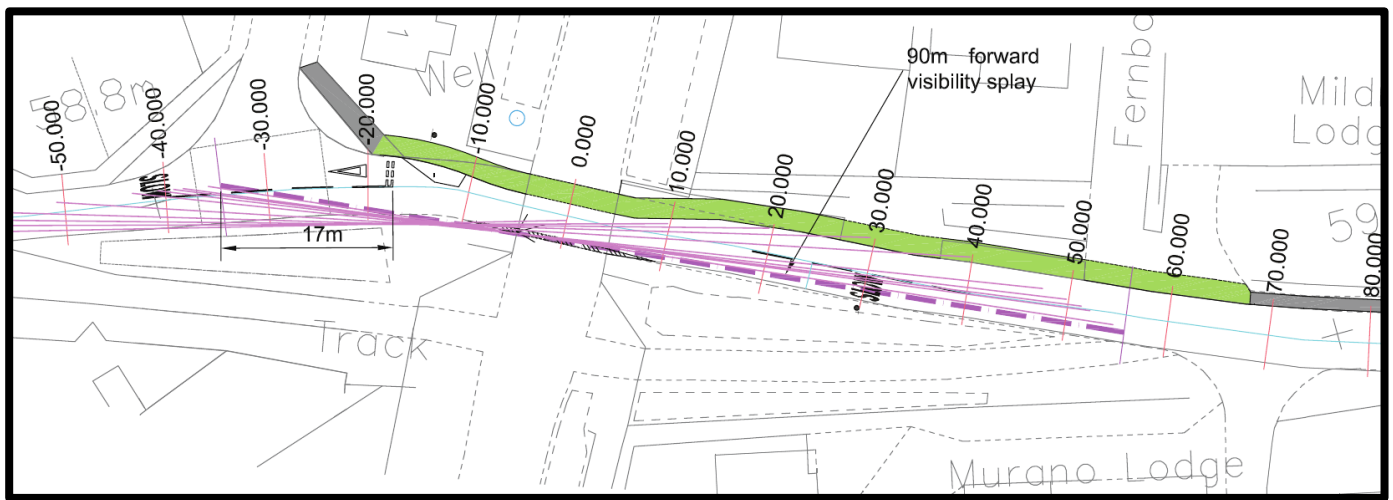


figure 6: The under the bridge improvements secured at outline stage

2.5 The concern expressed by Members is depicted in the images below produced by officers for the purpose of illustration.



figure 7: **Concerns expressed at earlier Committee meeting include – Will there be a blind spot under bridge where oncoming traffic [eastbound] will not see a cyclist [westbound]?** *[illustrative image – not to scale]*



figure 8: **Concerns expressed at earlier Committee meeting include – Will the proposed road narrowing expose westbound cyclists to the risk of being pushed up against the bridge abutment by passing/overtaking vehicles?** *[illustrative image not to scale]*

2.6 Members are advised that officers have sought the following amendments to the information provided by the applicant:

1. Adjustment to the driver vision drawings to show the viewpoint as being from the driver's true eye position on the right-hand side of the cab rather than from the centre of the cab where presently drawn [see figure 9 below]; and,

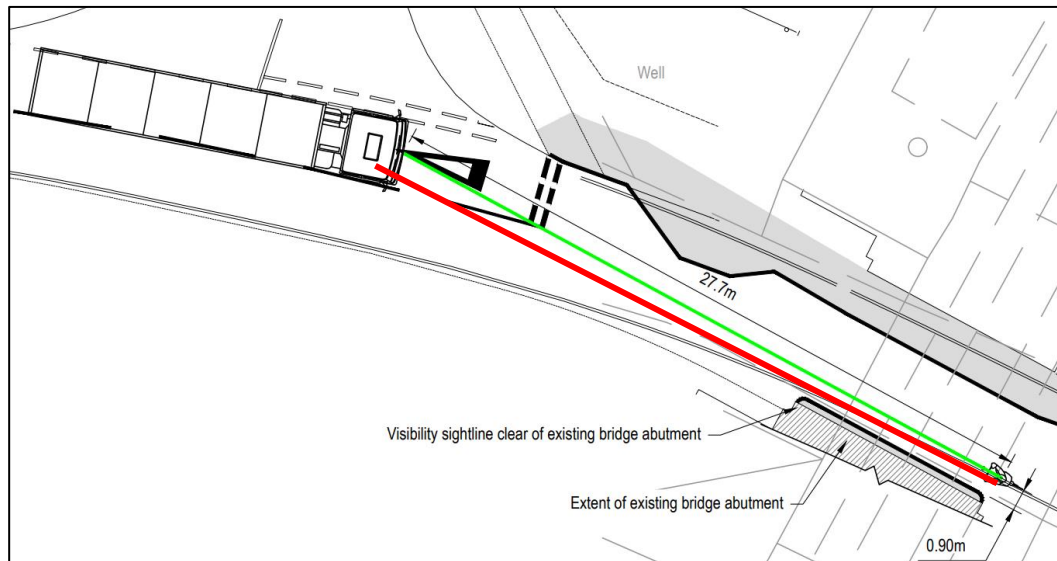


figure 9: **Extract from the submitted forward vision diagram [green line] The red line represents the correction sought.**

2. adjustment to the carriageway or road markings at the eastern end of the bridge [south side] to ensure that cyclists when using carriageway are positioned away from the bridge abutment and are encouraged to cycle closer to the centre of the road.

2.7 An amended plan was received on 23 May 2022 and this is shown overleaf. [figure 10]

figure 10 follows: **Amended plan showing improvements under Pound Hill railway bridge**

To view next page you are advised to turn the agenda through 90° [clockwise]

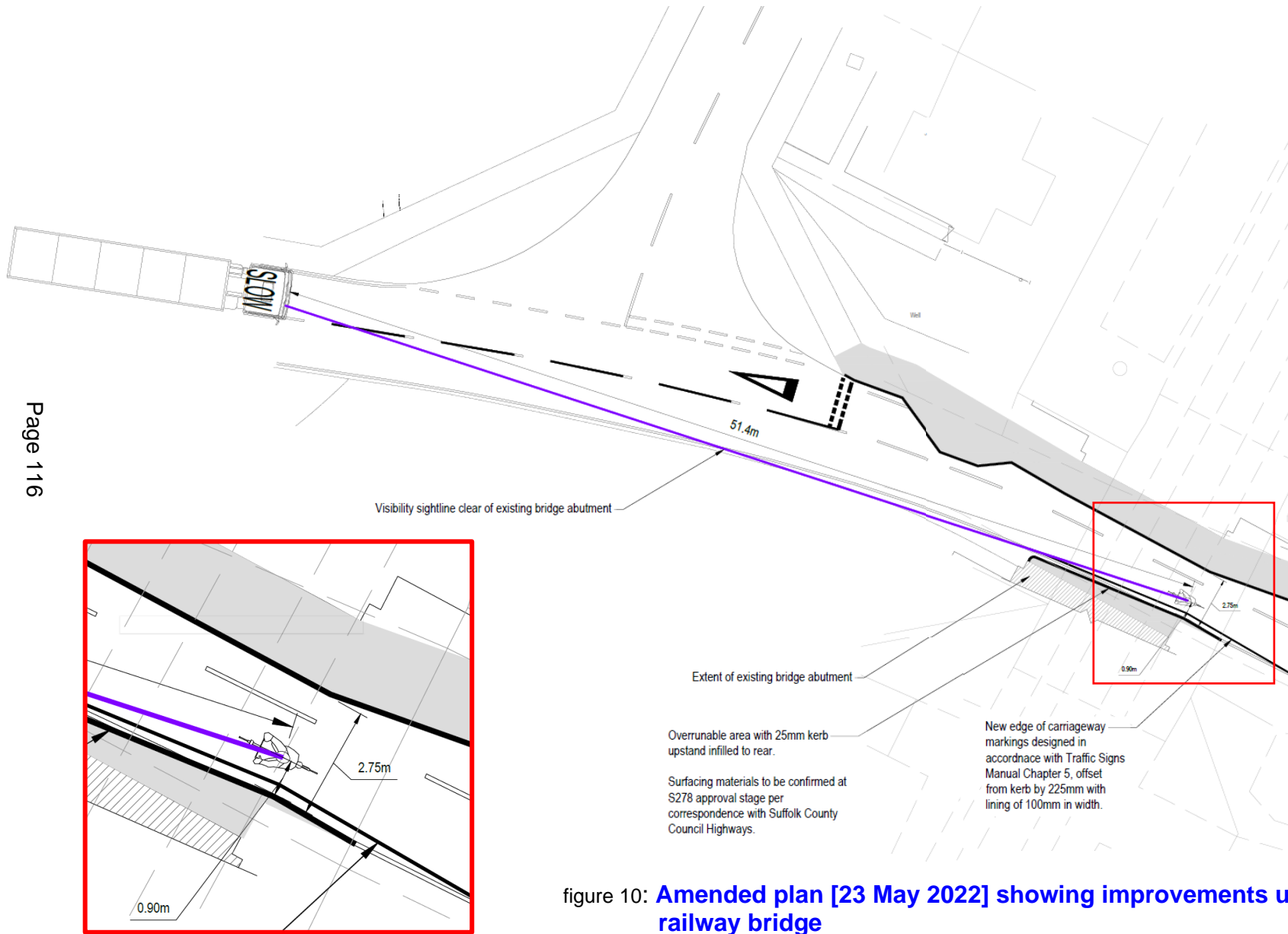


figure 10: **Amended plan [23 May 2022] showing improvements under Pound Hill railway bridge**



figure 12: **Proposed splay [blue dashed line] north of site access and existing hedgerow [green]**

- 3.4 South of the new access, as expected, the splay will lead to the loss of poorer quality less impressive remnant hedgerow. It would appear that what was likely to have been continuous hedgerow along the entire southern section of frontage at some point in the past has long been removed.
- 3.5 New hedgerow planting behind the visibility splay south of the access will restore greenery on this section of the frontage.



figure 13: **Existing hedgerow north of the proposed access. This will be retained [viewpoint on Broad Road looking south]**



figure 14: **Existing frontage south of the proposed access. [viewpoint on Broad Road looking north]**



figure 15: **Proposed splay [blue dashed line] south of site access and existing hedgerow [green]**

4.0 Works under the Pound Hill railway bridge

- 4.1 Figure 16 below shows the works as originally submitted. It is this drawing that officers asked to be amended so as to afford cyclists greater safety in the ways described in paragraph 2.6 of this report.
- 4.2 The applicants agreed to make the changes and following active dialogue with Suffolk County Council as local highway authority the required amendments in the form of an amended plan were submitted on 23 May 2022. **That plan is reproduced at figure 10.**
- 4.3 The highway authority's formal consultation response to the amendments is awaited and will be reported verbally at the meeting or via a tabled paper depending on timing. However, it is anticipated from the discussions that have taken place that no objection will be made and that the scheme will be viewed as acceptable by SCC Highways.
- 4.4 The applicant will also be submitting a revised Technical Note in respect of the amended arrangement which will evaluate the safety implications of that layout. This too will be commented upon by the highway authority and a verbal update will be provided at the meeting.
- 4.5 The amendments result in westbound cyclists being visible to eastbound vehicles observing the speed limit at all points in the cyclist's journey under the bridge. This outcome is delivered via adjustments to the footway build-out on the north side and adjusted road markings that now mean cyclists can occupy a position closer to the middle of the road without fear of being overtaken under the bridge. This will make them visible to oncoming traffic and will mean they are not required when moving under the bridge to be close to the existing abutment on the south side.

