

From: Maggie Barber
Sent: 13 May 2017 16:58
To: Planning Admin
Subject: Fw: FAO Sian Bunbury

Sorry Sian .. have just realised that the words "STRONGLY OBJECTS" should have been appended to our document .. please can you do so?

Regards

Maggie Barber

From: [Kevin Boardley](#)
Sent: Saturday, May 13, 2017 12:10 AM
To: planningadmin@midsuffolk.gov.uk
Cc: 'Maggie Barber' ; 'Jessica Fleming'
Subject: FAO Sian Bunbury

Hi Sian

PLANNING APPLICATION NO. 1352/17

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings.

Location: Land west of Wattisfield Road, Walsham-le-Willows.

As promised by Maggie, comments from Walsham-le-Willows Parish Council.

Kind regards

Kevin Boardley

Clerk to Walsham-le-Willows Parish Council

Comments from Walsham le Willows Parish Council on Planning Application Number: 1352/17

Proposal: Outline application with all matters reserved except access, for the erection of up to 60 dwellings

Location: Land west of Wattisfield Road, Walsham le Willows, IP31 3BD

Scale

In 2015 PC undertook a Housing Needs Survey to establish the views of the local community regarding the need for additional housing within the village. From the HNS, 92.71% of respondents were in favour of a small affordable housing scheme for people with a local connection. The recommendation was 12 to 15 dwellings. Suggested sites put forward by local people covered a wide area in the village but with a high proportion stating the land next to Broad Meadow as a good option. No mention was made then, or when MSDC sent out a call for sites, of this green field site beyond the village envelope. The land on the eastern side of Wattisfield Road **was** identified as a site for possible development, accepted by MSDC and plans are currently being drawn up. This site would include some social housing which could fulfil the need established in the HNS report. This new site with projections on this scale is way beyond small scale housing to meet local needs as determined by our designation as a Primary Village. Under the Core Strategy, the Primary Villages would be expected to accommodate 300 new dwellings between them from 2010 to 2025, equating to an average of 27 each. Since 2010 we have accommodated the second phase of building at Elmside (which now totals 80 dwellings), 3 in the process of construction, 3 already passed for building – these, plus the 22 already projected at Broad Meadow, more than covers our share of the 300.

Primary Village Requirements

3.2 in the Design and Access Statement, indicates that as a Primary Village we have a Primary school, range of shops, hair salon, and interior designer. In actuality we have one school; one shop, the wine shop having closed 2 years ago; no hair salon as it closed this year; no interior design business as that closed down at least 5 years ago. Our facilities are few and getting fewer. There was an inability in the market to take up purpose built retail units on Elmside and they have subsequently been subsumed into the housing market.

Travel arrangements

3.7 in the Design and Access Statement, shows the distances to facilities from the site and has stated that the whole of the village is well within walking distance. The Department for Transport, Local Transport, Note 1/04 recommends that walking distances to services are 'desirable' at 400 metres, and 'acceptable' at 800m. When read against the schedule in this document, some are too far and are therefore likely to generate local car journeys. The idea of using feet or bikes for transport might be hoped for in the National Planning Policy but in reality, it's cars!! There is great emphasis on walking and cycling around the village and beyond, plus the use of buses. Our bus services have dwindled over the years since our Primary Village designation and now are only to Bury and few and far between, certainly not tuned to work in Bury as the last returning bus leaves at 17.00.

The Transport Statement states that the number of vehicles using the road is low. We would like to point out that the traffic survey was only sited at each end of the proposed site and over a two week period, one of which was a school holiday! This would not take into account the traffic around the school. There is however a major increase at both ends of the school day when the width of the roadway is halved by the parking of parent's vehicles as they drop off and collect children with many reports of cars regularly using the driveways of private residences for turning. There is also a significant amount of parking here at all times during the school day causing problems for vehicles travelling along the road, especially with the road junction just beyond the school. The road is narrow with a difficult, relatively blind bend as you approach the school owing to, and aggravated by, parked vehicles. Not only are there school coaches, cars, bicycles and scooters at certain times of the day, there are also large numbers of small children and parents negotiating their way through the melee.

It should also be noted that when Walsham Speed Watch needed a location in Wattisfield Road, they were not allowed to site their equipment along that road as the site locations were deemed, by the police, to be too dangerous.

The High Street is the main road through the village, is relatively narrow, has difficult bends and many parked vehicles to negotiate, shortly to become even worse when the Café opens in the street as it has no off-road parking available.

The houses on site would be two or three car households so the idea of 34 vehicular movements during the AM peak period is ludicrous. This number of households will generate around 120 additional vehicles giving at least another 240 extra vehicle movements each day. This traffic can only travel from the village via Wattisfield or, more likely, through the village and along the Ixworth Road.

Conclusion 6.9 states "Census data indicates that approximately 5.9% of local ward residents walk to work, 2.0% cycle, and 4.8% use public transport. Assessment of the local pedestrian, cycle and public transport infrastructure indicates it likely that a similar proportion of work related trips from the proposed development will be made by these means." Local employers are in short supply. The main ones would be Clarkes and R&D, both of whom have relatively static employment numbers.

Under 'Constraints' in the planning documentation it states

HIGHWAY CONSIDERATIONS IN DEVELOPMENT

WHEN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT, THE DISTRICT PLANNING AUTHORITY WILL HAVE REGARD TO THE FOLLOWING HIGHWAY MATTERS:- - THE PROVISION OF SAFE ACCESS TO AND EGRESS FROM THE SITE; - THE SUITABILITY OF EXISTING ROADS GIVING ACCESS TO THE DEVELOPMENT, IN TERMS OF THE SAFE AND FREE FLOW OF TRAFFIC AND PEDESTRIAN SAFETY; - WHETHER THE AMOUNT AND TYPE OF TRAFFIC GENERATED BY THE PROPOSAL WILL BE ACCEPTABLE IN RELATION TO THE CAPACITY OF THE ROAD NETWORK IN THE LOCALITY OF THE SITE

This development would put increased unacceptable, pressure on existing roads and aggravate the issues with vehicular movements around the school and through the village.

Site traffic

At our Parish Council, public concerns were also raised regarding the issue of site traffic with heavy construction and delivery vehicles negotiating their way around narrow, winding country lanes,

through the village with its narrow roads, parking issues and the increased dangers at each end of the school day. The state of roads into, and through the village, are already heavily worn and potholed and the additional traffic will degrade them further.

Wattisfield

We are aware that Wattisfield residents are also very concerned about the implications of increased traffic from the development, travelling through the centre of their village. They too have houses that actually front onto the road, issues with parking and a number of sharp bends to be negotiated before traffic can join the A143. We note that some residents have already registered their concerns using the online facility and understand it will be discussed at their next Parish Council meeting.

Proposed Footway

The TRICS data in the Transport Statement regarding the Footway Improvement Scheme will be perceived as requiring 'land-grabs' to provide the space to build a footway. As the owners of the properties along the proposed route have had unfettered use of this land for 12+ years without any objections being raised, or anyone claiming an interest in that land, it is likely they have gained rights through adverse possession.

School

Our village school is currently operating close to capacity, possibly 3 spare places at this time. An additional building was provided to cope with the pressure of numbers due to reorganisation to a two tier system. The site is now more cramped than previously, further building would limit outside space even further when increased numbers of pupils would predicate outside space as well as indoor space to accommodate them. The Broad Meadow development, let alone other infill already taking place, could be expected to produce an additional 5 or 6 primary age children. Add in the numbers from this development and the projected rise would be 20 more. Our school cannot cope with that rise in demand.

Protecting wildlife habitats

Under 'Constraints' it states

PROTECTING WILDLIFE HABITATS

THE DISTRICT PLANNING AUTHORITY WILL REFUSE DEVELOPMENT LIKELY TO BRING ABOUT:- - THE LOSS OR SIGNIFICANT ALTERATION OF IMPORTANT HABITATS .. THE THREAT TO RARE OR VULNERABLE SPECIES, ESPECIALLY THOSE PROTECTED BY LAW

Fishponds Lane is an area that is significant in this regard .. there **are** newts, including Great Crested in the ponds near the site and presumably along the ditch 'highway' linking them. It is a fly zone, and presumably roost for bats. Barn Owls roost along the lane. There are also Turtle Doves nesting there. All these are protected species.

The survey by Guy Ackers identified Fishponds Way as a recognised ancient byway, including its hedgerow. This needs to be protected. There should be no removal or alteration that affects this heritage site.

We would request a far more in depth Biodiversity/Ecology survey be carried out preferably during spring and summer when different species are out and about rather than in February when many would be in hibernation.

Sewage

Concerns have been raised regarding the ability for the sewage works on Badwell Road to cope with heavy additional input into the system! When Elmside was mooted we were told that the sewage works would be more than up to capacity. Since then there has been additional building in Walsham and even more in Badwell Ash. They too have other plans already passed and more in the pipeline along Back Lane.

Doctor's Surgeries

Most residents gravitate towards the surgeries at Ixworth, Stanton or Botesdale. Ixworth and both Stanton surgeries are at capacity and Botesdale is a busy hub. We note the reply from NHS England and their comments on this issue. Villagers are concerned that these surgeries, already operating with overly high numbers are going to become totally overloaded by the additional numbers generated by this development.

Wholly inadequate consultation process for such a major development

Finally, we feel that as the consultation process for such a major development has been wholly inadequate, there having been no public consultation with the village community regarding this development, the Parish Council are trying to arrange a meeting with the developer to take input from the village residents. We are also aware that there are issues with the planning website due to the transition to a new platform which will mean that residents are unable to use the website to comment on current planning applications. Comments will have to be sent by email or letter. This means that residents will be unable to verify that their comments have been included and submitted comments will not be viewable by others in the usual way. This is a significant impairment of the usual transparency during this crucial period for Walsham le Willows residents. In light of these two major concerns we are asking for an extension to the time available for comments to go to MSDC.

We feel that this issue is of such concern that it should go before Planning Committee and would urge that a site meeting be undertaken, not just at the site itself but also at the bottom of Wattisfield Road at the beginning or end of the school day, and along the main street so that implications are seen throughout the village rather than at the extremity of the village boundary.

From: Kevin Boardley
Sent: 09 June 2017 18:49
To: BMSDC Planning Mailbox
Cc: [REDACTED]

Subject: Parish Council Comments - Application 1352/17

Please find attached the comments from Walsham-le-Willows Parish Council on planning application 1352/17

Kind regards
Kevin Boardley
Clerk to Walsham-le-Willows Parish Council

**Objections from Walsham le Willows Parish Council on Planning Application
Number: 1352/17**

Proposal: Outline application with all matters reserved except access, for the erection of up to 60 dwellings

Location: Land west of Wattisfield Road, Walsham le Willows, IP31 3BD

National Planning Policy

The National Planning Policy Framework (NPPF) sets out Government policy with regard to the determination of planning decisions and it gives guidance on the makeup of the principle key elements which together deliver sustainable development. The three principle elements being:-

1. Contributing towards building a strong, responsive and competitive economy.
2. Supporting strong, vibrant and healthy communities.
3. Contributing towards protecting and enhancing the natural, built and historic environment

Whilst a fundamental element of NPPF policy is a presumption in favour of sustainable development the NPPF makes clear in Paragraph 14 that if the implications of granting permission would result in impacts which significantly and demonstrably outweigh the benefits, then the presumption in favour of development should no longer apply.

