

Your Ref: DC/18/01679
Our Ref: 570\CON\1677\18
Date: 9th August 2018

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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the Attention of: John Pateman-Gee

Dear John

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN DC/18/01679

PROPOSAL: Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland - Appearance, Landscaping, Layout and Scale

LOCATION: Land At, Wetherden Road, Elmswell

ROAD CLASS:

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

Following the highways response 15th June 2018 recommending conditions to be included and making comment for this application, we had a meeting with the applicant who have taken on my comments regarding the parking and layout and issued a revised drawing.

- The applicant's Drawing No CN074-PL-001N shows a new layout giving an improved road geometry/layout for the development which is in line with the Suffolk Design Guide. The changes in the horizontal alignment with the introduction of table-top junctions are suitable as a way in controlling vehicles speeds and creating points of interest. The road patterns are more in keeping with traditional layout of Suffolk and gives clear messages to the driver that 'motorists should take care'
- The Suffolk Guidance for Parking 2015 states that tandem parking is acceptable in some instances but does not state that it is not allowed in front of garages. Although we can class this as triple parking, there isn't anywhere in the document that rules this out. However, there is some comfort in the fact the majority of this dwellings with this parking layout are on the quiet short sections of with very little passing traffic or pedestrians therefore, not a safety concern when vehicles are manoeuvring into and out of spaces.

In conclusion, Suffolk County Council as the highway authority recommends that any permission the Planning Authority may give should include the conditions outlined in the previous response.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Strategic Development

Jen
Larner

From: Jen Larner
Sent: 22 May 2018 14:18:45 +0100
To: BMSDC Planning Area Team Yellow
Subject: Re: MSDC Planning Consultation Request - DC/18/01679
Attachments: Untitled 1.doc

Dear Planning Team

DC/18/01679

At its meeting last night Councillors discussed this planning application.

I have been asked to reiterate our comments made previously regarding the increased traffic use on the Wetherden Road between the site and Wetherden. This is currently a 60mph stretch. We would urge this to be considered for 30mph limit for the whole length of the road. There is no footpath or cycle path, and increased traffic coming into Wetherden is potentially extremely dangerous. The reduced speed limit would help mitigate this. I attach the paragraphs relating to this from our previous comments.

Yours sincerely

Jen

Jen Larner
Wetherden Parish Clerk

On 26 April 2018 at 14:28, <planningyellow@baberghmidsuffolk.gov.uk> wrote: Please find attached planning consultation request letter relating to planning application - DC/18/01679 - Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG

Kind Regards

Planning Support Team

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

Traffic

The *increase* in traffic volume through Wetherden will be highly significant and we have severe concerns with the current proposal for the safety of residents, levels of pollution, road maintenance and impact on listed buildings. Endurance Estates estimates that 36% (equating to 44 cars at peak times) of the increased traffic movement will come through our village. This reflects a 30% increase in traffic movements. However, the actual figure for traffic volume is likely to be much higher based on evidence from Elmswell PC evidencing that the data used in the applicant's calculations are at least 13 years out of date and do not sufficiently take into account year on year 'trip inflation'. EPC's more up to date data suggests using an 80 – 100% increase in traffic volume to give an accurate assessment of traffic movements along Wetherden Road. As cars are continually parked on the Elmswell Road in Wetherden (leading in from Elmswell) and others, the traffic is effectively running on single track roads. Moving this volume of traffic through single track, village roads is not realistic and we strongly question the capacity of the roads to deal with this. Creating yellow lines to remove cars from the road is not an option given the lack of viable off street parking. Houses which have access on to these roads have limited visibility so the difficulty and danger of negotiating turning into and exiting from these driveways will be exacerbated by extra traffic movements. We refer to speeding further in this letter.

Wetherden has facilities that are closer to the proposed development than similar ones in Elmswell, for example, the village hall, football pitch, playing field, tennis court, playground and pub. At present the roads in Wetherden already present a real hazard to pedestrians given the lack of pavements or pedestrian crossings and the number of blind corners. With the people living in the proposed development presumably wanting to access the facilities in Wetherden this would increase the number of vehicles and pedestrians into Wetherden.