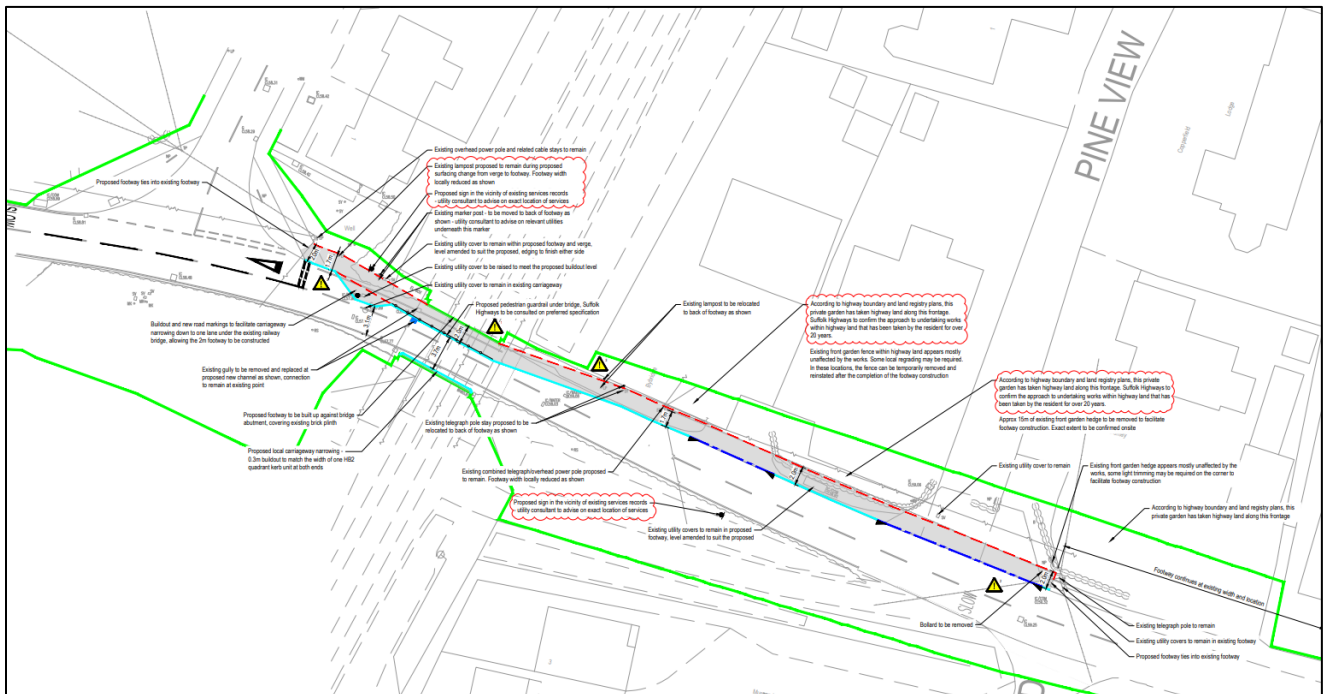


figure16: **Extract from the originally submitted drawing for under the bridge improvements.**

4.6 The essential key components of the works are:

Provision of a 2m wide footway on the north side of Pound Hill under the railway bridge where presently there is no such infrastructure.

A resultant narrowing of the carriageway to a minimum of 2.75m.

New carriageway edge on south side on the road adjacent to the south abutment

New signage and road markings providing west bound traffic with priority over eastbound traffic.

Connecting the new footway with existing and improved sections of footway.

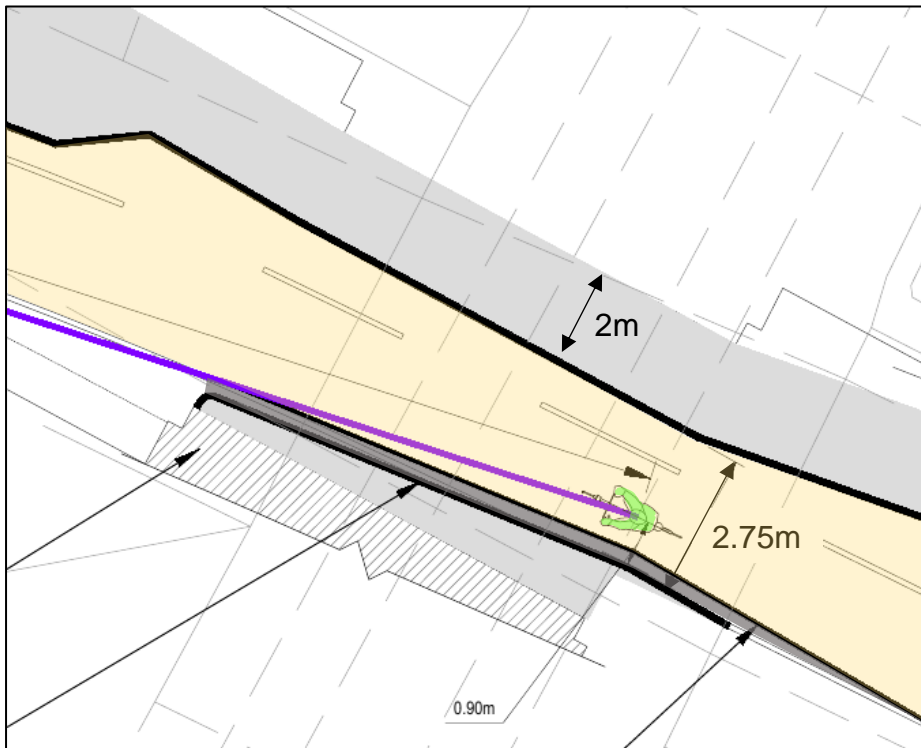


figure 17:

Extract from amended plan showing how cyclist can now occupy a safe position and not be overtaken

- 4.7 The amendments have enhanced cycle safety under the bridge for the reasons described and this affirms that Members were justified in the belief that safety could be improved.
- 4.8 The constructive co-operation of Keep Moat and their consultants is acknowledged and welcomed.
- 4.9 Members are advised that the required timetable for delivery of the works will be agreed under the S278 Agreement with SCC as local highway authority because timing will depend upon when the local highway authority gives permission for the contractor to enter the adopted highway. This approval regime sits outside of the planning system.

5.0 Footway improvements south of the residential site.

- 5.1 The works include widening existing sections of footway and providing new sections to form a continuous path from the new development southwards past existing properties on the west side of Broad Road and then via an existing section of footway in Pound Hill that cannot be widened to the new works under the bridge. These works are welcomed as they will enhance connectivity.