The Parish Council, working with MSDC, is embarking on the preparation of a Neighbourhood Plan which will address Parish wide issues and ensure a cohesive approach to the future growth of the Parish. The Plan will address the fundamental principles of sustainability set out in NPPF in a coordinated and holistic way.

GROUND FOR REFUSAL -1

The proposed development currently does not meet the definition of sustainable development as set out in NPPF since its implementation would pre-empt the work being undertaken in the context of the Parish Neighbourhood plan. From a Policy perspective it should therefore be refused on the grounds of Prematurity

MSDC Policy CS2 – Development in the countryside and countryside villages

The policy covers land outside defined settlement boundaries of settlements such as Walsham Le Willows in what is considered as countryside. The policy seeks to restrict development in these areas to the reuse or replacement of existing buildings or rural exception sites.

GROUND FOR REFUSAL -2

The application is contrary to MSDC Policy CS2, it is not accepted that the reasons for granting permission as set out in the applicants Design and Access Statement carry sufficient weight to overturn the presumption to refuse permission under Policy CS2

Housing Need

In 2015 PC undertook a Housing Needs Survey to establish the views of the local community regarding the need for additional housing within the village. From the HNS, 92.71% of respondents were in

favour of a small affordable housing scheme for people with a local connection. The recommendation was 12 to 15 dwellings. Suggested sites put forward by local people covered a wide area in the village but with a high proportion stating the land next to Broad Meadow as a good option. No mention was made then, or when MSDC sent out a call for sites, of this green field site beyond the village envelope. The land on the eastern side of Wattisfield Road **was** identified as a site for possible development, accepted by MSDC and plans are currently being drawn up. This site would include some social housing which could fulfil the need established in the HNS report. This new site with projections on this scale is way beyond small scale housing to meet local needs as determined by our designation as a Primary Village. Under the Core Strategy, the Primary Villages would be expected to accommodate 300 new dwellings between them from 2010 to 2025, equating to an average of 27 each. Since 2010 we have accommodated the second phase of building at Elmside (which now totals 80 dwellings), 3 in the process of construction, 3 already passed for building – these, plus the 22 already projected at Broad Meadow, more than covers our share of the 300.

Whilst the application is in outline the density and mix of housing shown in the application is of low density and mainly three/four bed houses. Para17 of the planning application indicates that all will be market housing and whilst the supporting documentation refers to the provision of social/affordable housing no percentage is indicated and the offer of provision is subject to viability. Given that this is an outline application there can be no justification for granting consent based on the provision of market housing only.

GROUNDS FOR REFUSAL -3

Based on targeting a commuter orientated market the proposed mix of housing shown in the application documentation and illustrative masterplan does not meet the identified needs of the local community. It will do little to build a strong responsive and competitive economy in the village and should therefore be refused for its failure to do anything other than create an isolated development on the periphery of the village

Primary Village Requirements

3.2 in the Design and Access Statement, indicates that as a Primary Village we have a Primary school, range of shops, hair salon, and interior designer. In actuality we have one school; one shop, the wine shop having closed 2 years ago; no hair salon as it closed this year; no interior design business as that closed down at least 5 years ago. Our facilities are few and getting fewer. There was an inability in the market to take up purpose built retail units on Elmside and they have subsequently been subsumed into the housing market.

GROUNDS FOR REFUSAL - 4

The application fails to demonstrate how the economic well-being of Walsham Le Willows will be enhanced by the development, for that reason it fails to deliver the economic imperative within the definition of Sustainable Development

Travel arrangements

3.7 in the Design and Access Statement, shows the distances to facilities from the site and has stated that the whole of the village is well within walking distance. The Department for Transport, Local Transport, Note 1/04 recommends that walking distances to services are 'desirable' at 400 metres, and 'acceptable' at 800m. When read against the schedule in this document, some are too far and are therefore likely to generate local car journeys. The idea of using feet or bikes for transport might be hoped for in the National Planning Policy but in reality, its cars!! There is great emphasis on walking

and cycling around the village and beyond, plus the use of buses. Our bus services have dwindled over the years since our Primary Village designation and now are only to Bury and few and far between, certainly not tuned to work in Bury as the last returning bus leaves at 17.00. The Transport Statement states that the number of vehicles using the road is low. We would like to point out that the traffic survey was only sited at each end of the proposed site and over a two week period, one of which was a school holiday! This would not take into account the traffic around the school. There is however a major increase at both ends of the school day when the width of the roadway is halved by the parking of parent's vehicles as they drop off and collect children with many reports of cars regularly using the driveways of private residences for turning. There is also a significant amount of parking here at all times during the school day causing problems for vehicles travelling along the road, especially with the road junction just beyond the school. The road is narrow with a difficult, relatively blind bend as you approach the school owing to, and aggravated by, parked vehicles. Not only are there school coaches, cars, bicycles and scooters at certain times of the day, there are also large numbers of small children and parents negotiating their way through the melee.

It should also be noted that when Walsham Speed Watch needed a location in Wattisfield Road, they were not allowed to site their equipment along that road as the site locations were deemed, by the police, to be too dangerous.

The High Street is the main road through the village, is relatively narrow, has difficult bends and many parked vehicles to negotiate, shortly to become even worse when the Café opens in the street as it has no off-road parking available.

The houses on site are likely to be two or three car households and as a consequence the level a of vehicular movements during the AM peak period is considered to be a significant underestimate of what will actually be generated. This number of households will generate around 120 additional vehicles giving at least another 240 extra vehicle movements each day. This traffic can only travel from the village via Wattisfield or, more likely, through the village and along the Ixworth Road.

Conclusion 6.9 states "Census data indicates that approximately 5.9% of local ward residents walk to work, 2.0% cycle, and 4.8% use public transport. Assessment of the local pedestrian, cycle and public transport infrastructure indicates it likely that a similar proportion of work related trips from the proposed development will be made by these means." Local employers are in short supply. The main ones would be Clarkes and R&D, both of whom have relatively static employment numbers.

Under 'Constraints' in the planning documentation it states

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This development would put increased unacceptable, pressure on existing roads and aggravate the issues with vehicular movements around the school and through the village.

A key element to delivering the development is the provision of the proposed footpath linking the development site to the centre of the village and public transport. The applicant acknowledges in Para

2.13 of the Transport Statement that there are issues of the ownership of the land needed for this, both within and outside the designated public highway. Until these are resolved permission should not be granted since there is no certainty that a key element needed to achieve the anticipated modal shift can be delivered.

GROUNDNS FOR REFUSAL – 5

The applicant is unable to demonstrate that it is possible to deliver the footpath that has been proposed linking the development to the existing footpath in Wattisfield Road. This is an essential element of the off-site infrastructure needed to support the development. Without the certainty of the provision of this, the application should be refused.

Wattisfield

We are aware that Wattisfield residents are also very concerned about the implications of increased traffic from the development, travelling through the centre of their village. They too have houses that actually front onto the road, issues with parking and a number of sharp bends to be negotiated before traffic can join the A143. We note that some residents have already registered their concerns using the online facility and understand it will be discussed at their next Parish Council meeting.

GROUNDNS FOR REFUSAL – 6

The implications of granting consent for this development go beyond Walsham Le Willows, permission should not be granted until a full consultation programme has been undertaken and any comment /objections considered.

School

Our village school is currently operating close to capacity, possibly 3 spare places at this time. An additional building was provided to cope with the pressure of numbers due to reorganisation to a two tier system. The site is now more cramped than previously, further building would limit outside space even further when increased numbers of pupils would predicate outside space as well as indoor space to accommodate them. The Broad Meadow development, let alone other infill already taking place, could be expected to produce an additional 5 or 6 primary age children. Add in the numbers from this development and the projected rise would be 20 more. Our school cannot cope with that rise in demand.

GROUNDNS FOR REFUSAL – 7

The school has no further site capacity to absorb growth. The application should therefore be deferred/refused in the absence of a clear plan for the provision of additional primary school places in a new location.

Protecting wildlife habitats

Under 'Constraints' it states

PROTECTING WILDLIFE HABITATS

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Fishponds Lane is an area that is significant in this regard. There are newts, including Great Crested in the ponds near the site and presumably along the ditch 'highway' linking them. It is a fly zone, and presumably roost for bats. Barn Owls roost along the lane. There are also Turtle Doves nesting there. All these are protected species. The survey by Guy Ackers identified Fishponds Way as a recognised ancient byway, including its hedgerow. This needs to be protected. There should be no removal or alteration that affects this heritage site.

GROUND FOR REFUSAL – 7

A far more in depth four seasons Biodiversity/Ecology survey should be carried out. Permission should not be granted until this has been carried out

Doctor's Surgeries

Most residents gravitate towards the surgeries at Ixworth, Stanton or Botesdale. Ixworth and both Stanton surgeries are at capacity and Botesdale is a busy hub. We note the reply from NHS England and their comments on this issue. Villagers are concerned that these surgeries, already operating with overly high numbers will be further overloaded by the additional numbers generated by this development.

GROUND FOR REFUSAL – 8

The Neighbourhood Plan will address capacity issues such as this and the application should not be granted permission until work on the Neighbourhood Plan is further advanced.

Wholly inadequate consultation process for such a major development

Finally, we feel that as the consultation process for such a major development has been wholly inadequate, there having been no public consultation with the village community regarding this development, the Parish Council are trying to arrange a meeting with the developer to take input from the village residents. We are also aware that there are issues with the planning website due to the transition to a new platform which will mean that residents are unable to use the website to comment on current planning applications. Comments will have to be sent by email or letter. This means that residents will be unable to verify that their comments have been included and submitted comments will not be viewable by others in the usual way. This is a significant impairment of the usual transparency during this crucial period for Walsham le Willows residents. In light of these two major concerns we are asking for an extension to the time available for comments to go to MSDC.

We feel that this issue is of such concern that it should go before Planning Committee and would urge that a site meeting be undertaken, not just at the site itself but also at the bottom of Wattisfield Road at the beginning or end of the school day, and along the main street so that implications are seen throughout the village rather than at the extremity of the village boundary.

