

Wyverstone Parish Council met last week and discussed the following application

DC/17/03799 - in view of the revised plans for the pitch, they would like to reiterate their previous comments regarding the type of sports which were:

We understand that it has been proposed that the MUGA would have a 3G playing surface. We believe that this is unsuitable as it would restrict the use of the facility to football only and due to its size would really only be suitable for young children.

The feedback we have received from local residents is that any MUGA should be suitable for a range of sports (eg tennis, netball etc) and so should have a suitably versatile surface.

Kate Webster
Clerk to Wyverstone Parish Council

Kate
Webster

From:Kate Webster
Sent:22 Aug 2017 17:50:23 +0100
To:BMSDC Planning Area Team Yellow
Subject:Re: Planning Consultation Request - DC/17/03799

In principle, Wyverstone Parish Council approves the use of the site of the former Bacton Community School for the use of housing; a new primary school; sporting facilites and open spaces.

Kate Webster
Clerk to Wyverstone Parish Council

On Mon, Aug 14, 2017 at 4:17 PM, <planningyellow@baberghmidsuffolk.gov.uk>
wrote:Please find attached planning consultation request letter relating to planning application - DC/17/03799 - Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH

Kind Regards

Planning Support Team

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Application for Outline Planning Permission (Access to be considered) Erection of up to 50 dwellings, construction of estate road and car parking, provision of open space including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing building) Former Bacton Community Middle School (in the Parish of Wyverstone), Wyverstone Road, Bacton, Stowmarket IP14 4LH. The council are in agreement to submit the following response: The progress made is pleasing compared with the original proposals. Council would appreciate access to green space and games area as soon as the first dwelling is under occupation.

From: Tina Newell [mailto:bactonparishclerk@gmail.com]
Sent: 04 May 2018 14:29
To: BMSDC Planning Area Team Yellow
Cc: Andrew Stringer
Subject: DC/17/03799

Good afternoon

Please see the Parish Councils comments below. I am still unable to post the comments directly and would therefore appreciate you posting these on-line on our behalf.

Many thanks

Tina Newell
Bacton Parish Clerk & RFO

DC/17/03799 Re-consultation request on application for Outline Planning Permission
(Access to be considered) Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space and 3G football pitches, landscaping and construction of access to Wyverstone Road (following demolition of existing buildings) with land reserved for the construction of a Primary School Location: Former Bacton Community Middle School (In the Parish of Wyverstone) Wyverstone Road, Bacton, Stowmarket IP14 4LH. The Council resolved to submit the following comment: Bacton Parish Council ask for confirmation that the proposed school is of sufficient size to teach 420 pupils, the relocation of Bacton pre-school has been considered and accounted for, and that the hall is sufficient in size to accommodate the use of the school and the wider community.



Historic England

Ms Gemma Walker
Mid Suffolk District Council
Council Offices
High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00645945

4 September 2017

Dear Ms Walker

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

**FORMER BACTON COMMUNITY MIDDLE SCHOOL, WYVERSTONE ROAD,
BACTON , SUFFOLK, IP14 4LH**

Application No. DC/17/03799

Thank you for your letter of 18 August 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The grade II* Bacton Manor originated in the early 18th century when built by the Pretyman family. It has a fine principle frontage facing the village street, behind which are formal rooms of scale and distinction with a series of historic features and a main staircase of high quality. The rear range dates from the later 19th century, while in the 20th century further extension of little historic value was added for the previous use. The medieval parish church at Wyverstone is situated in the centre of the village.

The application site is situated between these two listed building, both of which fall within the remit of Historic England to advise the Council. While there is existing building on the site part of it is green space. This contributes to the significance of these historic buildings by forming part of the open land around them. There are buildings between the church and the application site so it is already some degree



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU

Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



separated from the open countryside. There are views from the grounds of the Manor towards the site and if approaching the Manor from the north west the application site forms part of that setting.

Even with replacement of the existing building on this site the new development would bring building further eastwards into the open greenspace which is currently playing fields because the open area has been transferred to the western part of the site adjoining Wyverstone Road. If the new building were located on the western side and the open ground to the east it would better preserve the wider setting of the Manor and Church.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of heritage assets can be harmed or lost by development in their setting (paragraph 132), that the conservation of heritage assets is a core principle of the planning system and that clear and convincing justification is needed for any harm (paragraphs 17 and 132). . Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

We have considered this application in terms of this policy and while we do not consider it would result in harm to the significance of Wyverstone parish church and Bacton Manor so as to merit an objection to the granting of consent we would recommend the Council consider amending the design to place the open greenspace on the eastern part of the site as we consider this would better conserve their settings.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We recommend the Council consider amending the design to place the open greenspace on the eastern part of the site as we consider this would better conserve their settings. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132 and 134 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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Telephone 01223 58 2749 HistoricEngland.org.uk

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Yours sincerely

[Redacted]
David Eve
Inspector of Historic Buildings and Areas
e-mail: david.eve@historicengland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Sent: 25 January 2018 10:28
To: Gemma Walker
Cc: BMSDC Planning Area Team Yellow; Tim Waters
Subject: RE: DC/17/03799 - Former Bacton Community Middle School IP14 4LH

Dear Gemma,

Please take this email as confirmation that Sport England is now supportive of the above planning application, which is considered to meet exception E5 of our playing fields policy, taking into account the revised site plan recently submitted, which includes the addition of the pathway linking the proposed artificial grass pitch to the proposed car parking area.