Equally Wetherden residents rely on Elmswell services such as the Co-op, school and the station, and increased traffic movements from this development will make it even more dangerous for those without cars to access these.

We call for adopted, lit, hard surface pedestrian and cycle access between Elmswell and Wetherden to be included in any planning proposals in order to make the roads safer, and to enable safe and non-vehicular access to Wetherden facilities.

Speeding through the direct road from Elmswell past the development and through Wetherden towards Stowmarket has long since known to be a problem, which indeed we tried to resolve with Community Speedwatch. WPC is currently again trying to find solutions to the problem. Increased traffic volume will make this problem worse, as ever more people from this and other Elmswell developments seek to get to work schools etc in a hurry.

The road between Elmswell and Wetherden is currently at National Speed Limit (60mph). The proposal is to make it 30mph to the eastern end of the development but again nothing has been considered further from there. There have been accidents along the road especially in winter conditions. Councillors feel that two actions are needed: the remaining road from the development into Wetherden should be at 40mph to help mitigate the speed at which traffic enters from the west, and the road coming out of Elmswell should be lit for the full length of the new 30mph to where it joins the existing lit road.

We would point out that Default Plan Policy T10 requires that the authority **will have regard to the suitability of existing roads given access to the development, in terms of the safe and free flow of traffic and pedestrian safety.** The development as proposed is clearly in breach of this and should be rejected on these grounds alone, and not considered until this condition has been properly considered with WPC and fulfilled.

SCC and MSDC will be aware that many homes both on the Elmswell Road and other roads in Wetherden, are old, in some cases listed. Increased traffic movement concerns us. It will affect these structures, as the vibrations from traffic increase. WPC concern is that there is no indication whether Wetherden will benefit in any way from CIL and other contributions towards the management of the road in terms of the impact of the traffic, and the quality of the road surface.

From:Ipswich, Planning
Sent:26 Apr 2018 16:11:02 +0100
To:BMSDC Planning Area Team Yellow
Subject:RE: MSDC Planning Consultation Request - DC/18/01679
Attachments:FINAL Development Management Consultation Checklist 160725 (002).docx

Thank you for your email.

We are returning this consultation without comment because we have checked the application and it is not clear why we have been consulted. Please find attached a consultation checklist which explains when to consult us.

If, after reconsideration, you still need us to comment on this planning application, please specify why.

If you confirm why we have been appropriately consulted, our 21 day statutory consultation period will start. If not, we will take no further action.

We have adopted this approach because we are currently receiving large numbers of inappropriate consultations. These significantly reduce the time and staff resources we have to provide you with timely statutory consultation responses.

Kind Regards

Charlie Christensen
Sustainable Places Planning Advisor – East Anglia Area (East)
Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

charlie.christensen@environment-agency.gov.uk
External: 020 847 45593 | Internal: 45593



National Customer Contact Centre: 03708 506506

(Weekday Daytime calls may cost 8p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.)



Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients' benefit. More information can be found on our website [here](#).

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

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

Sent: 26 April 2018 15:41

To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>

Subject: MSDC Planning Consultation Request - DC/18/01679

Please find attached planning consultation request letter relating to planning application - DC/18/01679 - Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG

Kind Regards

Planning Support Team

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This message has been scanned and no issues were discovered.

To report this email as SPAM, please forward it to spam@forcepoint.com

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 27 April 2018 14:14
To: BMSDC Planning Area Team Yellow
Subject: Re: DC/18/01679

Dear Mr Pateman-Gee

Application ref: DC/18/01679
Our ref: 245405

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

Joanne Widgery
Natural England
Consultations Team
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900
Email: www.gov.uk/natural-england

www.naturalengland.org.uk

From: Chris Ward
Sent: 01 May 2018 14:55
To: John Pateman-Gee
Cc: BMSDC Planning Area Team Yellow; Sam Harvey
Subject: RE: MSDC Planning Consultation Request - DC/18/01679

Dear John,

Thank you for consulting me about the reserved matters planning application for the residential development off Wetherden Road in Elmswell. On reviewing the planning application I have no comment to make in regards to the developments Travel Plan, as there are suitable Section 106 obligations to ensure that it will be implemented prior to the first occupation of the development.