Consultee Comments for Planning Application 1352/17

Application Summary

Application Number: 1352/17

Address: Land West Of Wattisfield Road Walsham Le Willows IP31 3BD

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Kevin Boardley

Address: Willow Cottage, The Street, Walsham Le Willows Bury St Edmunds, Suffolk IP31 3AA

Email: clerk@walshampc.myzen.co.uk

On Behalf Of: Walsham-Le-Willows Parish Clerk

Comments

Parish Council had no further comments

Subject:FW: 1352/17 - Land West of Wattisfield Road - Walsham Le Willows

From: Louise Barker

Sent: 06 July 2017 15:28

To: Sian Bunbury

Subject: 1352/17 - Land West of Wattisfield Road - Walsham Le Willows

Hi Sian

Here is my response to this consultation – apologies for the delay.

This is a development proposal for up to 60 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 21 affordable housing units.

1. Housing Need Information:

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

- With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.
- The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.
- Broadband and satellite facilities as part of the design for all tenures should be standard to support.
- All new properties need to have high levels of energy efficiency.
- Studio and bedsit style accommodation is not in high demand.

2. Choice Based Lettings Information:

- 2.1 The Council's Choice Based Lettings system currently has circa 860 applicants registered for housing in Mid Suffolk. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need.
- 2.2 The district wide majority need on the housing register is for 1 and 2 bedrooms. There is also a smaller element requiring 3+ bedroom properties.

3. Recommended Affordable Housing Mix:

3.1 Based on the above information, the following mix is recommended based on a 75/25 split identified in the 2012 SHMA:

35% of 60 = 21:

Affordable Rent Tenancy = 16 units as follows:

- 2 x 1b 2p bungalows @ 50sqm
- 2 x 2b 4p bungalows @ 70sqm
- 8 x 2b 4p houses @ 79sqm
- 4 x 3b 6p houses @ 102sqm

Shared Ownership = 5 units as follows:

- 3 x 2bed 4p houses @ 79sqm
- 2 x 3bed 6p person houses @ 102sqm

(Recommended nationally described space standards.)

4. Other requirements for affordable homes:

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards

- The council is granted 100% nomination rights to all the affordable units in perpetuity
- The Shared Ownership properties must have an 80% stair casing bar.
- The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice
- On larger sites the affordable housing should not be placed in groups of more than 15 units
- Adequate parking provision is made for the affordable housing units
- It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details.
- AH dwellings must be tenure blind.

5. Open Market Homes Mix:

- There is a strong need for homes more suited to the over 55 age bracket within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality.
- It is recommended that a number of bungalows/chalet bungalows are included. A small number of 2 bed flats would also be recommended.
- There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

It is recommended that there is a broad mix of open market housing on this scheme incorporating the majority of units as 1, 2 and 3 bedroom with a much smaller element of 4+bedrooms to reflect this trend.

Kind regards

Louise

Louise Barker Cert CIHM DipHE

Housing Enabling Officer

Strategic Planning

Mid Suffolk & Babergh District Councils Working Together

Direct dial: 01449 724787

Mobile:07860829520

Email: louise.barker@baberghmidsuffolk.gov.uk

Websites: www.midsuffolk.gov.uk and www.babergh.gov.uk

Subject:FW: 1352/17 affordable housing % and tenure (14th March 2018 committee item)

From: Julie Abbey-Taylor

Sent: 26 February 2018 10:40

To: Elizabeth Thomas

Subject: Re: 1352/17 affordable housing % and tenure (14th March 2018 committee item)

Hi Elizabeth i would confirm that if the site owner can confirm acceptance of the mix at 35% then this is acceptable to me. I would add that the 2 bed homes must be for 4 persons and the space standards Nick has put forward are suitable for 4 people.

Regards

Julie

Sent from Samsung Mobile on O2

----- Original message -----

From: Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>

Date: 23/02/2018 15:36 (GMT+00:00)

To: Julie Abbey-Taylor <Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk>

Subject: FW: 1352/17 affordable housing % and tenure (14th March 2018 committee item)

Hi Julie,

Can you confirm this is what you have agreed?

Many thanks,

Elizabeth

From: Nick Fairman [<mailto:nick@newhall.uk.com>]

Sent: 23 February 2018 15:34

To: Elizabeth Thomas

Cc: John Pateman-Gee; Julie Abbey-Taylor

Subject: Re: 1352/17 affordable housing % and tenure (14th March 2018 committee item)

Elizabeth

I was able to speak to Julie Abbey-Taylor this afternoon and we have agreed a revised mix of affordable housing for this site.

The revised mix, which amounts to 35% affordable housing is as follows:

4no.1 bed flats - 2 person 50m2 affordable rent

3no.2 bed houses - 3 person 79m2 affordable rent

10 no. 2 bed houses - 3 person 79m2 shared ownership

4no. 3 bed houses 5 person 92m2 shared ownership

Regards

Nick Fairman

NEW HALL PROPERTIES (EASTERN) LTD, THE NORTH WING, INGATESTONE HALL, INGATESTONE, ESSEX, CM4 9NS
TELEPHONE: 01277 350 654
www.newhall.uk.com

On 23 Feb 2018, at 10:36, Elizabeth Thomas <Elizabeth.Thomas@babberghmidsuffolk.gov.uk> wrote:

Dear Nick,

Please note this committee report will be going by mid-day today.

Regards,

Elizabeth

From: Nick Fairman [<mailto:nick@newhall.uk.com>]
Sent: 23 February 2018 10:10
To: Elizabeth Thomas; Julie Abbey-Taylor
Cc: dan
Subject: Re: 1352/17 affordable housing % and tenure (14th March 2018 committee item)

Dear Elizabeth

I have been trying to get in touch with Julie this week but as yet have had no luck.

I hope to be in a position to come back to you later today.

Regards

Nick

NEW HALL PROPERTIES (EASTERN) LTD, THE NORTH WING, INGATESTONE HALL, INGATESTONE, ESSEX, CM4 9NS
TELEPHONE; 01277 350 654
www.newhall.uk.com

On 20 Feb 2018, at 09:59, Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk> wrote:

Dear Nick,

I have now received the details from the strategic housing officer (below email), which seem reasonable to me. I must say I was unaware you have discussed the AH with Philip Isbell, and if Philip is of the view members are unlikely to support the proposal for nothing less than 35% affordable, then it may be wise for you to take this advice and provide the full 35% with the correct tenure needed, as I agree with Julie Abbey-Taylor it is not just about affordable numbers it is also about the right tenure needs, and clearly as advised below affordable rent is of a high demand/need.

Equally, Julies possible compromise of 7 affordable rented and then balance of affordable to be shared ownership, with yourself confirming the overall %, appears reasonable subject to understanding what % you propose to get a better tenure/sustainable housing mix. However, in light of Philips advise members may question why not 35% AH considering the proposal is for up to 60 dwellings and the site opposite Wattisfield Road is proposing up to 22 dwellings with 35% affordable, so obviously there may be a degree of competition, that may not be in your favour at committee.

In light of all the advice and information before me, my advice would be to provide 35% AH with the correct tenure in discussions with Julie Abbey-Taylor, which of course should prevent questioning from members on this matter.

Can you please inform me how you wish to proceed with the AH, so I can amend the committee report accordingly before the 26th Feb, which is the committee report deadline for the 14th March committee.

Thank you,

Elizabeth

From: Julie Abbey-Taylor
Sent: 19 February 2018 16:38
To: Elizabeth Thomas
Subject: RE: 1352/17 update

Hi Elizabeth further to our previous conversation I am feeding back the discussion I had with Nick Fairman on Friday the 9th Feb. Sorry I didn't send this across last week but I was only in 2 days as it was half-term.

The viability report that Newhall Properties submitted to Richard Larbi advised that the affordable housing provision would be at 20% not at the policy compliant position of 35%, which in this case would be 12 instead of 21 AHU's. Nick advised that Phil Isbell has said that it is likely to be refused by members if 35% AH cant be provided. After recalculation they can provide 35% however out of the 21 units only 2 of these would be for rent with the remaining 19 for shared ownership. Whilst S/O dwellings are a qualifying form of affordable housing, this amount of shared ownership does not meet the housing need we have in this location or within the district. Such a proportion of S/O in a rural location may prove difficult to sell as many mortgage lenders operate a postcode restriction – i.e. they will restrict the number of shared ownership mortgage offers in a specific postcode. The prevailing housing need we have is for rented accommodation in Mid Suffolk, and providing only 2 units in this scenario would not really contribute to meeting this need.

My preference in order to provide a better balance between tenures is to increase the rented to 7 units and then the balance of affordable to be shared ownership and for Nick Fairman to advise what overall % of AH this would deliver. Delivering 35% is not just about the numbers but about delivering the Right Housing, of the Right Tenure in the Right places – in accordance with the Council's Joint Strategic Plan document. In essence if the provision of 7 rented and the rest as shared ownership resulted in 30% affordable housing I would be agreeable to that as it would provide a more sustainable housing mix.

I am in the office tomorrow pm in EH so be happy to discuss face to face or via skype to hear your thoughts.

Regards,

Julie

Julie Abbey-Taylor B.A.Hons, MCIH, DMS

Professional Lead – Housing Enabling

Strategic Planning Team

Tel: 01449 724782, Mob: 07860 827045

Babergh & Mid Suffolk District Councils

Endeavour House

8 Russell Road, Ipswich

IP1 2BX

From: Elizabeth Thomas

Sent: 19 February 2018 11:36

To: Julie Abbey-Taylor <Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk>

Subject: FW: 1352/17 update

Hi Julie,

Further to the email trail below and my latest email to the agent (Nick) I will await your summary of discussion with Nick prior to going back to the agent as he wishes.

I am in the office today if you would like to speak in person.

Many thanks,

Elizabeth

From: Elizabeth Thomas
Sent: 14 February 2018 16:17
To: Nick Fairman
Cc: Julie Abbey-Taylor
Subject: RE: 1352/17 update

Dear Nick,

Yes I can phone not a problem, but can you just let me await to receive Julie's summary of discussion (as per below email) as I am not in receipt of that yet.

Will be in further contact soon.

Many thanks,

Elizabeth

From: Nick Fairman [<mailto:nick@newhall.uk.com>]
Sent: 14 February 2018 16:09
To: Elizabeth Thomas
Subject: Fwd: 1352/17 update

Elizabeth

Would it be possible for you to give me a call regarding Julie's email below please.

Regards

Nick Fairman

NEW HALL PROPERTIES (EASTERN) LTD, THE NORTH WING, INGATESTONE HALL, INGATESTONE, ESSEX, CM4 9NS
TELEPHONE: 01277 350 654
www.newhall.uk.com

Begin forwarded message:

From: Julie Abbey-Taylor <Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk>

Subject: RE: 1352/17 update

Date: 13 February 2018 at 17:00:56 GMT

To: Nick Fairman <nick@newhall.uk.com>

Hi Nick I managed to track down Elizabeth today and discuss the matter with her. Following that discussion I am sending her a summary of the discussion you and I had on Friday and outlining the issue of need and tenure mix implications for her to consider.