Our support is subject to the imposition of the planning conditions requested in our email dated 19 December 2017:

1. Hours of Use condition (Sport England would recommend 0900-2200 Monday to Friday, 0900-2000 Saturday-Sunday)
2. Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall include measures to ensure the surface is replaced at the appropriate time (usually 10-12 years). The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial pitch.

*Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy **.*

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

I hope this email clarifies the position with regard to Sport England's representations on this application.

Kind Regards,

Philip Raiswell
Planning Manager



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/17/03799

Referring to the planning application referenced above, dated 15 August 2017, application for the erection of up to 50 dwellings, construction of estate roads and car parking provision of open space, including the provision of grass 3G football pitches, Former Bacton Community Middle School, Wyverstone Road, Bacton, Stowmarket, IP14 4LH, 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: 15 August 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

Midlands and 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: DC/17/03799

Our Ref: NHSE/MIDS/17/03799/KH

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

01 September 2017

Dear Sirs,

Outline Planning Permission (Access to be considered)- Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

**Former Bacton Community Middle School (In The Parish Of Wyverstone),
Wyverstone Road, Bacton, Stowmarket IP14 4LH.**

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 Ipswich and East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 50 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 is 1 GP practice branch surgery within a 2km radius of the proposed development. This practice does not have sufficient capacity for the additional growth resulting from this development and known 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 service 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 within a 2km radius of the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Manor Farm Branch Surgery (including its main Mendlesham Health Centre)	7,452	510.49	7,445	-0.50
Total	7,452	510.49	7,445	-0.50

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 and range of services within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment or extension, 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 reconfigure or 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
Head of Estates



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00023335
Local Planning Authority:	Mid Suffolk District
Site:	Former Bacton Community Middle School (In The Parish Of Wyverstone) Wyverstone Road Bacton, Wyverstone
Proposal:	Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings)
Planning Application:	DC/17/03799

Prepared by: Pre-Development Team

Date: 08 September 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 Bacton Finingham 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 via a gravity connection to manhole 7103 in Wyverstone Road . If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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

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

Email: planningadmin@aberghmidsuffolk.gov.uk

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

For the Attention of: Gemma Walker

Dear Gemma

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/03799

PROPOSAL: **Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).**

LOCATION: **Bacton Middle School, Wyverstone Road, Bacton, Stowmarket, Suffolk**

ROAD CLASS:

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

- 1 Although the existing mature oak tree to the west of the access is within the visibility splay, it will be retained due to its environmental value. The distance from the access to the tree gives sufficient visibility behind and in front of the tree.
- 2 Although this is an outline planning application, we would like to mention we have concerns about parking allocations for this development. The parking philosophy is to provide spaces where demand is likely. The design submitted suggests that sufficient overall numbers of visitor spaces are provided but many spaces are positioned where demand is least required. Also, unsupervised cars left in laybys away from the properties and are not visible from dwellings, can be prime targets for vandals and thieves. We feel the current proposal will only result in on-street and nuisance parking.

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

Conditions

1 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 171075/SK100/P3 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

2 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.

3 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.

4 D 2

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

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

5 SECTION 278

COnditio: The footway widening and improvement 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.

6 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/>

7 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.

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development

Your ref: DC/17/03799

Our ref: Bacton (Wyverstone) – land north of
Wyverstone Road (former Middle School)
00044312

Date: 22 August 2017

Enquiries to: Neil McManus

Tel: 01473 264121 or 07973 640625

Email: neil.mcmanus@suffolk.gov.uk

Ms Gemma Walker,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Gemma,

Bacton (Wyverstone): land north of Wyverstone Road (former Middle School) – developer contributions

I refer to the application for outline planning permission (access to be considered) – erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

The District Council Joint Local Plan consultation document (Regulation 18) was published on 21 August 2017. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site specific mitigation.

Whilst most infrastructure requirements will be covered under Mid Suffolk District Council's Regulation 123 list of the CIL charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis, the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

Site specific matters will be covered by a planning obligation or planning conditions.

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 which is implemented on planning permissions granted from 11th April 2016. Regulation 123 requires mid Suffolk 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.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

1. **Education.** Refer to the NPPF paragraph 72 which 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 primary schools and local shops should be located within walking distance of most properties.'