Kind regards

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

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

Telephone: 01473 264970

Mobile: 07860 832202

email : chris.ward@suffolk.gov.uk

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

From:John Pateman-Gee
Sent:3 May 2018 09:11:13 +0100
To:BMSDC Planning Area Team Yellow
Subject:FW: DC/18/01679: EH - Land Contamination

Idox please

From: Nathan Pittam
Sent: 03 May 2018 09:08
To: John Pateman-Gee <John.pateman-Gee@baberghmidsuffolk.gov.uk>
Subject: DC/18/01679: EH - Land Contamination

Dear John

EP Reference : 241303

DC/18/01679: EH - Land Contamination

Land adjacent to, Wetherden Road, Elmswell, BURY ST EDMUNDS, Suffolk.

Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, etc

Many thanks for your request for comments in relation to the above application. I have reviewed the application and the supporting Phase I desk study by the Nott Group which concludes that additional investigation are required to assess the risks from offsite sources and the presence of a small refuse tip within the development envelope. I therefore have no objection to the proposed development provided that the attached condition is included with any permission that may be granted for the site in accordance with the recommendations of the developers consultants.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 07769 566988

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

Next planned absence : 10th May 2018



From:Iain Farquharson
Sent:4 Jun 2018 15:52:50 +0100
To:BMSDC Planning Area Team Yellow
Subject:241306 MSDC Planning Consultation Request - DC/18/01679

Dear Sir/Madam

We have reviewed the Sustainability & Energy Statement April 2018 and while we agree with the fabric first approach and other elements of the statement there is a lack of detail. As this is an attempt to discharge the condition we expect details such as minimum levels of performance, sample SAP calculations demonstrating the strategy proposed actually works and how much it exceeds building regulations.

As an example the following items were noted:

Pg 14 non committal standards eg 'demanding U values & air tightness'
Pg 15 claims of compliance with Part L but no DER TER details or sample sap calcs as proof
Pg 16 water conservation claimed but no detail as to betterment over part G, no calculations provided
Pg 16 Materials, green guide ratings not provided
Pg 16 site waste, no detail

We request the client and their agent amend this document providing more details which can be assessed for compliance

regards

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 26 April 2018 14:31
To: Environmental Health <Environmental@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/18/01679

Please find attached planning consultation request letter relating to planning application - DC/18/01679 - Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG

Kind Regards

Planning Support Team

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From: Iain Farquharson
Sent: 28 June 2018 12:29
To: John Pateman-Gee
Cc: BMSDC Planning Area Team Yellow
Subject: 241306: Land at Wetherden Road - Ref DC/18/01679

John


I have been talking to the agent regarding sustainability and have agreed the contents of the addendum (all attached). I am therefore happy to approve discharge of the sustainability condition.


Regards

Iain

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

 01449 724878 / 07860 827027

 iain.farquharson@baberghmidsuffolk.gov.uk

From: Nathan Pittam
Sent: 22 May 2018 08:56
To: John Pateman-Gee
Cc: BMSDC Planning Area Team Blue
Subject: DC/18/01679: EH - Air Quality

Dear John

EP Reference : 241304
DC/18/01679: EH - Air Quality
Land adjacent to, Wetherden Road, Elmswell, BURY ST EDMUNDS, Suffolk.
Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, etc (see remarks).