Regards,

Julie

Julie Abbey-Taylor B.A.Hons, MCIH, DMS

Professional Lead – Housing Enabling

Strategic Planning Team

Tel: 01449 724782, Mob: 07860 827045

Babergh & Mid Suffolk District Councils

Endeavour House

8 Russell Road, Ipswich

IP1 2BX

From: Nick Fairman [<mailto:nick@newhall.uk.com>]

Sent: 13 February 2018 10:05

To: Julie Abbey-Taylor <Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk>

Subject: Re: 1352/17 update

Morning Julie

I wondered whether you have had any more thoughts on how we might present the affordable housing to members of the planning committee.

Regards

Nick Fairman

NEW HALL PROPERTIES (EASTERN) LTD, THE NORTH WING, INGATESTONE HALL, INGATESTONE, ESSEX, CM4 9NS
TELEPHONE; 01277 350 654
www.newhall.uk.com

On 5 Feb 2018, at 13:56, Julie Abbey-Taylor <Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk> wrote:

Good afternoon Nick,

In regards to the above application can you advise me of the most recent proposals within the viability appraisal for this scheme please? If you are proposing a tenure mix change as part of the viability I will need to be aware of it so that I can match it against housing need. I would of course prefer a provision of 35% AH but the mix does need to meet housing needs.

I look forward to hearing from you.

Regards,

Julie

Julie Abbey-Taylor B.A.Hons, MCIH, DMS

Professional Lead – Housing Enabling

Strategic Planning Team

Tel: 01449 724782, Mob: 07860 827045

Babergh & Mid Suffolk District Councils

Endeavour House

8 Russell Road, Ipswich

IP1 2BX

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From: Nathan Pittam
Sent: 02 May 2017 20:21
To: Planning Admin
Subject: 1352/17/OUT. EH - Land Contamination.

M3 : 192814

1352/17/OUT. EH - Land Contamination.

Land west of, Wattisfield Road, Walsham le Willows, BURY ST EDMUNDS, Suffolk.

Outline application with all matters reserved except access for the erection of up to 60 dwellings.

Many thanks for your request for comments in relation to the above application. Having reviewed the application and its supporting documents I can confirm that I have no objections to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk

Work: 01449 724715

Mobile:: 07769 566988

websites: www.babergh.gov.uk www.midsuffolk.gov.uk



Check out our new website at
www.babergh.gov.uk
www.midsuffolk.gov.uk

The only telephone number you need to get in touch with all our local services
0300 123 4000



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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017_1352
Date: 28th April 2017

For the Attention of Sian Bunbury

Dear Mr Isbell

**Planning Application 1352/17 – Land west of Wattisfield Road, Walsham le Willows:
Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. Two post medieval mills have been recorded to the south of the proposed development area (WLW 082), with a scatter of Roman pottery to the south-east (WLW 079). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, however, the proposed development area has never previously been subject to systematic archaeological investigation. Groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM PROW Planning
Sent: 02 May 2017 15:12
To: Planning Admin
Cc: Francesca Clarke; Christopher Fish; nick@newhall.uk.com
Subject: RE: Consultation on Planning Application 1352/17

Our Ref: W539/006/ROW274/17

For The Attention of: Sian Bunbury

Public Rights of Way Response

Thank you for your consultation concerning the above application.

This response deals only with the onsite protection of affected PROW, and does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 6 is recorded adjacent to the proposed development area.

We have **no objection** to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the installation of gates.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

"Public Rights of Way Planning Application Response - Applicant Responsibility" and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached for the applicant.

Regards

Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 <http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 24 April 2017 11:31
To: RM PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: Consultation on Planning Application 1352/17

Correspondence from MSDC Planning Services.

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, H17, RT12, CL8, H14, H15, H16, T9, T10, RT4, Cor5, Cor1, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, HB1, GP1, HB13, Cor2, Cor6, H7, H10, H13, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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 Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

Public Rights of Way

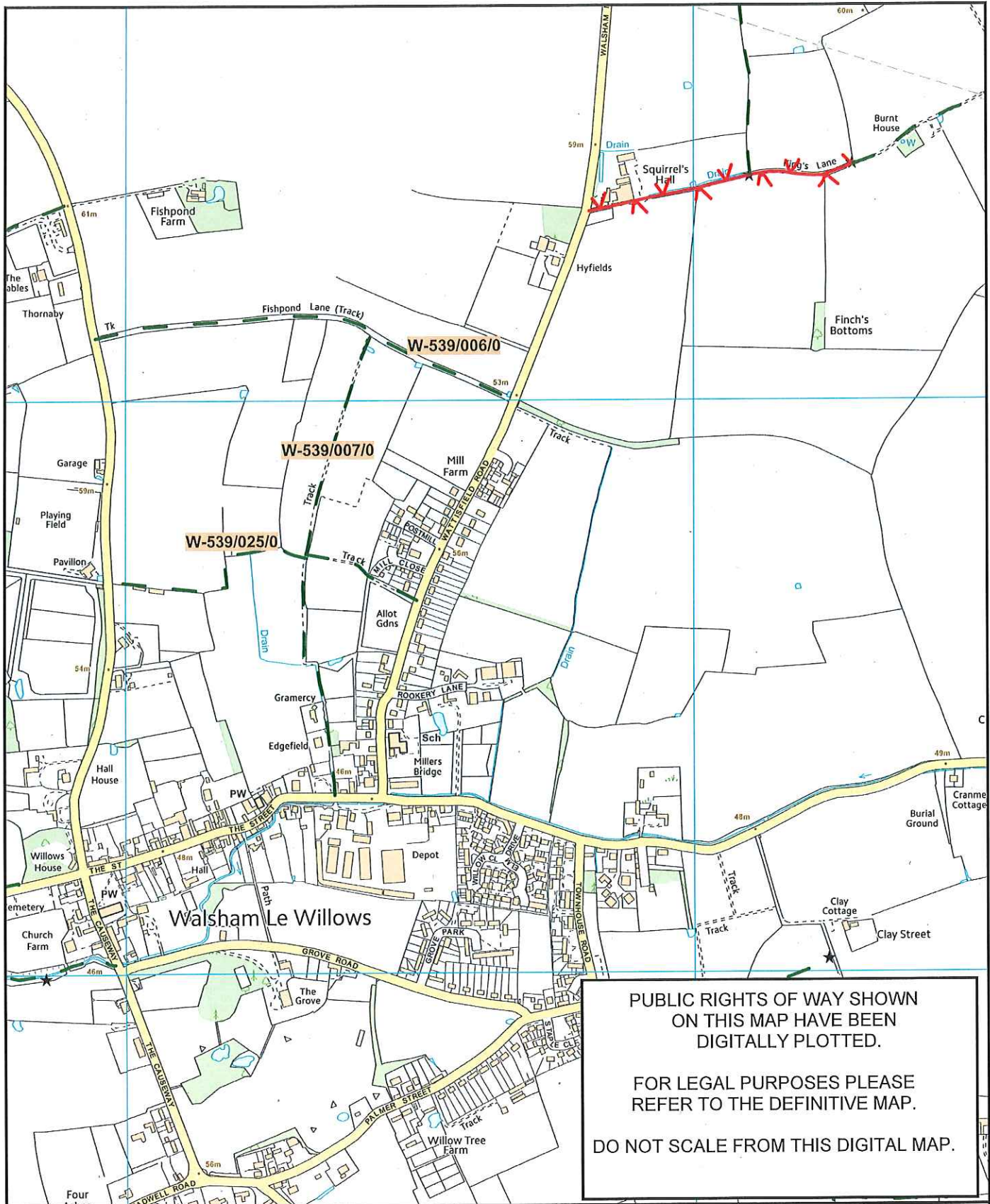
Planning Application Response - Applicant Responsibility

1. Planning permission does not give you permission to alter or change the surface of a public right of way. Rights of Way & Access must approve any proposed works to the surface of the route(s). To apply for permission to go www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way or telephone 0345 606 6067.
2. Any damage to the surface of the route(s) resulting from the development must be made good by the applicant.
3. There must be no interference with the surface of the right of way because of the development.
4. Planning permission does not give you permission to place structures, eg gates, upon a public right of way. Rights of Way & Access must determine the granting of permission. To apply, go to www.suffolkpublicrightsofway.org.uk/home/land-manager-information or telephone 0345 606 6067.
5. Public rights of way must be kept clear and unobstructed for users at all time.
6. Public Rights of Way & Access, as the Highways Authority, is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
7. The applicant must have private rights to take motorised vehicles over the public right of way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a public right of way other than a byway. We do not keep records of private rights.
8. If the public right of way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from the County Council. A fee is payable for this service. To apply go to www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way or telephone 0345 606 6067.
9. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.
10. Law protects public rights of way. If you wish to build upon, block, divert or extinguish a public right of way within the development area marked on the planning application an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990.

There are four different statuses of public rights of way:

- **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
- **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
- **Restricted byway** – has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a **horse and carriage**.
- **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle.

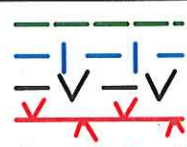
More information about Public Rights of Way can be found at www.suffolkpublicrightsofway.org.uk



1352/17 Land west of Wattisfield Road, Walsham Le Willows
Public Footpath 6



Resource Management
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Ordnance Survey MasterMap

Public Footpath
 Bridleway
 Restricted Byway
 Byway
 Definitive Map Parish Boundary

Scale 1:7500



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Date: 02/05/2017

From: David Pizzey
Sent: 02 May 2017 09:56
To: Sian Bunbury
Cc: Planning Admin
Subject: 1352/17 Land west of Wattisfield Road, Walsham Le Willows.

Sian

The main natural features potentially affected by this proposal are a native hedgerow and mature Oak tree located along the northern boundary of the site. Provided these are incorporated within a layout design and afforded appropriate space and protection during any development then I have no objection in principle to this application.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together



From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 24 April 2017 11:31
To: David Pizzey
Subject: Consultation on Planning Application 1352/17

Correspondence from MSDC Planning Services.

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, H17, RT12, CL8, H14, H15, H16, T9, T10, RT4, Cor5, Cor1, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, HB1, GP1, HB13, Cor2, Cor6, H7, H10, H13, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 04 May 2017 14:33
To: Planning Admin
Subject: Consultation Response - Consultation on Planning Application 1352/17

1352 / 17

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Please find Natural England's response in relation to the above mentioned consultation attached below.

Dear Sirs,

Application ref: 1352/17
Our ref: 214410

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,

Judy Connell
Consultations Team
Natural England
County Hall

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

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

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

Date: 2 May 2016

Planning Ref: 1352/17+S106

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land West of Wattisfield Road, Walsham Le Willows
DESCRIPTION: 60 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL

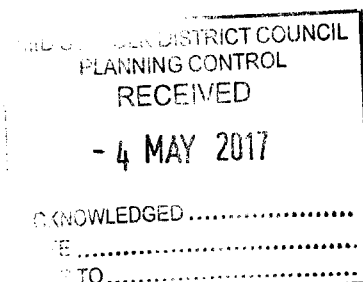
Should you require any further information or assistance I will be pleased to help.