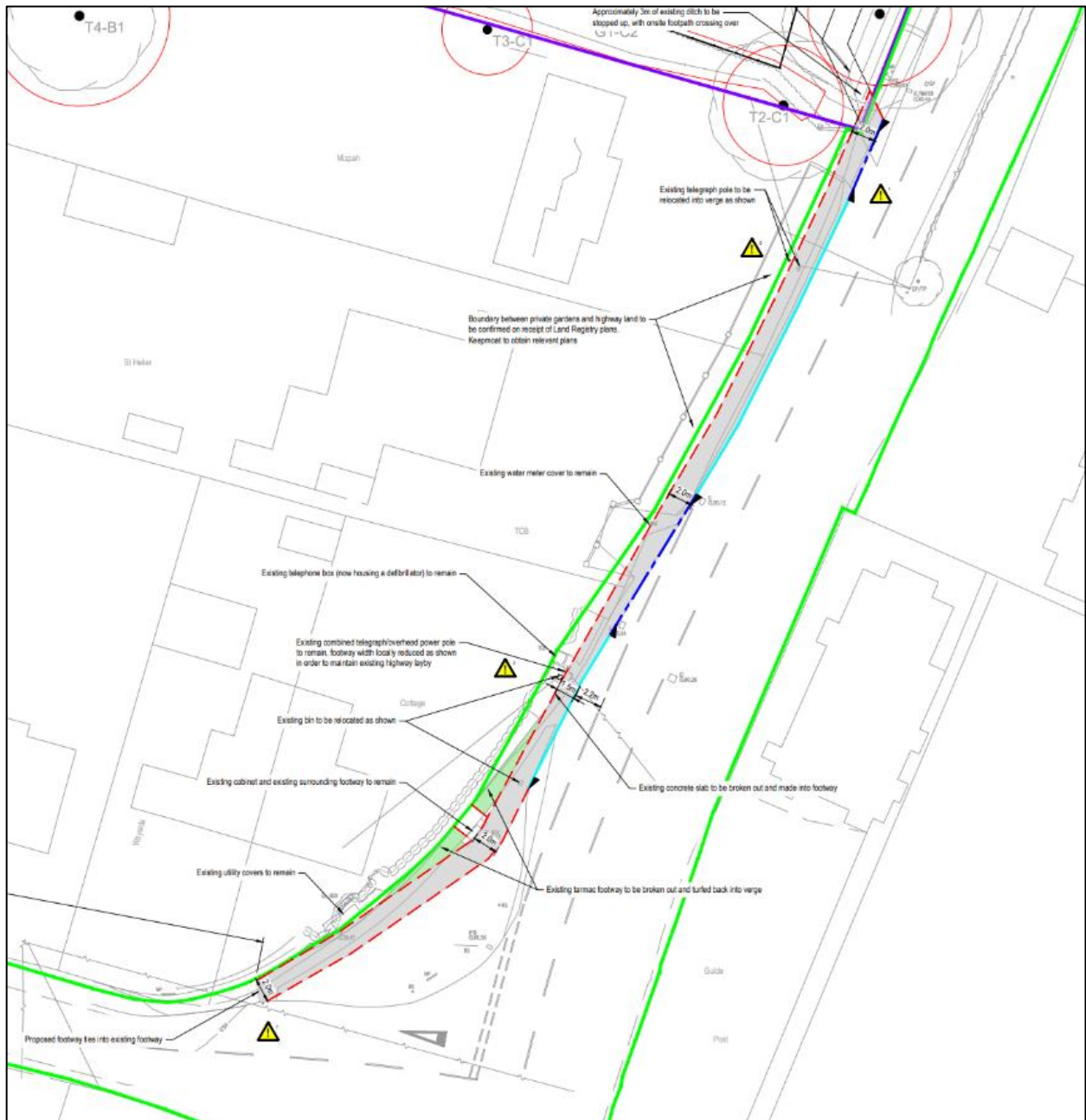
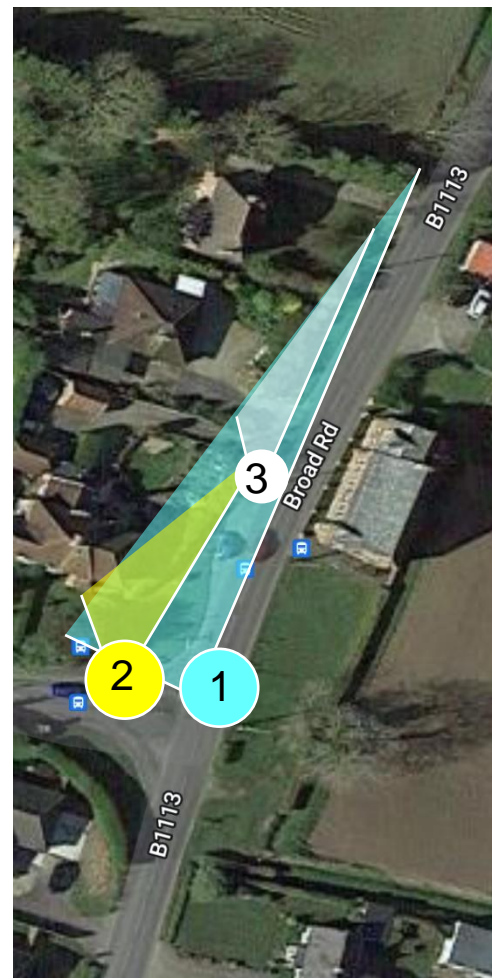


figure13: **Footway improvements Broad Road [west side]**



figures 14: **Images of sections of the current verge/path west side of Broad Road**

PART FOUR – CONCLUSION

6.0 Planning Balance and Conclusion

- 6.1 The proposed works, as amended, to form the site access and the improvements to the footway south of the site on the west side of Broad Road are in line with expectations arising from consideration of the merits of the original outline application.
- 6.2 The works will enhance connectivity and provide pedestrians with a wider/additional safe, properly delineated walking surface. This is welcomed and is one of the perceived public benefits arising from the original approval of the development.
- 6.3 The creation of a new 2.0m wide footway under the bridge represents a significant improvement in terms of pedestrian safety as walkers will no longer be required to walk in the road/dirt verge towards oncoming traffic. This represents a significant public benefit not just for Bacton but also for pedestrians accessing Bacton from/to Cotton.
- 6.4 The recent amendments provide cyclists with the safety benefits sought by Members when the matter was raised at the 23 February 2022 meeting of the Committee. The amendments deliver what represents a significant improvement to cyclist safety compared to the existing situation whereby cyclists particularly those travelling in a west bound direction may have been pushed towards the face of the bridge abutment by passing traffic. The present uncontrolled two-way nature of traffic under the bridge can on occasion result in competition for road space. Pedestrians and cyclists are vulnerable in such circumstances. By introducing what is effectively single lane traffic under the bridge through the operation of priority being given to west bound traffic and the carriageway narrowing the available safe space to cyclists can be enhanced thereby avoiding any blind spots. [where cyclists may be hidden from the view of traffic approaching the bridge from the east].
- 6.5 If the amendments are supported by the local highway authority, then officers believe that the latest details will satisfactorily address the safety issues for cyclists foreseen by Members as arising from the originally submitted proposals and as described earlier in this report .
- 6.6 The details [with the latest amendments] meet the requirements of policies T10 and T11 and NPPF 110,111 and 112 .
- 6.7 The details are now considered acceptable.

RECOMMENDATION

1.

That Members confirm that the amended details *[including the plan reference 980-JNP-90-DR-C-2413 Rev P02 submitted 23 May 2022 that supersedes earlier versions]* satisfactorily addresses concerns raised at the meeting of Development Control Committee B on 23 February 2022.

2.

That Members' commentary provided under 1 above be passed to the Chief Planning Officer prior to his determining of the application reference DC/22/01655. [details pursuant to condition 12 of DC/19/0064]; and,

3.

That In the event that the Chief Planning Officer is minded to approve the details he does so on the basis of the amended drawing reference 980-JNP-90-DR-C-2413 Rev P02 where reference to under the bridge works is required.

Members are advised that condition 12 was carefully worded to provide a safeguard of delivery of the improvements and that the residential development could not happen without the highway/footway works. This safeguard requires:

- a. *the submission of the details of the highway/footway improvements and their subsequent approval by the Council in consultation with SCC Highways PRIOR TO commencement [emboldened emphasis added for the [purpose of this report]*

Condition 12 requires the submission of those details and provides the Council with the mechanism for approval.

- b. *The provision of the works will be the subject of an agreed timetable submitted concurrently and that is the case with the S278 application made to SCC highways*
- c. *No dwelling shall be occupied until all the works have been completed in accordance with the approved drawings*

This page is intentionally left blank



Application No: DC/22/01655

Location: Land on the west side of Broad Road,
Bacton, Suffolk

		Page No.
Appendix 1: Call In Request	<i>YES Cllr Stringer + Officers had already given a commitment to share the details at the Committee B meeting of 23 February 2022</i>	
Appendix 2: Details of Previous Decision	<i>Outline pp DC/19/00646 21.12.2020 Residential devt 65 dwellings</i>	
Appendix 3: Parish Council	<i>n/a</i>	
Appendix 4: National Consultee Responses	<i>n/a</i>	
Appendix 5: County Council Responses	<i>Highways 21 April 2022. Further comments awaited in respect of amended under the bridge details It is anticipated there will be no objection as SCC was involved in the discussion that led to the amendments</i>	
Appendix 6: Internal Consultee Responses	<i>n/a</i>	
Appendix 7: Any other consultee responses	<i>n/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	



Babergh and Mid Suffolk District Councils



Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	<i>Highways Visibility drawing</i>	

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



Your Ref: DC/22/01655
Our Ref: SCC/CON/1244/22
Date: 21 April 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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/22/01655

PROPOSAL: Discharge of Conditions Application for DC/19/00646 - Condition 12 (Footway Improvements)

LOCATION: Land On The West Side, Broad Road, Bacton, Suffolk

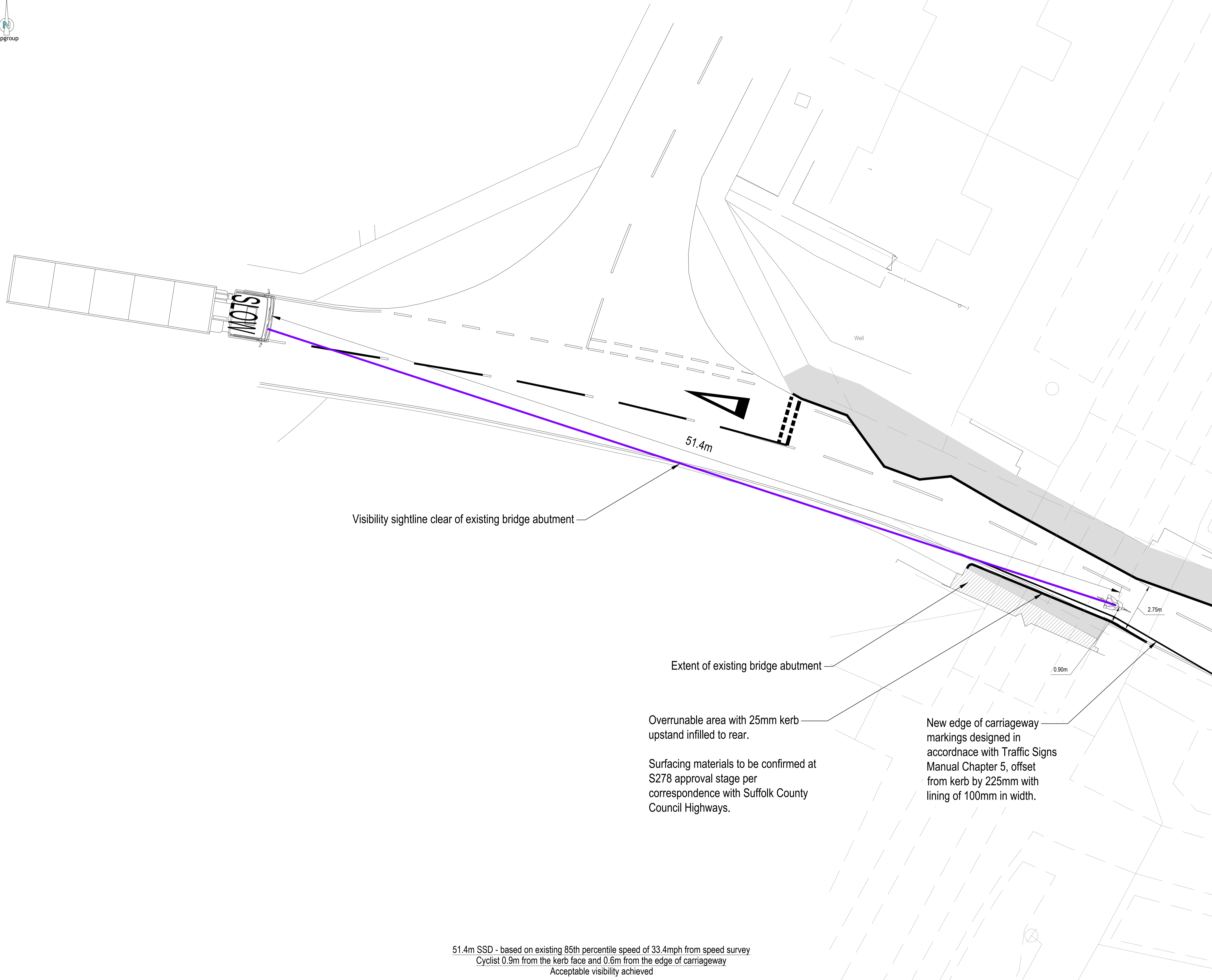
Notice is hereby given that the County Council as Highway Authority make the following comments:

We are satisfied with the details and information provided relating to the footway proposal for the purposes of discharging the above planning condition.

The details of the highway design will be agreed when the developer enters into formal agreement with the Highway Authority under Section 278 of the Highways Act 1980 relating to the construction of the highway improvements. This process will include independent road safety audits. The plans may be revised as part of this process.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure



Visibility sightline clear of existing bridge abutment

Extent of existing bridge abutment

Overrunnable area with 25mm kerb upstand infilled to rear.

Surfacing materials to be confirmed at S278 approval stage per correspondence with Suffolk County Council Highways.

New edge of carriageway markings designed in accordance with Traffic Signs Manual Chapter 5, offset from kerb by 225mm with lining of 100mm in width.

51.4m SSD - based on existing 85th percentile speed of 33.4mph from speed survey
Cyclist 0.9m from the kerb face and 0.6m from the edge of carriageway
Acceptable visibility achieved

General Notes

- Where this drawing has been issued in electronic .dwg format it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
- All dimensions to be checked on site prior to construction/fabrication.
- Do not scale from this drawing.
- Any discrepancies between drawings of different scales, and between drawings and specification where appropriate to be notified to JNP Group for decision.
- Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
- This drawing should only be used for construction if the drawing status is "Construction". JNP Group take no responsibility for construction works undertaken to drawings which are not marked with this status.

Legend

- Proposed Footway/Buildout, Bituminous Construction proposed for footway, overrunnable build out material to be confirmed at S278 Approval Stage.
- Proposed 125x150mm PCC Half Battered Kerb Type HB2, 125mm Upstand to be used for footway, 25mm Upstand kerb to be utilised for overrunnable build out on southern side of carriageway under bridge.

Notes

- Stopping sight distance (SSD) is one of several types of sight distance used in road design. It is a near worst-case distance a vehicle driver needs to be able to see in order to have room to stop before colliding with something in the carriageway, such as a pedestrian crossing the carriageway, a stopped vehicle, or road debris.

Drawing References

OS Data from CJArchitect Ltd
ref. 21.014-ga-xx-dr-A-10-site plan
Topographic Survey from Malcolm Hughes Chartered Land Surveyors
ref. 5691711

Rev.	Date	Description	Drawn/Checked/Approved
P02	20/05/2022	Updated following meeting with Ben Chester at the LHA.	MD/SWSW
P01	19/05/2022	First Issue addressing Local Highway Authority comments - email dated 17/05/2022.	MD/SMR/SW

Suitability: S2 - Suitable for Information

Chesham • Brighouse • Bristol • Glasgow
Hartlepool • Leamington Spa • Sheffield
T: 01926 889955 E: bristol@jnpgroup.co.uk
www.jnpgroup.co.uk

Client: **Keepmoat Homes**
Job: **Broad Road, Bacton, Stowmarket**
Title: **Existing Railway Bridge Forward Visibility - Measured from Edge of Carriageway**

Classification: FI_60_20				
Scale @ A1: 1:100				

980-JNP-90-DR-C-2413 Revision: **P02**

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	DC/22/01655
Parish	Bacton
Member making request	Andrew Stringer, member for Mendlesham ward.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Condition 12 of original decision was agreed by committee that committee would have a chance to agree the actual section 278 proposal. The plans to carry out the new footway does lead to significant road safety issues, as acceptable visibility cannot be achieved when measured on site. The layout does not promote the use of cycling The speed data and stopping safe stopping distances cannot be achieved.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	T10 whether the needs of cyclists and pedestrians have been met, the proposed scheme creates direct conflict between cyclists and buses & cars, due to the lack of space under the bridge. Stopping distances and sightlines have been incorrectly plotted on plans.
13.5 Please detail the wider District and public interest in the application	Road safety and the encouragement of cycling as a sustainable mode of transport is essential to creating modal shift in transport.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	Cyclists from my ward being exposed to a dangerous road layout
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Telephone discussion and emails

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Edward Gittins & Associates
The Counting House
High Street
Cavendish
Sudbury
CO10 8AZ

Applicant:

Mr And Mrs G. J. And C. A. Abbott
C/o Agent

Date Application Received: 07-Feb-19

Application Reference: DC/19/00646

Date Registered: 15-Feb-19

Proposal & Location of Development:

Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.

Land on the West Side of Broad Road, Bacton, Suffolk

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

TIME LIMITS

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

Application for approval of reserved matters must be made not later than the expiration of eighteen months beginning with the date of this permission, and the development must be begun not later than the expiration of eighteen months from the final approval of the reserved matters submitted within the eighteen months allowed for submission of those reserved matters. Failure to submit details in respect of all the reserved matters within the first eighteen-month period will result in the outline planning permission expiring.

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

THE RED LINE PLAN / NATURE OF DEVELOPMENT

2.

The application shall be carried in accordance with the submitted but **amended unnumbered Site Location Plan as reproduced below as Figure 1.**

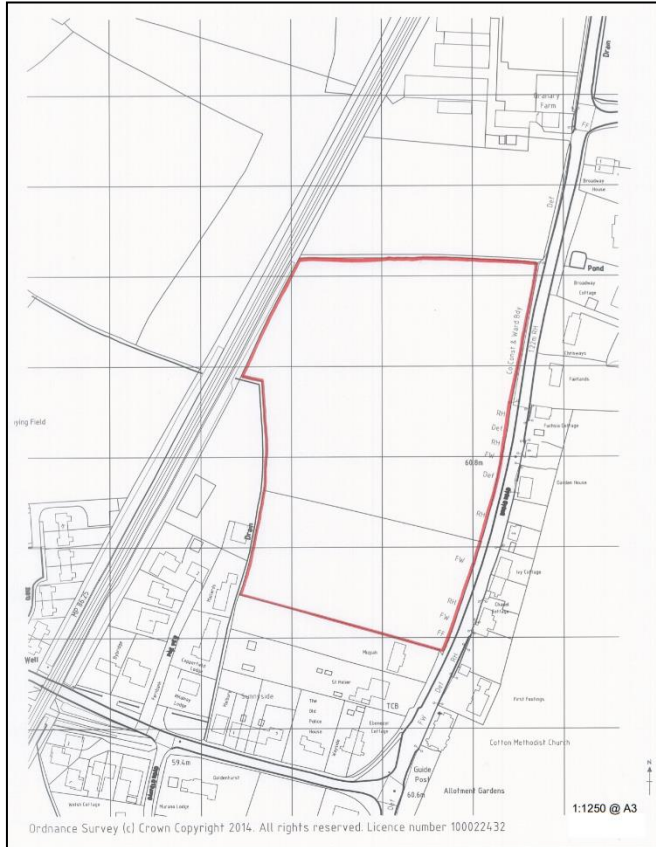


Figure 1: Site Location Plan [unnumbered]

Reason – For the avoidance of doubt and in the interests of the proper planning of the development. This plan is included in this decision notice for the avoidance of doubt as to the scope of this permission and the extent of the site to which it relates in view of the unnumbered nature of the amended drawing.

3.

The development hereby permitted shall not exceed 65 dwellings

Reason – For the avoidance of doubt and in the interests of the proper planning of the development. In determining this application, the Council, as local planning authority had regard to the proposed maximum number of dwellings and considered a scheme comprising up to 65 dwellings should be capable of being satisfactorily accommodated on the site subject to the details being acceptable at Reserved Matters.

RESERVED MATTERS

4.

Before any development is commenced, approval of the details of the appearance, scale and layout of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") supported with cross sections, levels, attenuation report, boundary enclosure details [particularly beside the railway lines], lighting details, parking details sustainability measures to be incorporated into the development, safety measures for the attenuation pond area shall be obtained in writing from the Local Planning Authority.

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

5.

The reserved matters shall be substantially in accordance with the drawing/s reference **1047/ sk03C** and no development shall encroach beyond the limit of built development shown of this/these drawings into any part of the open space and/or the drainage basin area shown of this/these drawings unless otherwise in the case of minor variations agreed in writing by the Local Planning Authority.

1047/sk03 is reproduced below as Figure 2 for information and in order to avoid any confusion.

[please note: this part of the decision notice is deliberately blank... Figure 2 as referred to above follows on the next page and then the decision notice continues from condition 6.....]

Revisions

MARK PERKINS
 Inc. (Hons.) Dip. Arch. (Hons.) RIBA
 Partnership
 CHARTERED
 ARCHITECT
 HAMILTON HOUSE
 LANGENHOE PARK
 COLCHESTER
 ESSEX CO5 7 1 T
 TELEPHONE & FAX
 0 1 2 8 6 7 3 5 9 9 0

PROJECT: PROPOSED DEVELOPMENT
 BROAD ROAD, BACTON, SUFFOLK

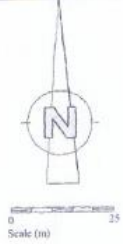
CLIENT: EDWARD GITTINS AND ASSOCIATES

TITLE: SKETCH BLOCK PLAN

DATE: DEC 18 SCALE: 1:1000 at A3 DRG.No: 1047/sk03C

Modifications to this plan. Check all
 dimensions to be correct. Check all
 levels to be correct. All drawings
 to be returned.