Many thanks for your request for comments in relation to the above submission. Having reviewed the application I don't regard there to be any outstanding issues from the perspective of air quality and as such I have no comments to make.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 07769 566988
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Next planned absence : 24 May 2018

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: 2018_01679
Date: 10 January 2017

For the Attention of John Pateman-Gee

Dear Mr Isbell

Planning Application DC/18/01679– Land adjacent to Wetherden Road, Elmswell: Archaeology

This site lies in an area of known archaeology recorded on the County Historic Environment Record. A first phase of archaeological evaluation within the development area identified a Roman oven and features of Saxon date (EWL 037). Prehistoric and Roman finds and features were recorded during archaeological investigations to the south (EWL 004, WDN 002, 011 and 013) and a Roman road is believed to have run along the eastern edge of the development area (EWL Misc). As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 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, a second phase of 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: Jason Skilton
Sent: 14 May 2018 09:35
To: BMSDC Planning Area Team Yellow
Cc: John Pateman-Gee
Subject: RE: 2018-05-14 JS Reply Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG ref DC/18/01679 RM

Dear John Pateman-Gee,

Subject: Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG ref DC/18/01679 RM

Further to our recommendation for a holding objection, we wish to remove it.

The reference to tree/bushes next to a swale is not valid.

Kind Regards

Jason Skilton
Flood & Water Engineer, Flood & Water Management
Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX
Telephone: 01473 260411
Email: jason.skilton@suffolk.gov.uk
Website: www.suffolk.gov.uk

From:RM PROW Planning
Sent:10 May 2018 13:34:52 +0100
To:BMSDC Planning Area Team Yellow
Subject:RE: MSDC Planning Consultation Request - DC/18/01679

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for your consultation concerning the above application.

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 20 is recorded through the access of the proposed development area. Please see previous email dated 26th April 2017.

Whilst we do not have **any objections** to this proposal, the following informative notes apply.

Informative Notes

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

1. 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. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the 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. In order to avoid delays with the application this should be considered at an early opportunity.

2. 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; any damage resulting from these works must be made good by the applicant.

3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified.

Construction of any retaining wall or structure that supports the Public Right of Way or is likely to affect the stability of the right of way may also need prior approval at the discretion of Suffolk County Council.

4. 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 Suffolk County Council.

5. 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 and suggest a solicitor is contacted.
 - **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. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.

6. Public Rights of Way & Access 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. 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.

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

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

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

Sent: 26 April 2018 14:30

To: RM PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/18/01679

Please find attached planning consultation request letter relating to planning application - DC/18/01679 -
Land Adjacent To , Wetherden Road, Elmswell, IP30 9DG

Kind Regards

Planning Support Team

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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: DC/18/01679

Referring to the planning application referenced above, dated 26 April 2018, application for the submission of details under outline planning permission 4911/16/OUT: for the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland-appearance, landscaping, layout and scale, land adjacent to, Wetherden Road, Elmswell, IP30 9DG, 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: 11 May 2018

Name: David Abbott

Position: Spatial Planner

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

Your Ref: DC/18/01679
Our Ref: 570\CON\1677\18
Date: 15th June 2018



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the Attention of: John Pateman-Gee

Dear John

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/18/01679

PROPOSAL: Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland- Appearance, Landscaping, Layout and Scale

LOCATION: Land At, Wetherden Road, Elmswell

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:

Comments

The parking layout is considered insufficient. The parking provision for a number of Plots may give the minimum requirement for parking places as shown in the Suffolk Parking for Guidance 2015, tandem parking is not acceptable in front of a garage. Also, some of the parking for visitors is not in appropriate positions. Therefore, it is considered the parking provision is not 'convenient' and may lead to parking on footways, verges and service strips.

Please note, we feel the road geometry/layout of the development is straight in design and is not recommended; 'points of interest' should be used as shown in the Suffolk Design Guide. This is also a matter of safety; straight sections of carriageway may encourage 'racing tracks' for mopeds/motorcycles.

Conditions

1 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.

2 NOTE 01

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. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

3 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.

4 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 sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development

Your ref: DC/18/01679
Our ref: Elmswell, Wetherden Road;
00048606
Date: 11 May 2018
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

John Pateman-Gee,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich, Suffolk,
IP1 2BX

Dear John,

Elmswell: Land adjacent to Wetherden Road, IP30 9DG

Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland- Appearance, Landscaping, Layout and Scale.