Yours faithfully

Mrs A Kempen
Water Officer

OFFICIAL

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



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

Your Ref:
Our Ref: FS/F320939
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 02/05/2017

Dear Sirs

Land west of Wattisfield Road, Walsham Le Willows
Planning Application No: 1352/17+S106

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

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

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr N Fairman, New Hall Properties Ltd, The North Wing, Ingatestone Hall, Hall Lane, Ingatestone CM4 9NS
Enc: Sprinkler information

Midlands & East (East)
Swift House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF

Email address: kerryharding@nhs.net

Telephone Number – 0113 824 9111

Your Ref: 17/1352

Our Ref: NHSE/MIDS/17/1352/KH

Planning Services
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market, IP6 8DL

10 May 2017

Dear Sirs,

**Outline application with all matters reserved except access for the
erection of up to 60 dwellings.
Land west of Wattisfield Road, Walsham Le Willows, IP31 3BD.**

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the Primary Healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating West Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 60 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are 2 GP practices within a 2km radius of the proposed development. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Impact Assessment

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stanton Health Centre Branch (including its main Ixworth surgery)	10,015	577.10	8,416	-109.64
Stanton Surgery (Avicenna)	5,904	220.00	3,208	-184.85
Total	15,919	797.10	11,624	-294.49

Notes:

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

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

8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

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

Yours faithfully

Kerry Harding
Estates Advisor

From: Chris Ward
Sent: 04 May 2017 12:56
To: Sian Bunbury
Cc: Martin Egan
Subject: RE: Consultation on Planning Application 1352/17

Dear Sian,

Thank you for consulting me in regards to the proposed 60 dwelling residential development in Walsham Le Willows. Any response in regards to the Travel Plan element of the highway mitigation will form part of the formal SCC Highway response to comply with the overarching principles of Travel Plans and Transport Assessments section of the 2014 Planning Practice Guidance and internal protocol.

Please let me know if this causes you any issues.

Kind regards

Chris Ward
Travel Plan Officer
Development Management
Resource Management
Suffolk County Council

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

Telephone: 01473 264970

email : chris.ward@suffolk.gov.uk

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



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 1352/17

Referring to the planning application referenced above, dated 25 April 2017, application with all matters reserved except access for the erection of up to 60 dwellings, Land west of Wattisfield Road, Walsham Le Willows IP31 3BD, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

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

Signature:

Date: 5 May 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

Your Ref: 1352/17
Our Ref: 570\CON\3167\17
Date: 12th October 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Sian Bunbury

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN 1352/17

PROPOSAL: Outline application with all matters reserved except access for the erection of up to 60 dwellings.

LOCATION: Land Off, Wattisfield Road, Walsham Le Willows

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

The Applicant has submitted further drawings and supporting evidence in relation to providing a footway along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close. The additional work carried out by the Applicant demonstrates that a footway can be provided utilising existing highway land whilst maintaining a suitable road width. The Applicant is therefore able to overcome the initial highway objections. It is accepted that the proposed new footway will vary in width due to the availability of land but it will generally be wider than the existing footways to the south.

The Highway Authority does not approve all the proposed design details as shown on submitted Drawing, Number 1860-06 Revision A, but is content that precise details can be agreed at the reserved matters stage. On this basis a suitable condition will be recommended for this outline application such that the application may now be supported in highway terms.

The other outline application for land opposite this site, reference DC/17/02783, served via Broad Meadow, has the same highway issues in relation to lack of a footway link to the village centre. The Applicant there has also submitted a similar scheme to provide the missing section of footways. The scheme produced for that application is different to the MTC Engineering solution and has some details which are also not necessarily appropriate here. It is therefore anticipated that the eventually agreed scheme for either development at the future reserved matters stage will likely be a hybrid of the two currently submitted schemes.

The following highway conditions will therefore be appropriate:

1 - Highway Improvements

Condition: Before any new dwelling is first occupied a footway is to be provided along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close. The footway shall be

provided in accordance with layout and design details that shall be submitted to and approved by the Local Planning Authority. Thereafter it shall be retained in the approved form.

Reason: In order to provide a safe pedestrian route from the application site to the existing footway network to provide a safe route to village amenities for new residents.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 1860-03 as submitted; and with an entrance width of 5.5 metres and made available for use prior to first occupation of any dwelling. Thereafter the access shall be retained in the specified form.

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

3 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

4 ER 2

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.

5 HGV1

Condition: 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.

6 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

7 V 2

Condition: Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

8 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

9 NOTE 05

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.

10 NOTE 07

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.

11 NOTE 12

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

12 NOTE 15

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.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development

Your ref: 1352/17
 Our ref: 0005049
 Date: 10 May 2017
 Enquiries to: Peter Freer
 Tel: 01473 264801
 Email: peter.freer@suffolk.gov.uk

Sian Bunbury
 Planning Officer
 Planning Department
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

Dear Sian,

Re: Walsham Le Willows - Land west of Wattisfield Road - Outline application with all matters reserved except access for the erection of up to 60 dwellings

I refer to the above application for planning permission in Mid Suffolk.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	60	60
Approximate persons generated from proposal	138	138

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support

new development; this is implemented through Policy CS6: Services and Infrastructure.

- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific CIL contribution requirements related to the proposed scheme are set out below:

- 1. Education.** NPPF paragraph 72 states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as

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

www.suffolk.gov.uk

primary schools and local shops should be located within walking distance of most properties.’

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11:	15	15	12,181
High school age range, 11-16:	11	11	18,355
Sixth school age range, 16+:	2	2	19,907

Total education contributions:	£424,434.00
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The local catchment schools are Walsham-le-Willows CEVCP School and Thurston Community College.

We currently forecast to have no surplus places at the catchment primary school. Due to the level of growth being taken forward in the A14 corridor we also forecast to have no secondary School places. Therefore a future CIL bid will be made to the District Council should the development be granted permission and be implemented.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2017/18 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF ‘Section 8 Promoting healthy communities’. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	6	6	6,091

Required pre-school contributions:	£36,546.00
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From September 2017 there is a predicted deficit of places in this ward. Therefore, there will be insufficient spaces available to accommodate the children arising from the development so the above contribution will be requested from the District's CIL.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Martin Egan of Suffolk County Council, Transport Strategy.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf>

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000

populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent on improving development of library services serving the area of the development, and outreach activity from the nearest library, at Ixworth.

Libraries contribution:	£12,960.00
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

Waste Contribution:	£ 0.00
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- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or

specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

On 18 December 2014 the secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that in considering:

“local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.”

The changes set out in the MWS took effect from 06 April 2015.

- 9. Archaeology.** Please refer to the response sent by Rachel Abraham (SCC Senior Archaeological Officer), reference 2017_1352, on 28 April 2017.
- 10. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provided support and advice on their installation.

11. Superfast broadband.

SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre

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

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. Time Limits. The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a reserved matters planning application is submitted.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,045.25	£182,715.00
Education – Secondary	£3,365.08	£201,905.00
Education – Sixth Form	£663.57	£39,814.00
Pre-School	£609.10	£36,546.00
Transport - 106 contributions/conditions to be confirmed by Martin Egan		
Libraries	£216.00	£12,960.00
Waste	£0.00	£0.00
Total	£7,899.00	£473,940.00

Apart from any site specific matters to be secured by way of a planning obligation or planning conditions the above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented. This will be reviewed when a reserved matters application is submitted.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application and infrastructure mitigation reported fully in the committee report.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC
Martin Egan, SCC

Your ref: 1352/17
Our ref: 00050499
Date: 24 August 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

Sian Bunbury
Planning Department
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
IP6 8DL

Dear Sian

Re: Walsham Le Willows - Land west of Wattisfield Road - Outline application with all matters reserved except access for the erection of up to 60 dwellings

I refer to the planning application reconsultation (due to amended drawing and additional information received by the Local Planning Authority) for the above scheme in Mid Suffolk. Suffolk County Council has previously provided a consultation response by way of letter dated 10 May 2017. The CIL contribution requests in that letter are still valid, however since my original response another application for planning permission, for 22 dwellings, has been consulted on which requires an update relating to primary school provision.

We currently forecast to have no surplus places at the catchment primary school. The primary school cannot expand within its current site. These 15 primary pupils arising from this development need to be considered along with the second application for planning permission currently being considered - Land Opposite Broad Meadow (17/02783) – which generates 6 primary pupils. Any additional growth being proposed in the emerging Babergh and Mid Suffolk Joint Local Plan will also need to be considered, but it is not anticipated that there will be sufficient growth allocated to support a new primary school. Therefore, the County Council will not be able to guarantee that all pupils from the developments, should they be approved and built out, will be able to find a place at the catchment primary school. **This consequence is a planning balance matter for the District Council to take into consideration when determining this application.**

I have copied colleagues from SCC Floods team and Highway Network Management into this letter who will contact you separately with their responses.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC
SCC Foods Team, SCC
Martin Egan, SCC
Sonia Docherty, SCC
Christine Thurlow, SCC

Your ref: 1352/17
Our ref: 00050499
Date: 03 November 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

Sian Bunbury
Planning Officer
Planning Department
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
IP6 8DL

Dear Sian,

Re: Walsham Le Willows - Land west of Wattisfield Road - Outline application with all matters reserved except access for the erection of up to 60 dwellings

I refer to the above application for planning permission in Mid Suffolk.

Suffolk County Council has previously provided a consultation response by way of letter dated 10 May 2017 and 24 August 2017. The CIL contribution requests in my original letter are still valid, and my second letter raised the cumulative impact with another application for planning permission, for 22 dwellings, which was consulted on during August 2017. As the joint Local Plan consultation has now commenced I provide an update relating to primary school provision.

We forecast to have no surplus places at the catchment primary school. The primary school cannot expand within its current site and there is no room for temporary classrooms. These 15 primary pupils arising from this development need to be considered along with the second undetermined application for planning permission - Land Opposite Broad Meadow (17/02783) – which generates 6 primary pupils.

These two application sites are the only sites identified as “potential development sites” in the emerging Babergh and Mid Suffolk Joint Local Plan. As there are no additional sites submitted for consideration in the Local Plan consultation it is not anticipated that there will be sufficient growth allocated to support a new primary school.

The County Council cannot guarantee that all pupils from the developments, should they be approved and built out, will be able to find a place at the catchment primary school. Because of this we have considered the % of out of catchment pupils. The latest school census data for Walsham-le-Willows from May 2017 states that at that time there were 138 pupils on roll and of these, 41 pupils were out of catchment.

It therefore is appropriate to apply the school admission policy and make additional provision, if necessary, at other schools.