SCC anticipates the following **minimum** pupil yields from a development of 50 dwellings, namely:

- a. Primary school age range, 5-11: 13 pupils. Cost per place is £12,181 (2017/18 costs).
- b. Secondary school age range, 11-16: 9 pupils. Cost per place is £18,355 (2017/18 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are Bacton Primary School and Stowupland High School.

The current village primary school is on a constrained site and its expansion is unlikely to be a deliverable project. Ideally the County Council would like to see a plan-led approach to housing growth in Bacton, which would also identify the infrastructure requirements based on the anticipated cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including primary school places. The proposal is for a minimum site of 2 hectares to be reserved at the former Middle School site to enable the relocation of the existing primary school. However, it is recognised that the District faces an issue about identifying adequate housing land. The County Council considers that it is a matter for the District to balance the need for the release of new housing sites with the risks associated with the emergence of a less sustainable pattern of school provision.

Based on existing forecasts SCC will have about 10 surplus places available at the catchment primary school but no surplus places available at the catchment secondary school. On this basis a minimum CIL funding bid of £36,543 (2017/18 costs) for primary school provision will be sought. For secondary school provision, a minimum CIL funding bid of at least £205,009 (2017/18 costs) will be sought.

2. **Pre-school provision.** Refer to 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 Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2-year olds. From these development proposals SCC would anticipate up to 5 pre-school pupils.

This development falls within the ward of Badwell Ash and there is a predicted surplus of 5 places in September 2017. Therefore the 5 children this will generate will be accommodated within existing provision.

The Government has signalled the intention that from September 2017 the entitlement to free provision will be extended to 30 hours per week.

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. Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & 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 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

Ideally the County Council would like to see a plan-led approach to housing growth in Haughley, which would also identify the infrastructure requirements based on the anticipated cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including the local highway network.

Site specific matters will be covered by a planning obligation or planning conditions.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. Libraries. The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £10,800, which will be spent on enhancing provision at the nearest library. 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 $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.

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.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, SCC 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 local planning authority's 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.

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 planning applications:

"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 through the use of planning conditions or planning obligations 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. A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
10. **Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.
11. **Legal costs.** SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.
12. The above information is time-limited for 6 months only from the date of this letter.

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.

I will be grateful if the above information can be provided to the decision-taker in respect of this planning application.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Carol Barber, Suffolk County Council
 Sam Harvey, Suffolk County Council
 Floods Planning, Suffolk County Council

From:RM Floods Planning
Sent:5 Oct 2017 09:33:45 +0100
To:BMSDC Planning Area Team Yellow
Cc:Gemma Walker
Subject:2017-10-05 Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH Ref DC/17/03799

Dear Gemma Walker,

Subject: Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH Ref DC/17/03799

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/03799.

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

- i. Flood Risk Assessment and Surface Water Drainage Strategy Ref. 171075.2 Rev 1
 - a. Appendix A Indicative Layout
 - b. Appendix B Site Survey Drawings
 - c. Appendix C Site Investigation Extracts
 - d. Appendix D Surface Water Calculations
 - e. Drainage Strategy Drawing
- ii. Location Plan Ref hbs-dr-a-000
- iii. Proposed Site Plan Ref hbs-dr-a-001

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. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;

- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year 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;
 - e. 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.

Informatics

- 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

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

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

Sent: 27 September 2017 08:55
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Planning Re-consultation Request - DC/17/03799

Please find attached planning re-consultation request letter relating to planning application - DC/17/03799 - Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH

Kind Regards

Planning Support Team

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

Christine Thurlow
Corporate Manager – Development Management
Planning Department
Babergh District Council
Corks Lane
Hadleigh
Ipswich IP7 6SJ

Enquiries to: Faye Minter
Direct Line: 01284 741228
Email: Faye.minter@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017_03799
Date: 25/10/17

For the Attention of Gemma Walker

Dear Ms Thurlow

Planning Application DC/17/03799 – Former Bacton community Middle School, Wyverstone: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, adjacent both to the site of a Roman villa and probable prehistoric settlement identified through geophysical survey (WYV 010) and to a number of large scatters of multi-period finds (WYV 020). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

Due to the high potential of the site geophysical and metal detecting surveys have been carried out already. These have not revealed a continuation of the adjacent Roman and Iron Age sites. Therefore, it is now reasonable that further archaeological work should be secured by condition.

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 Policy CS10 of Babergh District Council Core Strategy (2011- 2031) Submission Draft 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 Babergh District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological trenched evaluation will be required to better 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,

Faye Minter

Senior Archaeological Officer
Conservation Team



Gemma Walker
Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

10th January 2018

Dear Gemma,

RE: DC/17/03799 Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping and access – Further Comments. Former Bacton Community Middle School (Parish of Wyverstone), Wyverstone Road, Bacton, IP14 4LH

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

We note that the Great Crested Newt Survey Report (Levan Ecology, June 2017) recommends the retention of the pond, but we would request that the production and implementation of a robust, detailed mitigation strategy for great crested newts be secured by condition should consent be granted.