This planning permission has a S106A dated 25th March 2018 which contains planning obligations in favour of the County Council. The reserved matters application will need to be linked with the existing S106A. Infrastructure mitigation for this scheme is also covered by the District's Community Infrastructure Levy (CIL). Therefore SCC intends on making a bid for the District's CIL funds prior to the development being built out.

I have no comments to make on the reserved matters application consultation but I have copied this letter to colleagues who respectively deal with highways, drainage, archaeology and fire protection matters who may wish to comment.

Yours sincerely,

P J Freer

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

cc Chris Fish SCC; Floods Team, SCC; Fire and Rescue SCC; Rachael Abraham SCC; and Paul Armstrong SCC.

From: Crump Luke <LCrump@anglianwater.co.uk>
Sent: 28 June 2018 10:49
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: FAO John Pateman-Gee Planning Reference: DC/18/01679- Land Adjacent To Wetherden Road, Bury Saint Edmunds, IP30 9GL

**FAO John Pateman-Gee Planning
Reference: DC/18/01679- Land Adjacent To Wetherden Road, Bury
Saint Edmunds, IP30 9GL**

Good Morning John,

I hope you are well.

I write to you in regards to the above site to confirm that further consultation has taken place with the developer and we are now able to provide the below update on the reserved matters response in correspondence with planning reference: DC/18/01679.

3.5	No flooding predicted no significant impact on downstream CSO (less than 10% population equivalent increase).	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."	Y	Following further discussions with the applicant, I have re-assessed the site and can confirm that there is still available capacity to support this site at this time. This is based on a connection on the 300mm diameter sewer at manhole 9001 or downstream of this point (NGR: TL9899863024). The finalised flow-rate of the pumped flow to the sewer shall be agreed with Anglian Water before a connection will be permitted. I therefore have no objection to the application proposals.
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-Please do not hesitate to contact me if you have any further queries regarding the above.

Kind Regards

Luke Crump
Pre-Development Engineer
Developer Services

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood,
Peterborough, Cambridgeshire, PE3 6WT
Phone: 07764987429
www.anglianwater.co.uk



15th May 2018

John Pateman-Gee
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear John,

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

Application: DC/18/01679

Location: Land Adjacent To Wetherden Road Elmswell IP30 9DG

Proposal: Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland- Appearance, Landscaping, Layout and Scale.

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information

I have reviewed the Landscape and Ecological Management Plan and the Detailed Landscape Proposal Drawings (James Blake Associates Ltd, April 2018), supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species. In addition, I have reviewed the Ecological Appraisal report (Ecology Solutions, Sept 2016) and the conditions provided in the Decision Notice at Outline Stage.

Appropriate recommendations and locations have been provided for ecological measures within the Landscape and Ecological Management Plan and within the Detailed Landscape Proposal Drawings (James Blake Associates Ltd, April 2018). This therefore meets the requirements for condition 22 of the Decision Notice at Outline Stage.

However, no technical specifications or polar luminance diagram for external lighting has been provided within the planning documents. This should identify where high lighting levels may be



sensitive for biodiversity, particularly bat species. This is needed to meet the requirements of condition 24 of the Decision Notice at Outline Stage.

Consequently, I am not satisfied that there is sufficient information for determination and recommend that a Lighting Design Scheme should be submitted with considerations for biodiversity.

I look forward to working with the LPA and the applicant to provide the missing information to overcome my holding objection.