In the short term there would be an unsustainable school pattern, but overtime the out of catchment school pattern is expected to work its way through via applying the admissions policy.

Should the application be recommended for approval, as the primary school is not the catchment school the county council will be required to fund school transport costs arising which are estimated at £750 per annum per pupil. The policy is that we will provide transport when a child under 8 years of age and lives more than 2 miles from their nearest or catchment school and for those who are 8 and over 3 miles. However as the catchment school has no surplus places available, the next nearest primary school is 3 miles away.

Of the total 15 primary age pupils forecast to arise SCC can assume 3 pupils will arise in reception and in year 1, and 2 pupils will arise in each of the year groups 2 – 5 and 1 in year 6, which would mean that over 7 years a total cost of £51,000 will arise in terms of additional school transport costs due to no surplus places being available at the catchment Primary School. This will form a site specific mitigation which will be covered by a planning obligation.

Should the LPA be minded to approve the application considering there is a lack of school places, no room for temporary classroom and the next school is three miles away at Stanton, a school transportation contribution will be necessary. This consequence is a planning balance matter for the District Council to take into consideration when determining this application.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development

cc Neil McManus, SCC
Sarah Hammond, SCC



Planning Services
Mid Suffolk District Council,
131 High Street,
Needham Market,
Suffolk IP6 8DL

09/03/2017

For the attention of: Sian Bunbury

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Thank you for consulting us on the Outline application of the erection of up to 60 dwellings west of Wattisfield Road. All matters to be reserved with the exception of the main site access.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

Recommendations

In terms of the likely visual effect on the surrounding landscape, the proposals will inevitably have an impact on the existing rural edge character of Walsham Le Willows. The main development constraint is the requirement to ensure the character and appearance are safeguarded through the application of good design and landscape design principles.

The following points highlight our key recommendations for the submitted proposals:

- 1) If the outline application is approved, the transition between the existing residential areas and proposed development need to be explored at in a greater level of detail, to provide suitable levels of screening and the appropriate specification of planting which addresses the character of the surrounding landscape. The illustrative masterplan (1352_17-MASTERPLAN-729810) fails to adequately demonstrate this.
- 2) If the outline application is approved, a Landscape Impact Appraisal needs to be produced. This needs to include mitigation measures and viewpoints from existing PROWs and surrounding settlements.
- 3) In conjunction with the Landscape Impact Appraisal, a Landscape Strategy should be produced if approved to inform and influence any detailed landscape design on site. This should state how the landscaping will reinforce and retain the existing planting within the site. The current Design and Access Statement (1352_17-DESIGN_AND_ACCESS_STATEMENT-729809) fails to adequately demonstrate this.

The proposal

The application plan sets out the outline application of the erection of up to 60 dwellings west of Wattisfield road, Walsham le Willows. All matters to be reserved with the exception of the main site access.

Walsham le Willows is situated to the south-east of the A143 with the village of Wattisfield to the north of the village. It is also roughly an equi-distant from Bury St. Edmunds (13 miles), Diss (10.7 miles) and Stowmarket (11.7 miles). The site itself adjoins the northern settlement boundary and is also adjacent to residential housing on Wattisfield Road.

Review on the submitted information

Relevant to this landscape review, the submitted application includes a Site Masterplan and Design and Access Statement.

As part of the outline application submission the indicative Site Masterplan shows the areas designated for residential development and open space including an attenuation pond as part of SuDS, which is located at the north of the site. The indicative layout suitably demonstrates how an appropriate and connected green infrastructure responds to the layout. However, as these proposals develop, a greater level of detail will be required to make sure the development compliments the rural character of the village. This includes, looking at views from footpaths to the development, materials used for roads and shared areas and planting choices. Specifically, on the northern, southern and western site boundaries where it should be designed to respond to the existing tree and hedge planting and to provide adequate screening of the development from surrounding fields and existing settlements.

The Design and Access statement doesn't currently provide enough detail on the impact the development will have on the surrounding landscape, as well as key details on mitigation techniques the developers are proposing. It would also be recommended that details of hard and soft landscaping materials are provided to understand whether this will compliment those of the existing settlements.

Likely impact on the surrounding landscape

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Ancient Plateau Claylands landscape character type. Some of the key characteristics are flat or gently rolling arable landscape dissected by small river valleys, field pattern of ancient enclosure, loosely clustered villages, scattered ancient woodland parcels and hedgerow with hedgerow trees. There is an expectation that many of these landscape principles will be designed into the emerging development proposals.

As part of a site appraisal it is clear that due to the sites location it will have significant impact on views the surrounding landscape. The key sensitive edges are the southern and eastern boundaries, where the existing dwellings will overlook the proposed development. Elsewhere, views along the existing public rights of way will also be greatly affected.

Proposed mitigation

The indicative masterplan shows an area of water attenuation and green open space on the northern edge of the proposed development. As part of this feature, there are opportunities to include areas of habitat creation with the introduction of appropriate planting.

A woodland shelterbelt has been proposed on the western boundary of the site, as well as other boundary treatment on the other boundaries. Because of this, an appropriately detailed landscape and boundary plan will be required to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable to limit any negative visual effect the proposals may have on the existing settlements.

Furthermore, the proposed landscaping plan needs to provide a comprehensive landscape vision for the site, which should be evidenced by a landscape impact appraisal and landscape strategy, highlighting how the proposals can respond to the surrounding landscape.

Yours sincerely,

Ryan Mills BSc (Hons) LMLI
Landscape Consultant at Place Services
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

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.



11 August 2017

Sian Bunbury
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Sian

Application: 1352/17

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

Thank you for consulting Place Services on the above application.

No objection subject to condition to secure ecological mitigation and enhancement measures:

There is now sufficient ecological information available to understand the likely impacts of development on Protected Species ie Gt crested newts and bats, Priority habitats eg hedgerows and Priority species eg hedgehog, hare & farmland birds such as skylark and lapwing.

The likely impacts on Priority habitats is restricted to hedgerows and the mature native hedgerow (TN3) –an Important Hedgerow under the Hedgerow Regulations 1997 - and associated mature oak (TN2) along the northern boundary will be retained and incorporated into a proposed layout with the creation of a wooded strip. The western boundary will be planted with mixed native species as a woodland buffer. This will adequately compensate for any loss of the low & tightly managed, roadside hedge (TN1) on the eastern boundary of the site for highway access and footway requirements.

The submitted Gt crested newt eDNA survey report (t4ecology Ltd, May 2017) states that it is considered that this Protected species is absent from the water bodies surveyed and no further surveys or investigations are necessary. I am satisfied that this information is adequate for determination of this application.

The bat surveys report (Robson Ecology, June 2017) states that the site boundary to the north was well-used by bats, including the rare barbastelle (Annex II of the EC Habitats Directive). It recommends that the northern tree-buffer is retained within the design (inclusive of a 10m wide green-lane for barbastelle bats) as a dark corridor with a sensitive lighting strategy, as a condition of any consent. Additional enhancement for bats proposed are reasonable - bat boxes, a water body and additional hedge/tree-planting and landscaping – and should be secured by condition on any consent.

However to further minimise impacts on bats, at Reserved Matters stage, the site access off Wattisfield Road, should be closer to the southern than northern boundary as shown on current plans.



The submitted Preliminary Enhancement Strategy (t4ecology, June 2017) identifies sufficient compensatory measures for the likely impacts on farmland birds on land offsite (under the applicants control) and hedgehog friendly fencing throughout the layout is welcomed. The full details for the implementation of these measures will need to be secured at Reserved Matters stage.

Recommendations

Mitigation and enhancement measures identified in all the submitted ecological reports surveys should be secured at Reserved Matters stage and implemented in full. This is necessary to conserve and enhance Protected and Priority species particularly bats and farmland birds.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

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

I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH RECOMMENDATIONS OF SUBMITTED ECOLOGICAL REPORTS

"All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Extended Phase 1 Habitat Survey report (t4ecology, June 2017) and Bat survey report (Robson Ecology, June 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To allow the LPA to discharge its duties under the UK Conservation of Habitats and Species Regulations (2010, as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

II. CONCURRENT WITH RESERVED MATTERS: ECOLOGICAL DESIGN STRATEGY

"No development shall take place until an ecological design strategy (EDS) addressing the ecological enhancements identified on the Preliminary Enhancement Strategy (t4ecology, June 2017) has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a) *Purpose and conservation objectives for the proposed works.*
- b) *Review of site potential and constraints.*
- c) *Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) *Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) *Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) *Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) *Persons responsible for implementing the works.*
- h) *Details of initial aftercare and long-term maintenance.*
- i) *Details for monitoring and remedial measures.*
- j) *Details for disposal of any wastes arising from works.*

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



Reason: To allow the LPA to discharge its duties under the UK Conservation of Habitats and Species Regulations (2010, as amended), the Wildlife & Countryside Act (1981, as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

III. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

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

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

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

07809 314447

Place Services provide ecological 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.

Subject:FW: Planning Application 1352/17 - 60 dwellings Walsham-le-Willows

From: James Meyer [<mailto:james.meyer@suffolkwildlifetrust.org>]

Sent: 30 January 2018 15:01

To: Elizabeth Thomas

Subject: RE: Planning Application 1352/17 - 60 dwellings Walsham-le-Willows

Dear Elizabeth,

Thank you for your e-mail. Further to our letter of 25th July 2017, we note the proposed provision of the land for skylark habitat compensation to the north of the application site (drawing ref. MH647-03 Rev A). We consider that this addresses our comments made in relation to this species, subject to the provision being secured for the life of the development (should permission be granted). The rest of our comments remain as per our letter of the 25th July 2017.

If you require any further information, please do not hesitate to contact us.

Kind regards

James

James Meyer

Senior Conservation Planner

From: Elizabeth Thomas [<mailto:Elizabeth.Thomas@baberghmidsuffolk.gov.uk>]

Sent: 25 January 2018 08:57

To: Richard Larbi <Richard.Larbi@baberghmidsuffolk.gov.uk>; Martin Egan <Martin.Egan@suffolk.gov.uk>; Info <info@suffolkwildlifetrust.org>

Subject: Planning Application 1352/17 - 60 dwellings Walsham-le-Willows

Dear all,

Please be aware this application committee report is due for the 26th February 2018 deadline. I understand you may be providing additional information with regard to:

Richard: viability details

James Meyer: Do you wish to update your original comments in light of the further survey work submitted and Sue Hooton's comments?

Martin: Do you wish to amend your latest comments in light of my email dated 22nd Jan 2018?

I look forward to hearing from you.

Many thanks,

Elizabeth

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.