© Copyright of Mark Perkins



ILLUSTRATIVE ONLY

- KEY:
- AFFORDABLE RENTED UNITS**
- 2x 1 BED 2F FLATS 50M²
 - 2x 2 BED 3F BUNGALOWS 61M²
 - 8x 2 BED 1F HOUSES 71M²
 - 4x 3 BED 5F HOUSES 95M²
- SHARED OWNERSHIP UNITS**
- 4x 2 BED 4F HOUSES 71M²
 - 2x 3 BED 5F HOUSES 95M²



Figure 2: Masterplan Layout drawing 1047/sk/03C

Reason – For the avoidance of doubt and in the interests of proper planning of the development. In approving this application the Council as Local Planning Authority has given significant weight to the inclusion of these areas and it wishes to ensure that these elements are delivered in order to provide for public amenity and to ensure satisfactory surface water mitigation is achieved.

6.

Prior to or concurrent with the first application for the approval of reserved matters, details of the mix of type and size of the market dwellings to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Drainage

7.

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority and shall include:

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

(including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water
- b. Temporary drainage systems
- c. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- d. Measures for managing any on or offsite flood risk associated with construction
- e. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reason - 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

Ecology & biodiversity

8.

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

The content of the LEMP shall include the following:

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

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

The approved plan will be implemented in accordance with the approved details.

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

9.

Concurrent with the first reserved matters application a Breeding Bird Survey following the Common Bird Census Methodology, shall be submitted to and approved by the local planning authority.

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

10.

Concurrent with the first reserved matters application a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

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

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

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

Tree protection

11.

Concurrent with the first application for approval of reserved matters a detailed method statement and tree protection plan shall be submitted to and approved in writing by the local planning authority, to also include details of protective fencing to be installed prior to commencement of development and retained throughout duration of building and engineering works. The approved scheme shall be carried out in accordance with the approved details and shall be completed in all respects prior to first occupation. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

Reason: For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of lost and damage to trees.

PRE-COMMENCEMENT CONDITIONS

Footway improvements

12.

Notwithstanding such detail as may have been submitted to and approved by the local planning authority on drawing reference IT1527/SK/03 in respect of footway improvement works beneath the railway bridge on Pound Hill and the site's Broad Road frontage further details of the these footway improvements submitted to the local highway authority for approval under by them under appropriate highway legislation (to include layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority prior to the commencement of any works (save for site clearance and technical investigations). The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details. Furthermore, no dwelling shall be occupied until such time as the approved footway improvements in both locations have been completed in accordance with the agreed drawings, specification and timetable.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard and that the benefit associated with the footway improvement works. Are available to new residents on occupation. The applicant/developer is Advised to establish early contact with Suffolk County Council as local highway authority to progress this matter and to secure such Highway Agreements as will be necessary

Estate Roads

13.

Prior to commencement of any works, (save for site clearance and technical investigations) details of the estate roads and footpaths of the development, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

Parking and associated elements

14.

Prior to the commencement of development details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into first use/occupied and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

Reason - To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway. This condition is required to be implemented prior to the commencement of any other part of the approved development to ensure highway safety is secured early for the development. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety should proper layout not be achieved.

Construction Management

15.

Before the development hereby permitted is commenced a Construction Management Plan (CMP) 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 CMP. No burning shall take place on site during the site clearance/demolition or construction phases of the development.

The CMP shall include the following matters:

- a) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- b) compound locations with full details [position, size and appearance] in relations

- to site office/s, welfare units, building material storage areas, skip/s, concrete silo/s, on-site parking areas for construction workers, site access arrangements,
- c) overburden/topsoil storage areas, fuel storage, hazardous materials storage
 - d) provision of boundary hoarding with publicly visible contact details [phone and email] for site manager and lighting
 - e) details of proposed means of dust suppression
 - f) details of equipment/plant noise suppression
 - g) full piling details
 - h) details of measures to prevent mud from vehicles leaving the site during construction including wheel washing facilities and their management
 - i) details of deliveries times to the site during construction phase
 - j) details of provision to ensure pedestrian and cycle safety
 - k) programme of works (including measures for traffic management and operating hours and hours of construction)
 - l) parking and turning for vehicles of site personnel, operatives and visitors
 - m) loading and unloading of plant and materials
 - n) storage of plant and materials
 - 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 construction period.

Reason: In the interest of residential amenity, 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.

16.

Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) 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. No burning shall take place on site during the site clearance/demolition or construction phases of the development.

The CEMP 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.
- i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

Water and Energy Efficiency Measures

17.

No development shall commence until a scheme for the provision and implementation of water, energy and resource efficiency measures for the development has been 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 scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

Reason: To ensure that the development makes an appropriate contribution to the objectives of environmental sustainability, in accordance with the development plan and NPPF.

Archaeology 1

18.

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,

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

Archaeology 2

19.

No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full 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. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.

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

PRIOR TO OCCUPATION/SLAB OR OTHER STAGE CONDITIONS

Highways

20.

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the

approved details except with the written agreement of the Local Planning Authority in consultation with Local Highway Authority.

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

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multimodal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

Visibility Splays

21.

Before the access is first used clear visibility shall be provided with an X dimension of 2.4 metres and a Y dimension of 90 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

Materials

22.

No development shall commence above slab level until a schedule of all external facing materials to be used in the construction of the dwellings has been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by a design statement incorporating an assessment of local character justifying the materials specified in the schedule. The materials shall be applied as approved.

Reason – In the interests of securing a high-quality design having regard to the character and appearance of the area.

Fenestration

23.

No development shall commence above slab level until details of all windows to be used in the development, with sectional drawings illustrating window reveal depth and any glazing bars proposed, have been submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a design statement incorporating an assessment of local character justifying those details. The materials shall be applied as approved.

Reason – In the interests of securing a high-quality design having regard to the character and appearance of the area.

Electric Car Charging

24.

No development shall commence above slab level until a scheme for the provision and implementation electric car charging points for the development has been 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 scheme shall be implemented, and the measures provided and made available for use, in accordance with such timetable as may be agreed.

Reason - To ensure that the development is securing appropriate net gains for the environmental objective of sustainability, in accordance with the Council's adopted parking/highway standards (Suffolk Guidance for Parking, 2019) and Paragraph 110 of the NPPF.

Lighting

25.

No external lighting shall be installed until a detailed lighting scheme for any areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), and 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, so that it can be:

Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or

having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowl or LED.

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

Reason - In the interests of safeguarding ecology, biodiversity and amenity.

Site Infrastructure/Other

26.

No development shall proceed above slab level until details of the provision of fire hydrants for the development, including timetable for installation, have been submitted to and approved in writing by the Local Planning Authority. The fire hydrants shall be installed in accordance with the approved 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 in the interests of public safety and fire prevention.

Refuse Collection

27.

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

POST OCCUPANCY RESTRICTIONS / MONITORING / MANAGEMENT

Permitted Development

28.

Notwithstanding the provisions of the Town & Country Planning [General Permitted Development] Order 2015, as may be revoked or amended, ALL residential permitted development rights within:

PART 1 Development within the curtilage of a dwellinghouse [Classes A-C inclusive]

And

SCHEDULE 2:

PART 2 Minor operations

Class A – gates, fences, walls etc

Class B – means of access to a highway

IS HEREBY REMOVED

No development shall be carried out in such a position as to preclude vehicular access to those vehicular parking spaces provided in accordance with the approved plans and no alterations shall be carried out to any approved garage units that would preclude the parking of vehicles without an application for planning permission made in that regard.

Furthermore, notwithstanding such amendments or changes to Permitted Development that may occur in the future this condition strictly prohibits the additional of an extra storey/s to any building/s on this site and within this development without the prior grant of a separate and specific planning permission.

Reason – In the interest of proper planning. To safeguard residential amenity and ensure a high standard of design quality is maintained.

Drainage

29.

Within 28 days of the completion of the final dwelling, details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason - To ensure 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 per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.

Ecology/ Biodiversity

30.

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal & Bat Activity Survey (FPCR Ltd,

March 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

Unexpected Contamination During Construction

31.

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

INFORMATIVES

1. Section 106 Legal Agreement

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

2. Archaeology

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. The applicant can find further details on the SCC Archaeology advisory services and charges online at <http://www.suffolk.gov.uk/archaeology>

3. Building Regulations

This permission is granted without prejudice to the need to secure appropriate Building Regulations approvals. You may wish to contact the Council's Building Control Team:

Paul Hughes, Building Control Manager

Phone: 01449724502

Mobile: 07801 587852

Email: paul.hughes@baberghmidsuffolk.gov.uk to discuss using the Council's Building Control Team to navigate the Building Regulation process.

4. Drainage

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act

5. Highways

- The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
- 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.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption in Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H04 - Proportion of Affordable Housing
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs

H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

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

This relates to document reference: DC/19/00646

Signed: Philip Isbell

Dated: 21st December 2020

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

Development Control Committee 'B'

8 June 2022



Application No:
DC/22/01655

Address: **Land on the west side of Broad Road, BACTON**

Proposal: **Discharge of Condition 12**

[details of highway improvements under Plough Hill, Bacton railway bridge]

Outline planning permission reference DC/19/00646
,dated 21 December 2020



Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:
Edward Gittins & Associates
The Counting House
High Street
Cavendish
Sudbury
CO10 8AZ

Applicant:
Mr And Mrs G. J. And C. A. Abbott
C/o Agent

Date Application Received: 07-Feb-19

Application Reference: DC/19/00646

Date Registered: 15-Feb-19

Proposal & Location of Development:

Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.