With regards to the potential for bat roosts in the trees to be removed from the site, we note that Hamson Barron Smith and TSA Ecology have recommended further bat surveys are required on a number of trees should they require removal. Examination of the Arboricultural Impact Assessment (AGB Environmental, July 2017) and the Proposed Site Plan (drawing ref. HBS-DR-A001 Rev. P5) indicates that one tree of moderate suitability for roosting bats (assessed as Category 1 by the ecological consultant) requires removal to allow for the development. It must be ensured that the identified surveys are undertaken prior to the commencement of any works on site.

We also note the recommendation that if work is delayed until after May 2018, or there is a phased demolition which runs into this period, then further bat surveys on the buildings will be required. In addition to this we recommend that as this is an outline application, should permission be granted, it must be ensured that up to date ecological assessment information is provided at the time of any reserved matters application.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

James Meyer
Senior Conservation Planner

A company limited by
guarantee no 695346
Registered charity no 262777



16 January 2018

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

By email only

Hi Gemma,

Application: DC/17/03799

Location: Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton, Stowmarket IP14 4LH

Proposal: Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

Thank you for consulting Place Services on the above application.

No objections subject to conditions to secure mitigation and enhancements.

With the addition of the revised site layout it is recommended that Place Service's initial comments and conditions for ecology for this application (4th September 2017) should still be followed. This is because the proposed changes will not affect the recommendations provided.

It is however emphasised that the additional surveys for the trees with bat potential, highlighted within the Preliminary Ecological Appraisal (Hamson Barron Smith, June 2017), should be provided prior to determination of the Reserved Matters application.

Please contact me with any queries.

Best wishes

Hamish Jackson BSc (Hons)
Junior Ecological Consultant
Place Services at Essex County Council
hamish.jackson@essex.gov.uk

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.



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

02/01/2018

For the attention of: Gemma Walker

Ref: DC/ 17/03799Land at Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH

Thank you for re-consulting us on the outline planning application on the erection of up to 50 dwellings, at the Former Bacton Community Middle School, Wyverstone Road, Bacton. This letter sets out our recommendations based on the additional information received on the 12.12.2017.

Recommendations

Since our consultation response (dated: 05.09.2017) a revised masterplan and landscape visual impact assessment (LVIA) addendum have been submitted. The following points highlight our key recommendations based on this additional information:

1. The revised master plan indicates locations for soft and hard landscape, and the planting locations of new and existing trees. However, we would suggest providing a landscape 'concept' plan with more details about planting types (i.e. Herbaceous, shrubs, ornamental) before approval. For example, the pumping station should be screened using herbaceous planting and medium/large shrubs. This should be evidenced on the plan with different symbols and associated text in the key.
2. From the master plan it's unclear whether the visitor parking spaces on the spine road include space for stepping out of the car or whether you would step immediately onto the grass/planting bed. As the design develops, this detail should be addressed and space should be available to ensure compaction does not occur.
3. If the application is approved, we would recommend a landscape maintenance and management plan is submitted. This should be for a minimum of 3 years, to support plant establishment. SuDS features such as the proposed attenuation lagoon and others with landscape should also be included. This is required to ensure appropriate management and functionality is carried out and maintained.
4. The new dimensions of the MUGA pitch are appropriate for the size of the site; therefore ensuring part of the existing hedgerow is not removed or lost. The landscape visual impact assessment and lighting scheme drawings successfully convey that there is no light disturbance after 10pm, and lighting does not spread or directly fall onto existing or proposed residencies at any time.

Yours sincerely,

Roshni Patel, BSc (Hons), Pg Dip, MA

Junior Landscape Architect
Telephone: 03330322436
Email: roshni.patel@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.



Consultation Response Pro forma

1	Application Number	DC/17/03799 as amended Bacton School	
2	Date of Response	9.5.18	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and 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.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it would extend built development in the setting of the listed Manor House. The Heritage Team recommends that the layout be revised so as to avoid or minimise harm. 	
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>We respond here to a revised site layout received on 19th April.</p> <p>The amended layout includes indication of a site reserved for future school development, which in effect would reduce options for avoiding or minimising harm in heritage terms by re-arrangement of the layout. Otherwise the layout does not appear to have been amended in the way recommended by Heritage team and Historic England, and we can only repeat our previous responses:</p> <p><i>The application is made in Outline form, but with an illustrative layout. Where there is potential for impact on the setting of heritage assets, we ask for full details to be submitted so that the impact on heritage assets can be properly assessed.</i></p> <p><i>Notwithstanding this concern we offer the following comments on the illustrative scheme:</i></p> <p><i>Bacton Manor is a fine house of the early 1700s of considerable architectural ambition, although not in the forefront of taste. In a painting of the mid-1700s it appears with formal landscaping to its front (south). On a published map of 1783 it is labelled Park, suggesting that extensive land to its rear (north) was enclosed for</i></p>	