Please contact me with any additional queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)

Junior Ecological Consultant



Place Services at Essex County Council

Hamish.Jackson@essex.gov.uk

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

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

Consultation Response Pro forma

1	Application Number	DC/18/01679	
2	Date of Response	16/05/2018	
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.	<p>The bin presentation points for plot 30,31 and 44 to be moved up to main road for collection on the northern section. Presentation points for 132, 131, 130,135,134,133, 94, 93, 98, 99, 100, 101, 102, 149, 150, 151, 152,153,154,200, 199, 198, 197, 196, 195, 179,178,177,176,194,174 and 175 to be relocated to the point nearest to the curtilage for the southern section (see attached amended map).</p> <div style="text-align: center;">  Wheeled bin presentation points.pr </div> <p>The bin store for the blocks of flats only shows one communal bin there should be sufficient capacity for the number of flats and have a refuse 660l, recycling 660l and a glass 240l bin.</p> <p>Ensure that the roads are suitable to be serviced by a 32 tonne Refuse Collection Vehicle (RCV). Attached is the RCV specification.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

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

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Ensure that the points are met in the discussion.

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

From: Jill Crighton <jill.crighton@suffolkwildlifetrust.org>
Sent: 22 May 2018 15:46
To: John Pateman-Gee <John.pateman-Gee@babberghmidsuffolk.gov.uk>
Subject: DC/18/01679

Dear John,

We have received the Ecology Input for Lighting Design Strategy, Badger Letter Report and Ecological Enhancement and Mitigation Strategy (all James Blake Associates, April 2018) and we are satisfied with the findings.

Kind regards,
Jill Crighton

Suffolk Wildlife Trust, Brooke House, Ashbocking, Ipswich, IP6 9JY. 01473 890089
Suffolk Wildlife Trust is a registered charity, no. 262777 | Company limited by guarantee no. 695346. VAT no. 460 456 258.
This e-mail and any attachments are confidential and may contain personal views which are not necessarily the views of Suffolk Wildlife Trust.
Please note that Suffolk Wildlife Trust monitors e-mails sent or received. Further communication will signify your consent to this.

Place Services

Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH

T: 0333 013 6840

www.placeservices.co.uk

[@PlaceServices](https://twitter.com/PlaceServices)



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

23/05/2018

For the attention of: John Pateman-Gee

Ref: DC/18/01679; Land adjacent to Wetherden Road, Elmswell, IP30 9DG

Thank you for consulting us on the Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no. one, two, three and four bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland.

This letter sets out our recommendations relating to the proposed layout and landscape detailing.

Recommendations

We propose the following amendments are made to the development proposal before approval is given:

- 1) As recommend at the Outline stage (Application ref: 4911/16) we would advise that there is a lack of green open space provision within the northern site (to the north of Wetherden Road). The current proposal shows an area of green open space to north east, however this is being utilised as an attenuation area, and there are no signs of this being developed to provide facilities for play/outdoor activity.
- 2) The Illustrative Landscape Masterplan (Drawing Ref: BIR5326_21) submitted at Outline included many details which should still be reflected in the submission of details application. This includes:
 - a. An area of natural play was originally proposed in the southern open green open space. However this has not been proposed in the Landscape Masterplan (Drawing ref: JBA 16/229-SK03). We would recommend that this provision is provided due to the scale of the development.
 - b. Woodland buffer blocks were originally proposed on the south eastern and western corners. However, soil mounds have now been proposed as an alternative. This is a good method of utilising on-site spoil, however we would expect to still further tree planting on the south eastern and western boundaries to create a suitable buffer.
- 3) Currently a formal approach has been taken to the tree planting strategy in the open green space to the south of the site. We would advise a mix of tree species' alignments and quantities is used to create a more 'natural' and informal space.
- 4) The proposed mixed for the native hedge should be revised. We would propose:
 - 55% Crataegus monogyna
 - 20% Acer campestre
 - 10% Corylus avellana
 - 5% Cornus sanguinea



- 5% *Prunus avium*
- 5% *Carpinus betulus*

We would also recommend a less ornamental look for the hedges proposed on dwellings facing open space. *Carpinus betulus* and/or *Corylus avellana* would be preferred.