Land on the West Side of Broad Road, Bacton, Suffolk

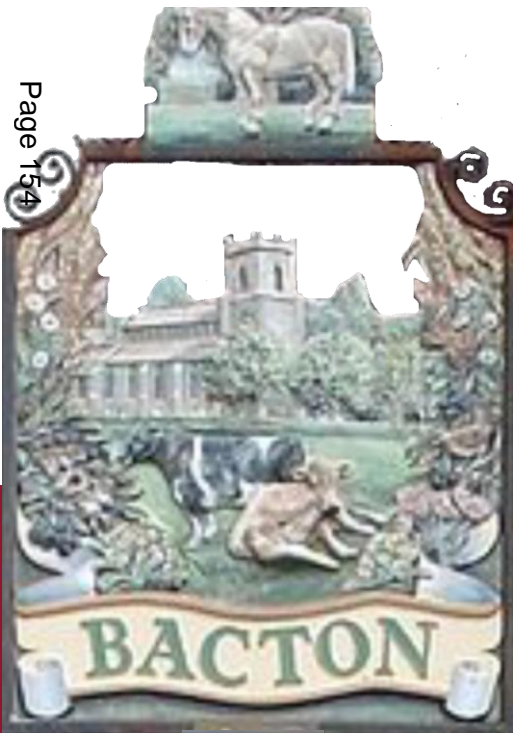
Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

This relates to document reference: DC/19/00646

Signed: Philip Isbell

Dated: 21st December 2020

Chief Planning Officer
Sustainable Communities



Condition 12

Notwithstanding such detail as may have been submitted to and approved by the local planning authority on drawing reference IT1527/SK/03 in respect of footway improvement works beneath the railway bridge on Pound Hill and the site's Broad Road frontage further details of the these footway improvements submitted to the local highway authority for approval under by them under appropriate highway legislation (to include layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority prior to the commencement of any works (save for site clearance and technical investigations). The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details. Furthermore, no dwelling shall be occupied until such time as the approved footway improvements in both locations have been completed in accordance with the agreed drawings, specification and timetable.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard and that the benefit associated with the footway improvement works. Are available to new residents on occupation. The applicant/developer is Advised to establish early contact with Suffolk County Council as local highway authority to progress this matter and to secure such Highway Agreements as will be necessary

**Footway works
beneath the railway
bridge on Pound Hill**

**and the site's Broad
Road frontage**

**further details...
submitted to the local
highway authority
under appropriate
highway legislation**

**shall be submitted to
and agreed in writing
by the local planning
authority**



Why bring this item to Committee?

Page 156

1. When the related Reserved Matters application was presented to Committee previously the issue of proposed highway improvements under the railway bridge [which were outside the reserved matters submission] figured significantly in the debate. So much so that **officers committed to ensuring that such details would be presented to Committee rather than being determined under delegated authority without members having sight of the details.** Members endorsed that.
2. Members of the Committee indicated that they wished to satisfy themselves that **the details of the improvements were demonstrably safe***, particularly in respect of cyclists following points raised by Councillor Field, Councillor Mellen and Councillor Stringer during debate on the merits of the wider Reserved Matters details

* with the benefit of advice from Suffolk County Council as local highway authority

Wider Geographic Context



The Associated Development



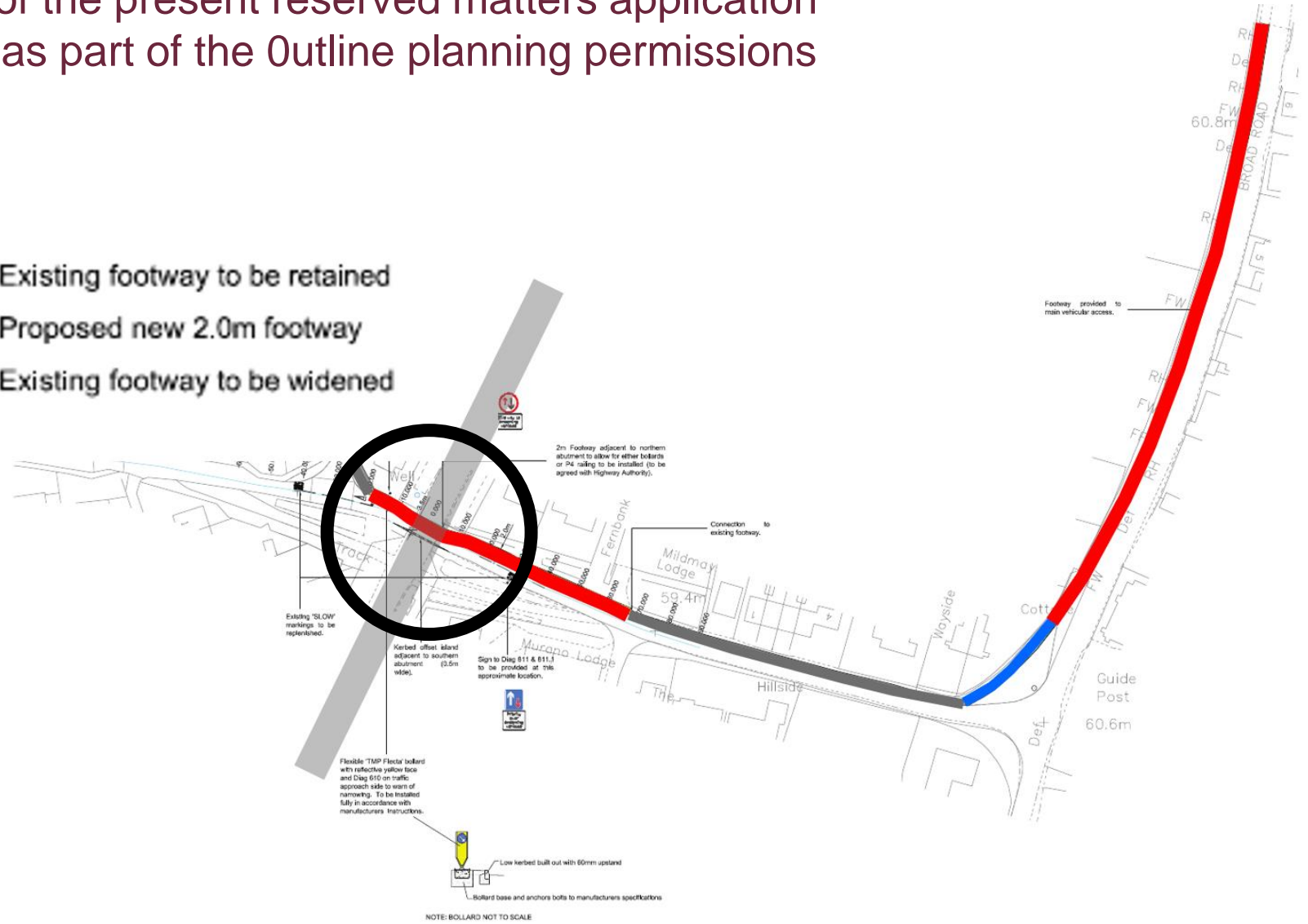
Connectivity: off-site improvements

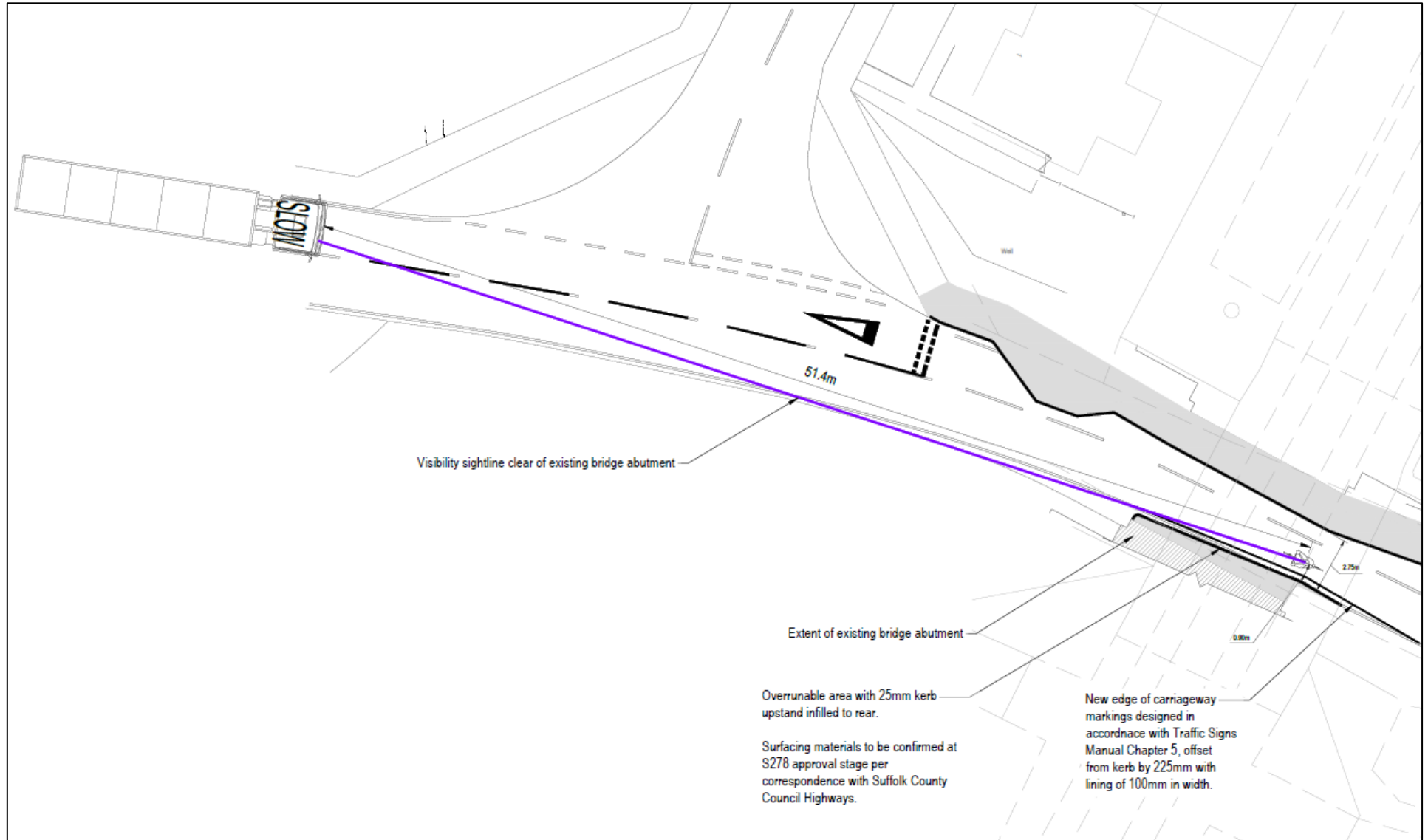
Not part of the present reserved matters application
 Secured as part of the Outline planning permissions