Suffolk Wildlife Trust, Brooke House, Ashbocking, Ipswich, IP6 9JY. 01473 890089

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Sian Bunbury
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

25/07/2017

Dear Sian,

RE: 1352/17 Outline application with all matters reserved except access for the erection of up to 60 dwellings. Land west of Wattisfield Road, Walsham Le Willows

Further to our letter of 18th May 2017, we note that additional survey reports on bats (Robson Ecology, Jun 2017) and great crested newts (T4 Ecology, May 2017) have now been provided in support of this proposal. We have the following comments on these reports:

Bats

Surveys at the site have recorded at least five species of bat, including Barbastelle bat which is a nationally rare species. The majority of the bat activity was recorded along the northern boundary, although activity was also recorded in the south-eastern corner of the site. Whilst the submitted masterplan proposal (drawing reference NC_17.338-P-200) includes buffering of the northern boundary vegetation, along with new planting on the western boundary, no new planting appears to be proposed along the southern or eastern boundaries. The absence of such landscape planting means that the proposal fails to buffer these existing boundaries and also fails to maximise the sites potential for foraging and commuting bats.

From the plans provided it is also unclear whether any hedgerow removal on the eastern side of the site (beyond that shown for the new road access) is required to form a visibility splay? Clarification on this should be sought to determine whether further assessment of the impacts of such hedgerow removal are required prior to the determination of this application.

We also note that the ecological consultant has made recommendations relating to lighting at the site. Such measures would be required as part of any development in order to protect the identified bat foraging and commuting routes from disturbance. Should it be determined that some development in this location is acceptable, we request that the design and implementation of an ecologically sensitive lighting strategy is secured, following the recommendations in the bat survey report.

Great Crested Newts

We note that no evidence of great crested newts was found in the three ponds surveyed. We therefore have no further comment in relation to this species.

Other comments

As set out in our letter of 18th May 2017, the application site appears likely to provide some suitable habitat for hedgehogs and skylarks – both UK and Suffolk Priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The ecological assessments of the site do not

include consideration of the potential impacts on, and mitigation for, these species and we therefore recommend that further information is provided on this matter prior to the determination of this application. Therefore, as the application is currently presented, we remain of the opinion that this proposal fails to fully demonstrate that it will not result in an adverse impact on UK and Suffolk Priority species.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner

Sian Bunbury
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market, IP6 8DL

18/05/2017

Dear Sian,

RE: 1352/17 Outline application with all matters reserved except access for the erection of up to 60 dwellings. Land west of Wattisfield Road, Walsham Le Willows

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

We have read the ecological survey report (T4 Ecology, Mar 2017) and we note the findings of the consultant.

The ecological consultant has identified that further surveys for great crested newts and bats are required in order to inform the likely impacts of proposed development on these species and to identify any necessary mitigation measures. Such surveys do not appear to accompany this application. In the absence of this information it is not possible to fully identify the likely impact of the proposed development on the identified protected species. In accordance with ODPM Circular 06/2005 this information must be available prior to the determination of this application, so that the decision can be made based on all relevant material considerations.

In addition to bats and great crested newts, the application site appears likely to provide some suitable habitat for hedgehogs and skylarks – both UK and Suffolk Priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The ecological assessment provide does not appear to consider potential impacts on, and mitigation for, these species and we therefore recommend that further information is provided on this matter prior to the determination of this application.

As currently presented we consider that this proposal fails to demonstrate that it will not result in an adverse impact on Protected and/or UK and Suffolk Priority species and we therefore **object** to this application.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner



Consultation Response Pro forma

1	Application Number	1352/17	
2	Date of Response	15/05/2017	
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 condition	
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.	We do not have an objection to the proposed development. Consideration has been made for turning of a 26tonne dustcart. However the construction of the shared surface must be suitable for 26tonne dust cart to manoeuvre on. Presentation points for the wheeled bins must be located at the point nearest to the public highway.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Bin presentation points are marked on the maps and clarification that the shared surface is suitable for dustcarts to drive on.	

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.



SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raynegate Street, Bury St Edmunds
Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application 1352/17

SITE: 60 New Homes for Land west of Wattisfield Road, Walsham Le Willows, IP31 3BD

Applicant: Mr Nick Fairman, New Hall Properties, Ingatestone

Planning Officer: Ms Sian Bunbury

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

Dear Ms Bunbury

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of 60 residential properties at land west of Wattisfield Road at Walsham Le Willows, IP31 3BD.

At present I believe I do not have enough information to fully comment on this proposal.

However, I wish to highlight in its current form, I have serious concerns that a number of the car parking areas, be they car ports or garages are quite set back from the main properties and will hinder natural surveillance.

One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:

A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; **reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.**

Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

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

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

An early input at the detailed design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured By Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include: secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

- 1.1 vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods. Design features can help to identify the acceptable routes through a development thereby encouraging their use and in doing so enhance the feeling of safety.
- 1.2 There are advantages in some road layout patterns over others, especially where the pattern frustrates the searching behaviour of the criminal and his need to escape. Whilst it is accepted that through routes will be included in developments such as this, the designers must ensure that the security of the development is not compromised by excessive permeability, for instance allowing an offender legitimate criminal access to the rear or side boundaries of a dwelling.
- 1.3 Developments that enhance the passive surveillance of the area by the residents from their homes and which incorporate high levels of street activity have both been proven to influence a criminal's behaviour and deflect them elsewhere.
- 1.4 To the planners credit a number of properties look onto one another as preferred by police Secure By Design principles.
- 1.5 It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by.

2. General layout of the proposed plan

- 2.1 For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.
- 2.2 I would also like to see that properties will have gable end windows that look onto public spaces, which is a police preferred preference of design that allows natural surveillance of the area to reduce the risk of graffiti, other forms of criminal damage, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.
- 2.3 The Design Access Statement (DAS) states that the back gardens will be private and as there are no pathways leading around any of these areas, I take it there will be no rear gates and the proposal is to have all bins at the front. Having waste bins at the front often assists an offender to gain access over rear fences and walls, so I would have serious concerns as to where home owners would be able to place their bins.

- 2.4 Bearing in mind it has been stated that the rear gardens will be private, I would like to know how the boundaries will be comprised, I strongly recommend 1.8m close boarded fencing, or in order to allow more natural light into such properties, then 1.5m close boarded, backed up with 300cm trellis.
- 2.5 I would refer the developers to SBD 2016, page 18 on “Dwelling Boundaries”, which outlines the importance of how the boundary between public and private areas should be clearly indicated.
- 2.6 **There are five main reasons for providing a perimeter boundary fence:**
- a) To **mark a boundary** to make it obvious what is private and public property.
 - b) **Provide safety** for employers and employees.
 - c) **Prevent casual intrusion** by trespassers.
 - d) **Prevent casual intrusion** onto the site by criminals.
 - e) **Reduce the wholesale removal** of property from the site by thieves.
- 2.7 Should rear gates be installed they should be of a robust construction and be the same height of the fence line at a minimum height of 1.8m and be capable of being locked (operable by key from both sides of the gate and a good quality mortise lock is preferred). SBD 2016, Pages 18-19, Paras 10.3 – 10.5.12 refers.
- 2.8 I would like to know more about how the boundary with the property Mill Farm will be comprised.
- 3.0 **Footpaths**
- 3.1 The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context. Research from across the United Kingdom shows that 85% of house burglaries occur at the rear of a property.
- 3.2 Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime along with Anti-Social Behaviour. Where a suggested footpath is unavoidable, such as along a right of way, designers should consider making the footpath a focus of the development and ensure that they are straight as possible, preferably at least 3m across to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles with low growing and regularly maintained vegetation on either side. If possible it would assist for that area to also be well lit. (SBD 2016, pages 14-17, at Paras 8.1-8.19).
- 3.3 Footpaths that include lighting should be lit to relevant levels as defined by BS 5489:2013. I have serious concerns that if the current footpath, which is to be retained and made an integral part of the boundary of the development is not properly lit, this route will become a generator for crime to occur.
4. **Lighting**
- 4.1 I cannot comment on the lighting as there are no details submitted on the plans. However, I

would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.

- 4.2 Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

5. Car Parking

- 5.1 **I cannot comment on the parking as there are insufficient details provided within the outline plan. I have concerns that the plans seem to show that a number of garages/car ports will be set back. The police prefer garages to car ports, as they provide more security and prefer that they are not set back, as such areas tend to have little natural surveillance to deter would be vehicle thieves.**

- 5.2 Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.

6. Communal Areas/ Public Open Space

- 6.1 **Communal Areas/Public Open Space:** I note that provision has been made for public areas. Any play equipment should meet **BS EN 1176** standards and be disabled friendly. I Would recommend that any such area has suitable floor matting tested to **BS EN1177** standards.

- 6.2 **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.

- 6.3 **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.

- 6.4 **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.

- 6.5 **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.

- 6.6 **All litter bins should be of a fire retardant material.**

7. Further Recommendations in General

- 7.1 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.

- 7.2 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturer's recommendations. (SBD NH 2016 Para. 21.17).

- 7.3 I note the area and boundary will be landscaped and I would be interested to note the full

details for such landscaping. I strongly recommend around the boundary areas, planting defensive vegetation, such as Hawthorn, Berberis or Pyrocantha to deter any would be offenders and that the height of such boundaries should be at least 1.8m high.

8. Conclusion

- 8.1** I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.
- 8.2** As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf
- 8.3** SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide. namely Gold, Silver or Bronze standards It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 8.4 To achieve a Silver standard, or part 2 Secured by Design physical security**, which is the police approved minimum security standard and also achieves ADQ, involves the following:
- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, **or** STS204 issue 3:2012, **or** LPS1175 issue 7:2010 Security Rating 1, **or** LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.
- 8.5** It is now widely accepted a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of that development.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which, when combined, enhances natural surveillance and safety.

The applicant can also enter into a **pre-build agreement** and make use of the Award in any marketing or promotion of the development. The current "New Homes 2016" guide and application

forms are available from www.securedbydesign.com which explains all the crime reduction elements of the scheme.

In conclusion I would encourage designers to look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that any would be offender will stand out in a well-designed community. I am happy to assist with this as the detailed design progresses.

In regard to any possible play area, consideration should be given regarding usage by non-age appropriate people, (i.e. older children) for which the play area would not be designed. Teenage youths will always gather somewhere, often it is in a play park as it is considered an out of the way area away from parents. The best way to address such problems is to find alternative areas for such groups. One tried and tested method is providing a youth shelter.