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

	<p><i>pleasure use, if not hunting. By the mid-1800s the house and land were occupied by a tenant farmer.</i></p> <p><i>Apart from a possible historic association, the land in question continues to contribute positively to the house's setting as part of its open rural surroundings to the north.</i></p> <p><i>The layout submitted in effect moves the open part of the site to the north and west, locating the built development to the east and south. This would introduce a significant element of built development in the setting of the listed Manor, detracting from its present and historic open setting. NPPF 128 expects the Council to seek to avoid or minimise harm, and in the context of the present application this should mean seeking to concentrate built development in areas already built-up, and retain openness in the unbuilt areas.</i></p> <p><i>The house's setting makes a medium contribution to the Manor's significance (that is, between high and low). The harm resulting from the proposal is rated medium, and the harm to significance of the asset is accordingly considered to be low-medium.</i></p> <p><i>The NPPF expects great weight (its highest rating) to be given to preventing harm to designated assets, and greater for higher designations. There is a statutory duty which makes preventing harm presumptively desirable, to be given great weight in decisions.</i></p>
6	Amendments, Clarification or Additional Information Required (if holding objection) <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>
7	Recommended conditions

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: Tony Bass
Sent: Thu, 28 Dec 2017 11:50:41 +0000
To: BMSDC Planning Area Team Yellow
Cc: Peter Garrett
Subject: RE: MSDC Planning Re-consultation Request - DC/17/03799

Gemma,

Further comment to below.

Although the new information provided has been helpful regarding the size and floodlighting for the new muga, it's FA standard of compliance relates only to football, although lighting levels should be suitable for other sports at recreational/club level. Requires confirmation.

It should also be noted that it does not refer to the nature of the artificial turf provided, but probably assumes football specific 3G. Although this may ultimately be the preferred surface, the local community had referred to it being multi-purpose ie. It may need a more generic sand dressed/or similar surface to cater for other sports. This will require confirmation by the future operator of the pitch - yet to be determined.

There will also need further detail to confirm that the pitch could be divided ie. Used as 2 halves, therefore the lights need to be able to be switched in pairs to enable this.

Tony Bass
Strategic Leisure Advisor
Babergh and Mid Suffolk District Councils - Working Together
T: 07803 705803
tony.bass@aberghmidsuffolk.gov.uk

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

From: Tony Bass
Sent: 21 December 2017 14:58
To: BMSDC Planning Area Team Yellow <planningyellow@aberghmidsuffolk.gov.uk>
Cc: Peter Garrett <Peter.Garrett@aberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/17/03799

Gemma,

In response to comments on the additional information provided on 12/12/17, I welcome the inclusion of the artificial sports pitch which appears to satisfy the FA criteria re sizing (for mini soccer up to u9/10/7-a-side) and floodlighting.

Regards

Tony Bass
Strategic Leisure Advisor
Babergh and Mid Suffolk District Councils - Working Together
T: 07803 705803
tony.bass@aberghmidsuffolk.gov.uk

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

From: planningyellow@aberghmidsuffolk.gov.uk [mailto:]
Sent: 14 December 2017 15:11

To: Sue Clements <Sue.Clements@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/17/03799

Please find attached planning re-consultation request letter relating to planning application - DC/17/03799 -
Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton ,
Stowmarket IP14 4LH

Kind Regards

Planning Support Team

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From: David Pizzey
Sent: 22 August 2017 10:33
To: Gemma Walker
Cc: BMSDC Planning Area Team Yellow
Subject: DC/17/03799 Former Bacton Community Middle School, Wyverstone Road, Bacton

Gemma

I have no objection to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. Although a small number of trees are proposed for removal these are of limited amenity value or lack long-term viability and their loss will have negligible impact on the appearance and character of the local area.

Regards

David

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

From:Nathan Pittam
Sent:21 Aug 2017 14:37:40 +0100
To:BMSDC Planning Mailbox
Subject:DC/17/03799

EP Reference : 198478

DC/17/03799

Site of Former, Bacton Middle School, Mill Road, Wyverstone, STOWMARKET, Suffolk, IP14 4LH.

Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G etc (see actions)

Many thanks for your request for comments in relation to the above application. I have reviewed the Phase I report by Robson Liddle (Ref. Bacton-SIDI/DSR1) dated March 2016 which concludes that the risks posed to the future development of the site by the sites former use is minimal. This is a conclusion with which I concur. In light of this I would have no objections to the proposed development from the perspective of land contamination. I would 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

From: Philippa Stroud
Sent: 04 January 2018 17:04
To: BMSDC Planning Mailbox
Cc: Gemma Walker
Subject: DC/17/03799 Former Bacton Community Middle School - EH Other Issues

WK/2224052

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/17/03799

EH - Noise/Odour/Light/Smoke

Proposal: Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

Location: Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton, Stowmarket IP14 4LH

Reason(s) for re-consultation: Please see all new information, dated 12/12/2017.

Thank you for the opportunity to comment on the new information, dated 12/12/2017.

With regard to the lighting aspect, I note it is proposed that the lighting of the pitch will have a 10 pm curfew during both summer and winter months. I would recommend this is controlled by condition.

Regards,

Philippa Stroud

Senior Environmental Protection Officer

Babergh & Mid Suffolk District Councils - Working Together

t: 01449 724724

e: Philippa.Stroud@aberghmid.suffolk.gov.uk

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Gemma Walker, Development Management Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 01.09.2017

YOUR REF: DC/17/03799

SUBJECT: Site of Former, Bacton Middle School, Mill Road, Wyverstone, STOWMARKET, Suffolk, IP14 4LH.

Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

Please find below my comments regarding 'Environmental Health - Other issues' only.

Thank you for your consultation on the above application.

Whilst I have no objection in principle to this application, I am concerned about the provision of football pitches in relatively close proximity to the proposed residential dwellings. Careful consideration will need to be made of how use of these pitches will be constructed, managed, and other measures to minimise loss of amenity due to noise and (if proposed) light. I would strongly suggest that careful regard be given to separation distance between the pitches and residential use (I would suggest at least 50m) should be considered. Further details on the pitch design and proposed level of use, plus a potential noise assessment (depending on design) would be needed.

I also have some concerns regarding the likelihood of loss of amenity to surrounding residential dwellings during the demolition and construction phases of the development.

I would recommend that a condition be attached to any permission to the effect that all works and ancillary operations, which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8am and 6pm on Mondays to Fridays and between the hours of 9am and 1pm on Saturdays and at no time on Sundays and Bank Holidays. Deliveries shall only be made during these hours.

I would therefore strongly recommend that a condition be attached to any permission to the effect that no development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Operating hours
- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)
- Loading and unloading of plant and materials
- Wheel washing facilities
- Hours of operation and vehicle movements
- Lighting
- Location and nature of compounds and storage areas (including maximum storage heights) and factors to prevent wind-whipping
- Waste storage and removal

- Temporary buildings and boundary treatments
- Dust management measures
- Noise and vibration management (to include arrangements for monitoring, and specifically for piling) and;
- Litter management during the construction phases of the development.

Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

I would also recommend that a condition be added to any permission to the effect that no burning shall take place on the site of the development.

Finally, I would recommend that a condition be attached to any permission to the effect that before the development commences a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall provide that each pole/wall mounted light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical. All pole/wall mounted lighting shall be designed and operated to have full horizontal cut-off such that the Upward Waste Light Ratio does not exceed 2.5%. The submitted scheme shall include an isolux diagram showing the predicted luminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent sensitive properties (including those within the scheme where appropriate).

note: The applicants attention is drawn to the lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011 (or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

If you have not already done so I would suggest that the Waste team be consulted on this application to ensure that the proposed vehicles can be adequately served with refuse collections.

Kind regards

Joanna Hart
Senior Environmental Protection Officer

From:Iain Farquharson
Sent:25 Aug 2017 13:58:23 +0100
To:BMSDC Planning Area Team Yellow
Subject:M3 198480: Planning Consultation Request - DC/17/03799

Dear Sir / Madam

We have reviewed the documents submitted for this application.
It is acknowledged that the application is for outline permission but this council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.
This is believed to be an area where mains gas is not commonly available so the heating of the dwellings will have to be addressed in another manner.

We have no objection to the location, scale and type of development but ask that a suitably worded condition is included should permission be granted to address policies CS3 and SO8 such as:

Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).
This document shall be submitted to, and approved in writing by, the Local Planning Authority.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@aberghmid.suffolk.gov.uk

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

From: planningyellow@aberghmid.suffolk.gov.uk [<mailto:planningyellow@aberghmid.suffolk.gov.uk>]
Sent: 14 August 2017 16:17
To: Environmental Health
Subject: Planning Consultation Request - DC/17/03799

Please find attached planning consultation request letter relating to planning application - DC/17/03799 -
Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton ,
Stowmarket IP14 4LH

Kind Regards

Planning Support Team

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SUFFOLK CONSTABULARY

Secured by Design



Jacqueline Norton
Design Out Crime
Officer

Community Safety Unit/Bury St Edmunds Police Station
Norfolk Constabulary/Suffolk Constabulary
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP
Tele: 01284 774141 Fax: 01284 774130
Mobile: 07803737748

www.norfolk.police.uk www.suffolk.police.uk

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/17/03799

Proposal: REVISED PLAN - Application for Outline Planning Permission (Access to be considered) - Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).