KEY:



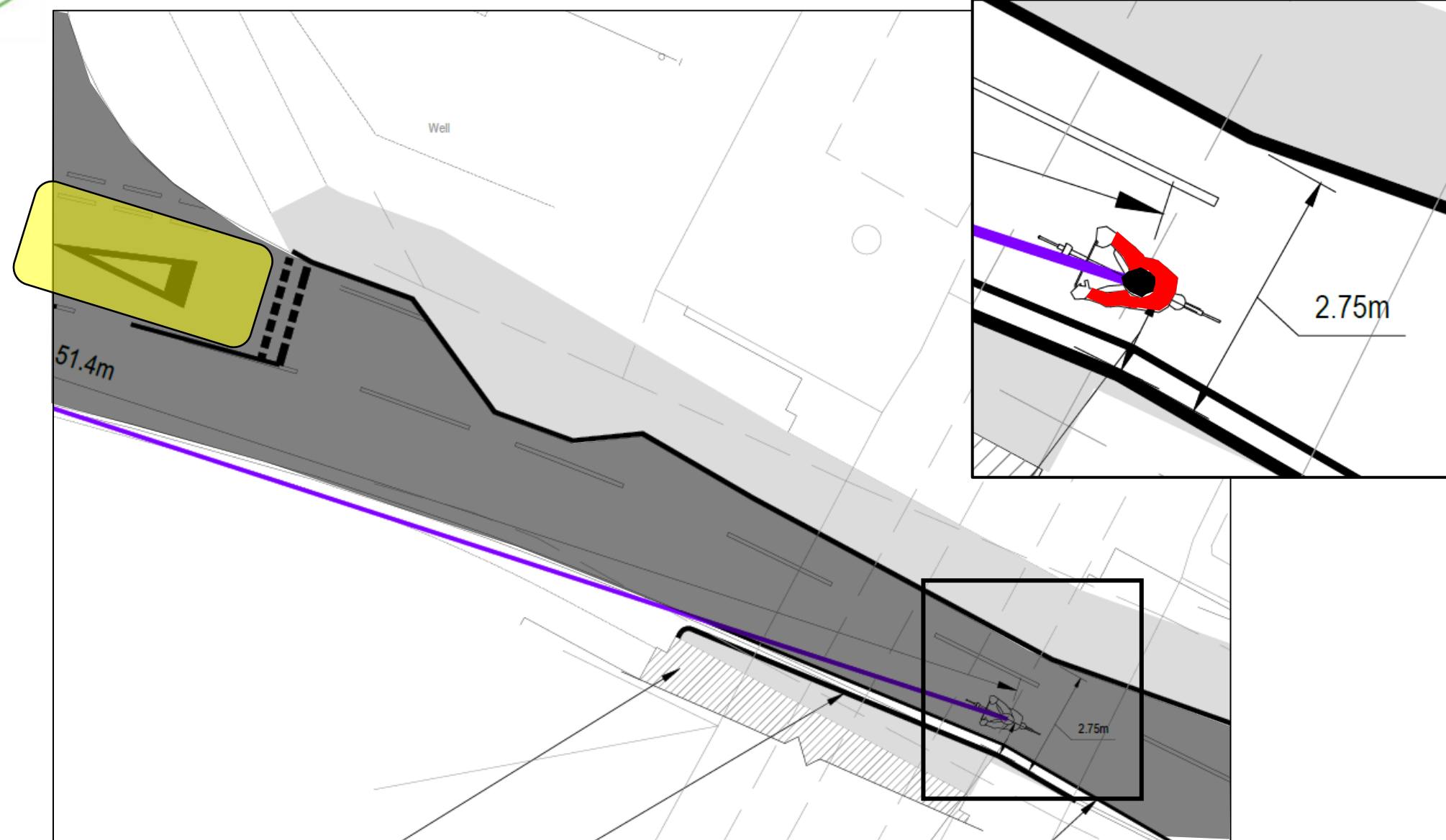
Existing footway to be retained
 Proposed new 2.0m footway
 Existing footway to be widened





Amended 'under the bridge' works details [23 May 2022]

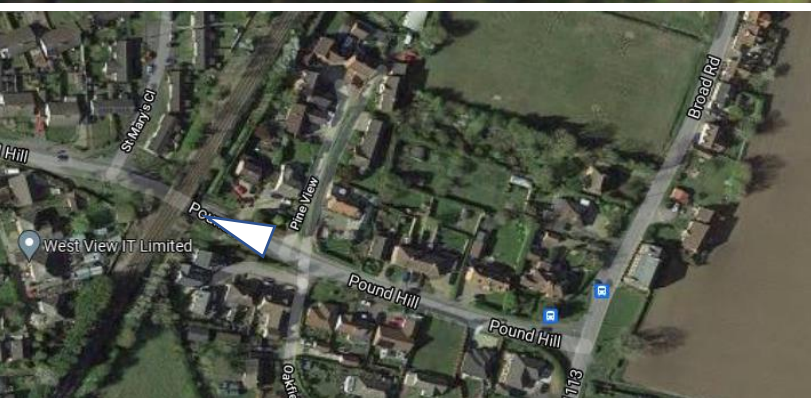
slide 5



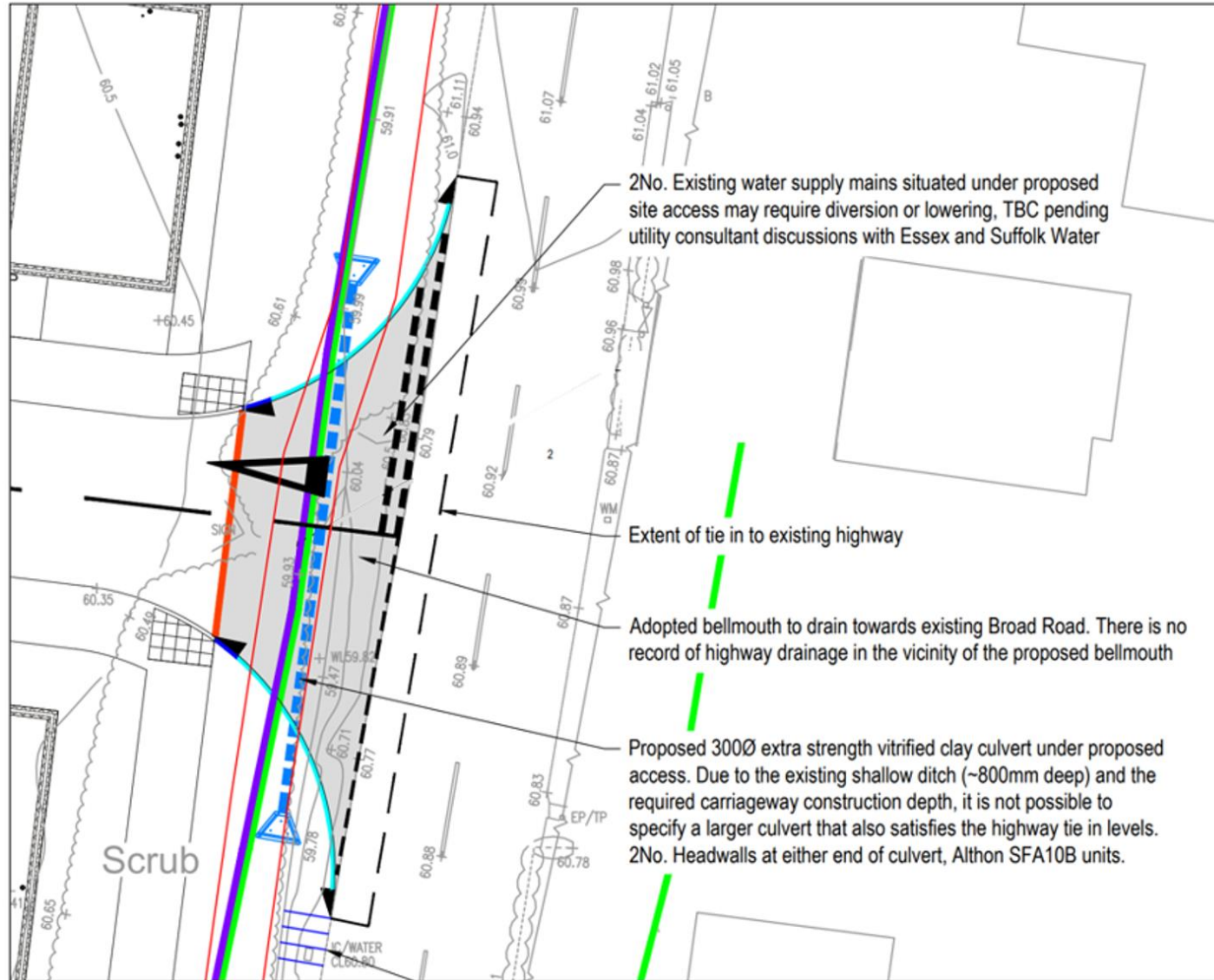
Photograph 1: View east along Pound Hill towards B1113