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

Yours sincerely

Phil Kemp

Designing Out Crime Officer
Western and Southern Areas
Suffolk Constabulary
Raynegate Street
Bury St Edmunds
Suffolk
IP33 2AP



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00021339
Local Planning Authority:	Mid Suffolk District
Site:	Land west of Wattisfield Road, Walsham-le-Willows
Proposal:	Outline application with all matters reserved except access for the erection of up to 60 dwellings.
Planning Application:	1352/17

Prepared by: Sandra Olim

Date: 19 May 2017

If you would like to discuss any of the points in this document please contact me on 0345 0265 458 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Badwell Ash Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

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

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable
-

From:RM Floods Planning
Sent:19 May 2017 13:46:00 +0100
To:X Delete Aug 17 - Planning Admin
Cc:Sian Bunbury
Subject:2017-05-19 JS Reply Land west of Wattisfield Road, Walsham Le Willows IP31 3BD Ref 1352/17

Dear Sian Bunbury,

Subject: **Land west of Wattisfield Road, Walsham Le Willows IP31 3BD Ref 1352/17**

Suffolk County Council, Flood and Water Management have reviewed application ref 1352/17.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Flood Risk Assessment & Sustainable Drainage Strategy ref 1860 – FRA & DS March 2017
2. Infiltration Test Results dated the 17/5/2017

We propose the following condition in relation to surface water drainage for this application.

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
2. 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.

3. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

4. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

5. 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 is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

Sent: 24 April 2017 11:30

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

Subject: Consultation on Planning Application 1352/17

Correspondence from MSDC Planning Services.

Location: Land west of Wattisfield Road, Walsham Le Willows IP31 3BD

Proposal: Outline application with all matters reserved except access for the erection of up to 60 dwellings

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, H17, RT12, CL8, H14, H15, H16, T9, T10, RT4, Cor5, Cor1, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, HB1, GP1, HB13, Cor2, Cor6, H7, H10, H13, which can be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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 Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

From:RM Floods Planning
Sent:30 Aug 2017 09:03:37 +0100
To:BMSDC Planning Area Team Yellow
Cc:Sian Bunbury
Subject:2017-08-30 JS Reply Land West Of Wattisfield Road, Walsham Le Willows IP31 3BD Ref 1352/17

Dear Sian Bunbury,

Subject: Land West Of Wattisfield Road, Walsham Le Willows IP31 3BD Ref 1352/17

Suffolk County Council, Flood and Water Management have no further comment to make from that of the 19th May 2017.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

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

From: planningyellow@baberghmidsuffolk.gov.uk [mailto:planningyellow@baberghmidsuffolk.gov.uk]

Sent: 23 August 2017 11:53

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

Subject: Planning Re-consultation Request - 1352/17

Please find attached planning re-consultation request letter relating to planning application - 1352/17 - Land West Of Wattisfield Road, Walsham Le Willows IP31 3BD, ,

Cc:conservation

Subject:FW: Heritage response 1352 17 Wattisfield Road, Walsham le Willows

From: Paul Harrison

Sent: 24 May 2017 17:15

To: Sian Bunbury

Cc: Paul Harrison; Niall Mckay

Subject: Heritage response 1352 17 Wattisfield Road, Walsham le Willows

Sian

The proposal is for housing development at the northern edge of Walsham le Willows.

The Conservation Area of Walsham le Willows is focussed on the historic core of the village. To the north of this core 1900s housing development has extended along Wattisfield Road to its present position. From this direction the historic core is reached after a prelude of more recent development. The proposal would not alter this relationship of the Conservation Area with its surrounding landscape, but would lengthen the prelude by a moderate degree. This is not considered to represent a harmful impact on the character or appearance of the Conservation Area or on the setting of listed buildings near Wattisfield Road.

Paul

Niall – please add to Uniform file.

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils – Working Together

Tel: 01449 724529

paul.harrison@babberghmidsuffolk.gov.uk

www.midsuffolk.gov.uk

www.babergh.gov.uk

Land to the west of Wattisfield Road, Walsham le Willows

MSDC application reference 1352/17

MID SUFFOLK DISTRICT COUNCIL'S ASSESSMENT OF VIABILITY

1. Attached is the Council's DAT viability appraisal, which indicates that the proposed development would be viable if 20% of the residential units were provided as affordable housing.

2. The parties have reached agreement about the input values to be used in the viability appraisal.

The Council's approach to the assessment of threshold land value

3 The Council considers that an appropriate land value for the site is £790,400 that equates to £247,000 per gross hectare.

4. The Council's approach has been to establish the existing use value of the land for agriculture, based on market information, which is then uplifted to reflect a landowner incentive to sell the land for development. The extent of the uplift is based on evidence from the District Valuer of the uplift applied in other cases.

5. This approach is supported by the main guidance document on viability testing of planning policy: Viability Testing Local Plans: Advice for planning practitioners, June 2012 (the Harman report).

6. The recommended methodology in the Harman report to arrive at an appropriate land value

("Threshold Land Value" as it is called in the report) is based on a premium over current use values and credible alternative use values (page 29). The report acknowledges that the precise figure to be used as an appropriate premium above current use value should be determined locally.

7. The Council's assessment of the existing use of the site is based upon the permitted use in planning terms. The current permitted use of the site is as agricultural land. The site is also deemed by the Council to fall within the countryside, which restricts the credible alternative uses that might come forward. Accordingly, the Council has based the existing use value of the site on its current agriculture use, which suggests a current site value of about £67,000, assuming agricultural land values of £10,000 per acre or £240,700 per hectare (see attached

evidence of agricultural land value).

8. The Council has used its experience in working and dealing with various land deals with developers and landowners and can confirm the uplift as reasonable and appropriate, giving the landowner a sufficiently competitive return to encourage the sale of the land.

The two-attached table of land value evidence produced by the DV shows that a value of £100,000 per acre (£247,000 per hectare), which would be 10 times the site's agricultural land value, is generally considered sufficient to bring agricultural land onto the market for development.

9. In the Council's view the value of £247,000 per gross hectare is appropriate and can be benchmarked against that adopted for other local authorities: East Cambridgeshire (£250,000); Bedford (£247,000) and Waveney (£200,000) per gross ha.

Abnormal costs

10. A number of abnormal costs have been identified on this site. These include:

Archaeology

Suffolk County Council Archaeological service has confirmed in their consultation response dated 28th April 2017 that "there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area" and as a result 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.

The applicants have provided quotes for dealing with similar archaeology at their smaller Gislingham site that amount to £141,510. A £140,000 allowance has therefore been made.

Surface water

11. Infiltration testing has revealed that there is no infiltration on the site, which means that all roads will need to be constructed with permeable paving to allow for surface water storage. The cost for delivering the permeable paving is estimated to be approximately £200,000.

Ground Conditions / foundation design

12. The clay soil conditions identified at the site mean that abnormal costs will be experienced for foundations. Foundations will need to deepen on a number of plots and suspended slabs will be required.

An allowance of £50,000 has been made for this abnormal cost.

Strategic landscaping and ecological enhancements

13. It is necessary to screen the site from the countryside beyond to mitigate any impact the proposed houses have on the existing landscape. The proposed development includes a significant woodland shelterbelt along the western boundary of the site and a woodland strip

along the northern boundary.

14. The Council's ecological consultant Place Services also require this woodland strip to provide ecological mitigation and enhancement. In addition to on-site works Place Services also require land adjoining the site to reserve for farmland birds. This will need to be prepared to accommodate the farmland birds and also managed in perpetuity.

The cost to undertake these works is estimated to be £200,000.

New footway linking the site to the village centre

15. Suffolk County Council Highways consultation response dated 12th October 2017 confirms that a new footway must be provided along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close.

The cost to undertake this work is estimated to be £175,000.

School transport costs

16. Suffolk County Council (Planning Section, Strategic Development) in their consultation response dated 3.11.17 state that they require a contribution of £51,000 in terms of additional school transport costs due to no surplus places being available at the local primary school.

Cost and Value analysis/Cost Assumptions

Market Houses

16. Comparable evidence has been obtained from the Land registry House Price Data service with particular emphasis on values achieved at the Hopkins Homes Willow Close development. Willow Close is considered to be located in a better part of the village, being closer to local amenities and in the centre of Walsham.

Affordable Housing

17. The Council has used an offer from Havebury Housing Association in its appraisals.

Build Cost per sq. m

18. The Council's build costs are based on BCIS data (attached) and provide costs as the rate per sq. m gross internal floor area for the building, excluding external works and contingencies and with preliminaries apportioned by cost. The costs analysis is achieved through benchmarking against recognised published industry data. The data has been adjusted (re-based) for the Suffolk region.

19. A base build cost of £1169 per sq.m is included in the Council's appraisal. In addition to the BCIS build costs the Council's appraisal also includes a contingency of 5% of build costs. We would expect the cost of development in terms of build cost per sq. metre to vary very little within the geography of Suffolk.

External works, services, and infrastructure

20. The Council has added 15% to the base costs to account for external works, which are not accounted for by BCIS. Typically, the Council would expect external works for landscaping, internal estate roads and services to equate to circa 15% of build costs, based upon experience of similar schemes.

Profit

21. Profit levels required can vary between different developers and from scheme to scheme, therefore this is an especially important factor in the viability of a scheme. The applicant has applied a 20% margin which is reasonable.

Contingency

22. The Council considers the figure of 5% contingency adopted within the appraisals completed by the appellant to be reasonable and has adopted it in its appraisal.

CIL Contributions

A CIL rate of £115 PSM has been applied to this site.

Finance – 7 % of market value

23. The cost of finance varies depending on a developer's own financing arrangements. The Council has applied a figure of 7% inclusive. This is based on our experience of other comparable schemes.

Marketing Fees

24. The appellant has applied a figure 3% which is reasonable for a scheme of this size.

Contractors Return - 6% of affordable housing construction costs

25. Recognised industry accepted allowances have been used. The Council has applied 6% in its assessment.

Sales and Legal fees

26. The Council has adopted the following agent's and legal fee rates.

1.5% agent's/legal fees on acquisition

£750 per unit legal fees on sales

Professional Fees

27. The council has included professional fees of 8%. These include fees for architect, quantity surveyor, structural engineer, mechanical/electrical engineer, project manager, and other professionals.

Conclusion - Cost & Value Analysis

28. In the Council's view the proposed development could include provision for 20% of the units to be affordable housing and remain viable. The mix of tenure would be 60% affordable rented (7no. 2 bed houses) and 40% shared ownership (5no. 3 bed houses)

From:Fiona Fuller
Sent:Sat, 16 Dec 2017 16:40:05 +0000
To:BMSDC Planning Area Team Yellow
Subject:FW: Bacton

From: Richard Larbi
Sent: 15 December 2017 16:30
To: Fiona Fuller <Fiona.Fuller@babberghmidsuffolk.gov.uk>
Subject: Bacton

Dear Fiona

I have reviewed the viability assessment submitted by New Hall Properties in order to determine the appropriate provision of affordable housing for this 60 dwelling application.

Detailed information has been provided by New Hall's consultants on build costs, sales values and abnormal costs.

I am satisfied that a 20% provision is the maximum amount of affordable housing that could be provided in order for the scheme to remain viable in accordance with national guidance. [I will provide a more detailed review of the New Hall viability report prior to the planning committee.]

The agreed mix of units and tenure is 5no. 3 bed houses (shared ownership) and 7no. 2 bed houses (affordable rent).

Kind regards