- 5) We would advise that hedgerow shrubs and trees are proposed on the eastern boundary of both the northern and southern development parcels to soften the development boundary and to reduce visual impact.
- 6) A detailed landscape maintenance plan will need to be submitted once approved. We recommend a plan for the minimum of 5 years, to support plant establishment. SuDS features such as the attenuation basin should also be included, with insurance that adoption is in place prior to construction. This is to ensure the functionality and aesthetic is preserved.

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

Kind regards,

Ryan Mills LMLI BSc (Hons) MSc
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.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: John Pateman Gee – Area Planning Manager

From: Louise Barker – Housing Enabling Officer – Strategic Planning

Date: 3rd July 2018

SUBJECT: - **Application Reference: DC/18/01679**

Proposal: Submission of details under Outline Planning Permission 4911/16/OUT: For the creation of 240 no: one, two, three and four-bedroom houses and apartments plus associated roads, parking, landscaping, drainage systems and community parkland – Appearance, Landscaping, Layout and Scale.

Location: Land adjacent to: Wetherden Road, Elmswell, IP30 9DG

Key Points

1. Background Information

A development proposal for two hundred and forty (240) residential dwellings.
This is an open market development and should offer 84 affordable housing units which = 35% policy compliant position.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2017 SHMA indicates that in Mid Suffolk there is a need for **94 new affordable homes per annum. Ref1**

2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

Ref2 Estimated proportionate demand for affordable new housing stock by bedroom number	
Bed Nos	% of total new affordable stock
1	46%
2	36%

3	16%
4+	2%

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

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

2.6 The Council's Choice Based Lettings system currently has circa. 743 applicants registered for affordable housing in Mid Suffolk at July 2018.

2.7 The Council's Choice Based Lettings system currently has 37 applicants registered for affordable housing, who are seeking accommodation in Elmswell as at July 2018. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the 743 applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 The accommodation schedule shows the open market housing mix consisting of houses and one unit detailed as a chalet bungalow. 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.

3.2 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. Hence we would be looking for less 4 bed houses and a greater amount of 1, 2 and 3beds and inclusion of a number of bungalows/chalet bungalows to accommodate over 55's.

3.3 Furthermore, the **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses.
- Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 37 applicants registered who have a connection to Elmswell.

4.2 The housing registered need for those with a local connection by bedroom size is as follows:

1 bed = 16
 2 bed = 19
 3 bed = 2

Over 55's = 11 applicants

4.3 This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **743** applicants registered is the important number.

4.4 The housing register shows a district wide need by bedroom size as follows:

1 bed - 379
 2 bed - 260
 3 bed - 86
 4 bed - 17
 5 bed - 1

4.5 The affordable housing schedule submitted with this application has been noted and whilst the tenure choice is acceptable (affordable rented and shared

ownership) the following affordable housing mix is recommended, based on the housing needs information above:

Affordable Rent Tenancy:

- 12 x 1b x 2p flat @ 50sqm
- 6 x 2b 4p flat @ 70sqm
- 6 x 1b x 2p bungalows @ 50sqm
- 4 x 2b x 4p bungalow @ 70sqm
- 24 x 2b x 4p houses @ 79sqm
- 10 x 3b x 6p houses @ 102sqm
- 1 x 4b x 7p houses @ 115sqm

Shared Ownership:

- 14 x 2b x 4p houses @ 79sqm
- 7 x 3b x 5p houses @ 93sqm

4.6 It is noted that the affordable housing units are integrated into the site which is welcomed. It is recommended where there are blocks of flats that they are separate blocks of flats only without adjoining houses for ease of housing management.

5. Other requirements for affordable homes:

- Properties must be built to the Housing Standards Technical guidance March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 75% of relets in perpetuity.
- For all shared ownership dwellings applicants must be registered with the Suffolk Homebuy agency.
- Initial share purchases for shared ownership dwellings to be capped at 70%.
- The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. The affordable homes should be distributed across the different phases of the development.
- All flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.
- It is recommended that /flats are designed in blocks of no more than 6 units.
- Adequate parking provision is made for the affordable housing units and cycle storage/sheds.