slide 6



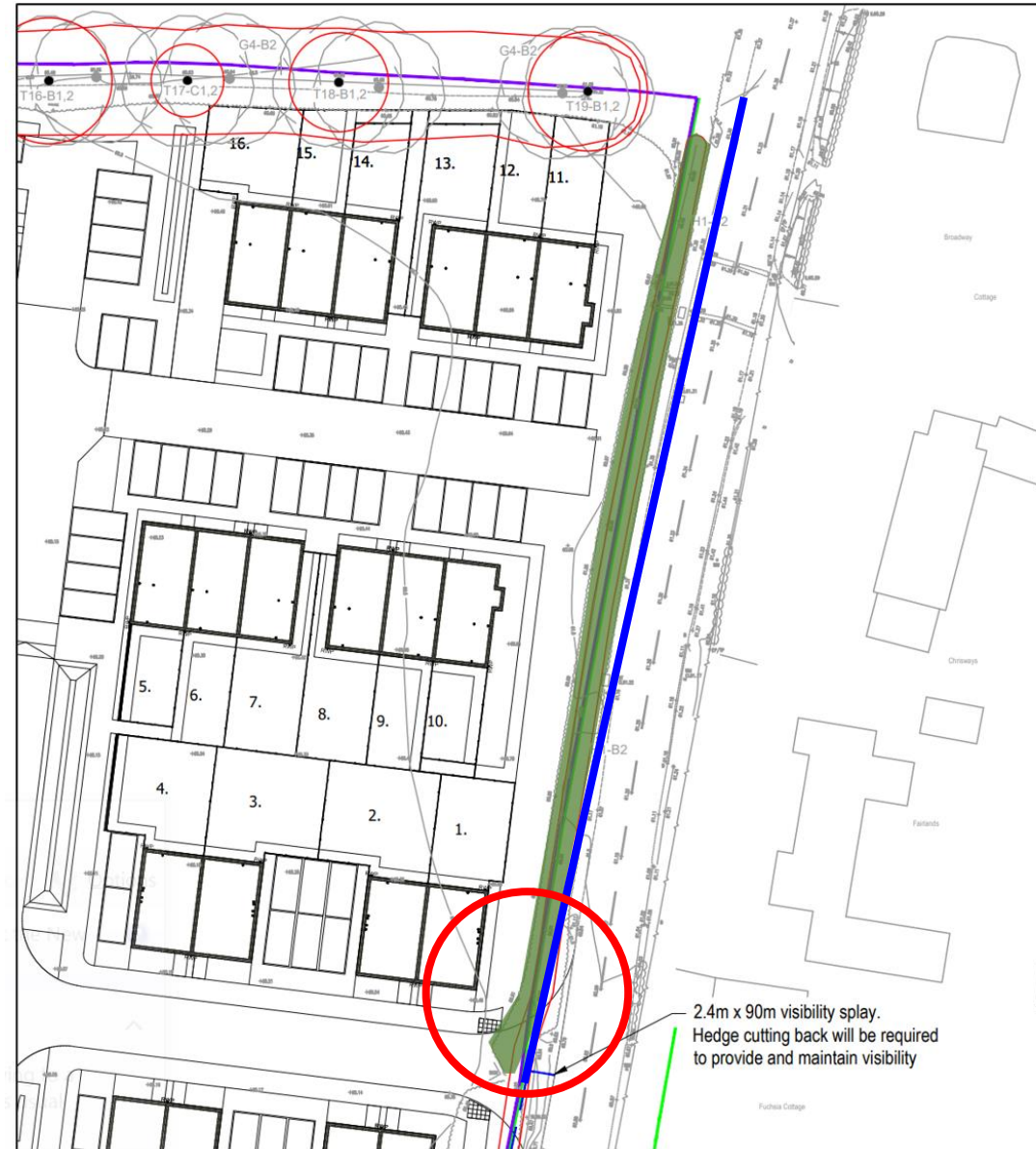


Site Access



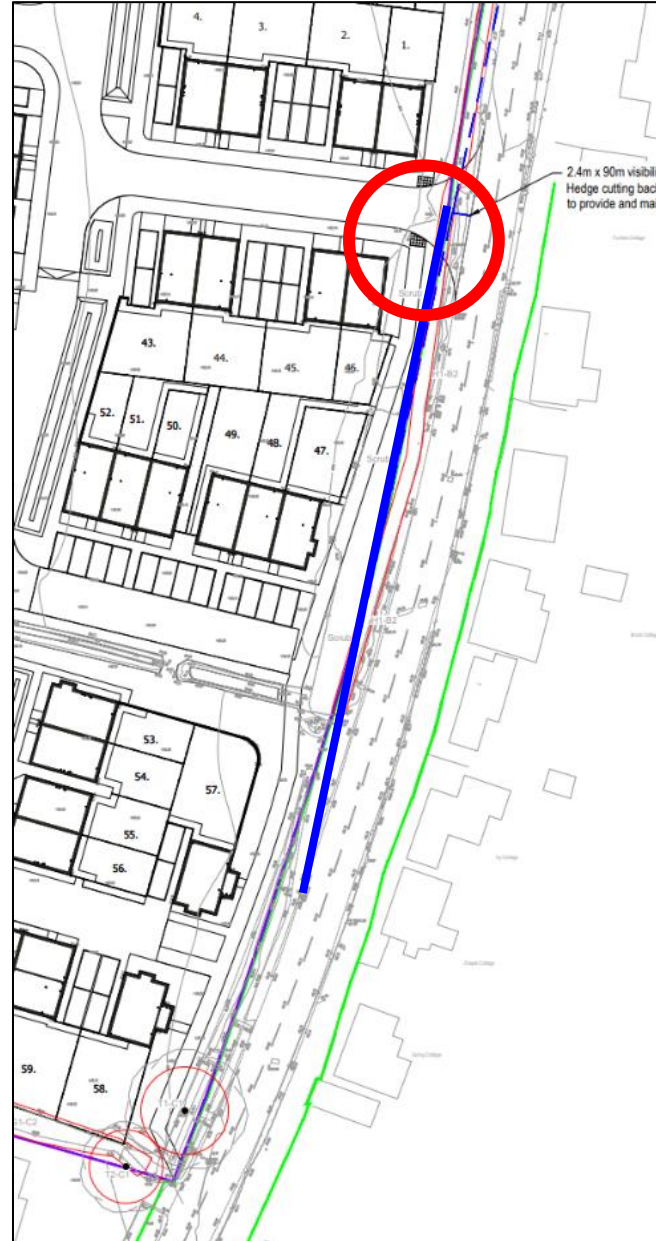
Splays north

slide 8

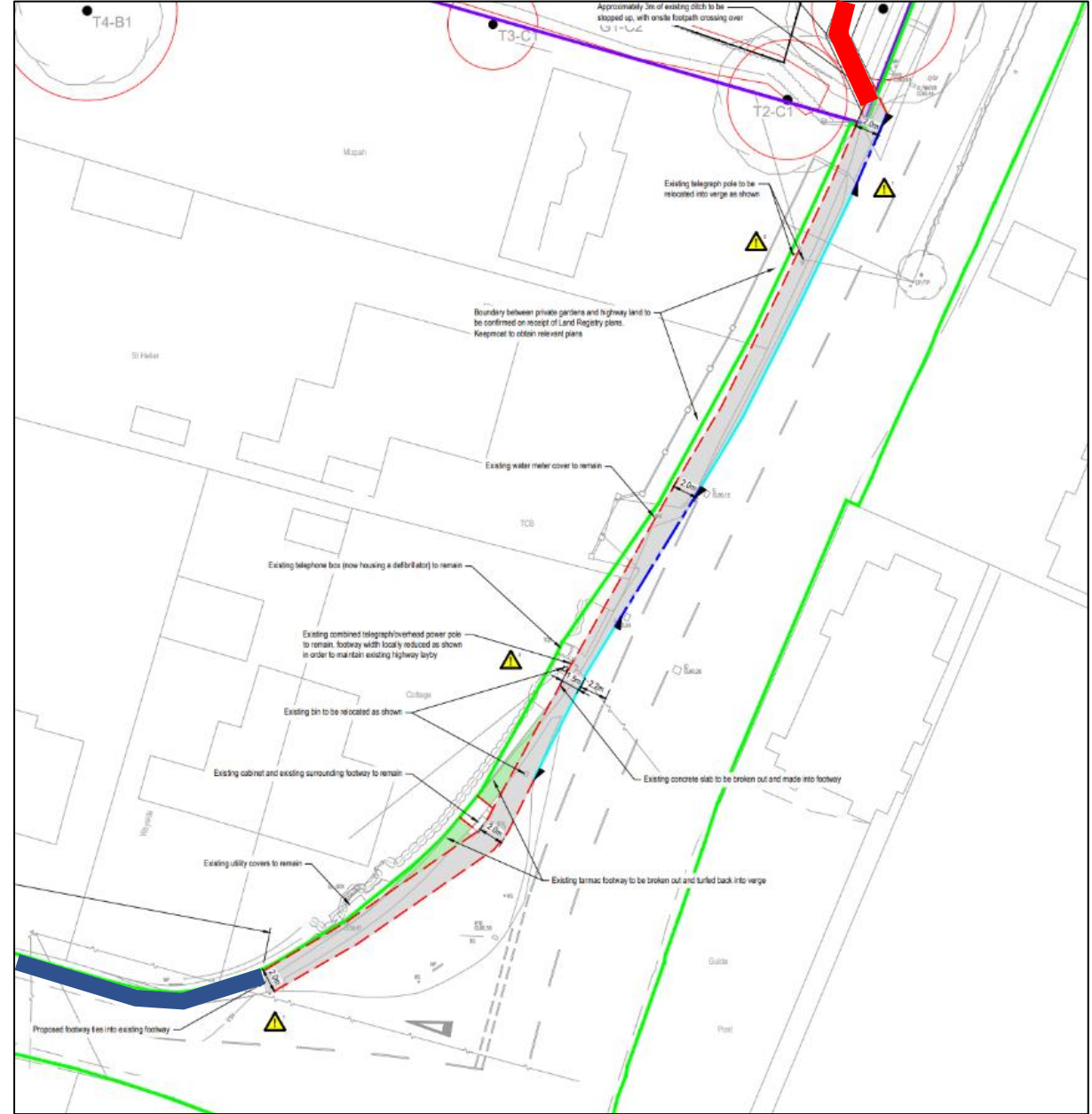


Splays south

slide 8



Footway





Application No:
DC/22/01655

Address: Land on the west side of Broad Road, BACTON

Proposal: Discharge of Condition 12

[details of highway improvements under Plough Hill, Bacton railway bridge]

RECOMMENDATION

Chief Planning Officer to Approve the details and 'Discharge' that part of condition 12 the requires the details of the improvements to be agreed in writing by the Council.