Location: Former Bacton Community Middle School (In The Parish Of Wyverstone), Wyverstone Road, Bacton , Stowmarket IP14 4LH

Planning Officer: Gemma Walker

Agent: Cornerstone Property Assets Limited

Dear Ms Walker

Thank you for allowing me to comment on the revised plans for the above Planning Application for 50 residential properties, provision of open space and 3G football pitches, on the former Bacton Middle School site, Wyverstone Road, Bacton.

As this is an revised plan don't relate to any changes in the layout of the dwellings or details around fencing, planting and house types my initial responses outlined below remain the same and I ask that they are reviewed by the developers for consideration in preventing crime through environmental design, in particular point 3 (highlighted) needs clarification.

Site Specific Recommendations:

1. **Open Public Space:** This area should be designed so that it could not be used as parking areas etc or an area for motor bikes/peds etc to ride on. Secure fencing should be considered around the area. A maintenance and management plan should be observed and maintenance vehicle access should therefore be secure.
2. **Additional New Planting:** I recommend that Secured By Design Homes 2016 Section 17 "Planting in new developments" is referred to when planting additional trees etc. I also note that there some planting will remain in place and I therefore recommend that there is a maintenance programme for these in place, so that they do not become overgrown and lend themselves to hiding places for potential offenders.
3. **Car Ports:** As the plans are not at a detailed stage yet it is difficult to determine if the plots noted as 2.5 in drawing HBS-DR-A006 are designed with car ports? Car ports would not be approved by Secured by Design principles as they lend themselves for areas for concealment which can encourage anti-social behaviour

or opportunity to commit vehicle crime. My recommendation is that they are converted to garages or removed and left with parking spaces, in order to allow full natural surveillance from the surrounding properties to vehicles and rear gardens. Most burglaries are committed at the rear of properties and these.

4. **Foul Water Pumping Station:** Ensure that the pumping station is secured by 1.8m welded mesh fencing.
5. **Lagoon:** The Lagoon area should be secured with some kind of boundary fencing (1.2m picket fencing) to safeguard young children from wandering off and playing in it. I also have some concerns that the “broadwalk” could lend itself to potential ASB/Criminal Damage issues and would like to have more details about it and discuss this further in regards to other options with the agents. There would also need to be a maintenance and management plan for this area.

General Site Specifications:

1. **Dwellings:** All dwellings to meet at least Silver Standard or part 2 Secured By Design Physical Security.
2. **Fencing:** See SBD Homes 2016 Section 1 10 dwelling boundary for guidance. My recommendation is all dwelling fencing should comply with 1.5 m close board and 300 trellis topping between boundaries and rear fencing, and to include a privacy panel of 1.8 close board (except areas where walls are stipulated which should be kept the same height as fencing). Gates should be spring closing hinged 1.8 m high close board and fitted with mortise locks and located in line with the front of the property or in view of active living rooms of neighbouring properties in order to provide optimum natural surveillance. **Access gates to rear gardens should conform to SBD Homes 2016 10.3 Gates to the side of the dwelling that provide access to rear gardens or be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near to the front of the building line as possible (see section 26.1).**
3. **Sheds:** should comply with SBD Homes 2016 Section 3 - 53 and be fitted with mortise locks and appropriate ground anchors.
6. **Lighting:** All street lighting should conform to Section 1-18 of SBD Homes 2016.
7. **Landscaping:** A maintenance and management plan should be implemented for communal areas. Ensuring that Trees should allow, when mature, crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle
8. **Bin Storage/cycle storage:** Ensure that areas do not provide a climbing aid to gain access to rear gardens of these plots. See SBD Homes 2016 Section 1-15: Boundary walls, bins and fuel stores, street furniture, low flat roofs or balconies should be designed so as to remove climbing aids to gain access into the property. Cycle storage should conform to SBD Homes 2016 Section 3-53.3/53.4.

1.0 Secured by Design Homes 2016 relates to meeting the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, by using Secured By Design certified fabricators for external doors, windows and roof lights. For following standards (see link) http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf

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

I would like to draw your attention to National legislation that directly relates to this application.

Section 17 outlines the responsibilities placed on local authorities to prevent crime and disorder along with the National Planning Policy Framework work 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.

The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security)

Landscaping will play an ever increasing role in making the built environment a better place in which to live. Planted areas have, in the past, been created with little thought to how they affect opportunities for crime. Whilst creating no particular problem in the short term, certain types and species of shrubs when mature have formed barriers where natural surveillance is compromised. This not only creates areas where intruders or assailants can lurk, but also allows attacks on vehicles to take place with little or no chance of being seen. Overgrown planting heightens the fear of crime, which often exceeds the actual risk. Planting next to footpaths should be kept low with taller varieties next to walls.

Where footpaths are separate from the highway they should be kept short, direct and well lit. Long dark alleyways should not be created, particularly to the rear of terraced properties. Where such footpaths are unavoidable they should not provide a through route. Changes in the use of materials can also have an influence in deterring the opportunist thief by indicating a semi-public area where residents can exercise some form of control.

Careful design and layout of new development can help to make crime more difficult to commit and increases the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Local Planning Authorities may therefore wish to consult their Local Police Architectural Liaison Officer (now referred to as Designing Out Crime Officer) on new estate proposals. Developers should be aware of the benefits obtained from the Secured by Design initiative which can be obtained from the DOCO.

Department for Transport – Manual for Streets (Crime Prevention)

The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians. Section 17 of the Crime and Disorder Act 1998, requires local authorities to exercise their function with due regard to the likely effect on crime and disorder. To ensure that crime prevention considerations are taken into account in the design of layouts, it is important to consult police architectural liaison officers (Now DOCO's) and crime prevention officers, as advised in *Safer Places*.

To ensure that crime prevention is properly taken into account, it is important that the way in which permeability is provided is given careful consideration. High permeability is conducive to walking and cycling, but can lead to problems of anti-social behaviour if it is only achieved by providing routes that are poorly overlooked, such as rear alleyways.

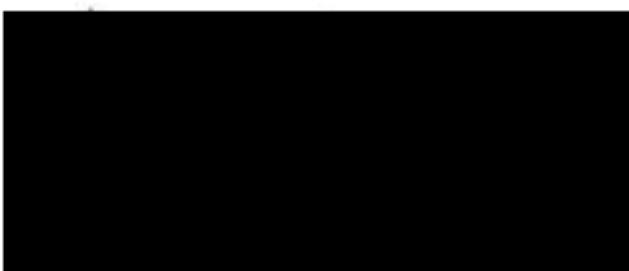
Safer Places highlights the following principles for reducing the likelihood of crime in residential areas (Wales: also refer to Technical Advice Note (TAN) 129):

- the desire for connectivity should not compromise the ability of householders to exert ownership over private or communal 'defensible space';

- access to the rear of dwellings from public spaces, including alleys, should be avoided – a block layout, with gardens in the middle, is a good way of ensuring this;
- cars, cyclists and pedestrians should be kept together if the route is over any significant length – there should be a presumption against routes serving only pedestrians and/or cyclists away from the road unless they are wide, open, short and overlooked;
- routes should lead directly to where people want to go;
- all routes should be necessary, serving a defined function;
- cars are less prone to damage or theft if parked in-curtilage (but see Chapter 8). If cars cannot be parked in-curtilage, they should
- ideally be parked on the street in view of the home.
- Where parking courts are used, they should be small and have natural surveillance;
- layouts should be designed with regard to existing levels of crime in an area; and layouts should provide natural surveillance by ensuring streets are overlooked and well used (Fig. 4.10).

To summarise, I require further details around the issues raised in Site Specific Recommendations.

Yours sincerely

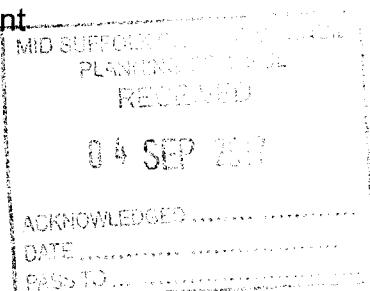


Jackie Norton
Design Out Crime Officer
Suffolk Constabulary

3/1/18

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. Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Babergh District Council
Planning Department
Corks Lane
Hadleigh
Ipswich
IP7 6SJ



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

Your Ref: DC/17/03799
Our Ref: FS/F310975
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 30/08/2017

Dear Sirs

**Former Bacton Community Middle School, Wyverstone Road, Bacton,
Stowmarket, Suffolk, IP14 4LH**
Planning Application No: DC/17/03799

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 Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

OFFICIAL

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

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

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

[Redacted]
Mrs A Kempen
Water Officer

Copy: Mr Tim Waters, Comerstone Property Assets Limited, 5th Floor, 33 Queen Street, London, EC4R 1BR

Enc: Sprinkler Information.



Consultation Response Pro forma

1	Application Number	DC/17/03799						
2	Date of Response	22/12/17						
3	Responding Officer	<table border="1"> <tr> <td>Name:</td> <td>Hannah Bridges</td> </tr> <tr> <td>Job Title:</td> <td>Waste Management Officer</td> </tr> <tr> <td>Responding on behalf of...</td> <td>Waste Services</td> </tr> </table>	Name:	Hannah Bridges	Job Title:	Waste Management Officer	Responding on behalf of...	Waste Services
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>My comments from my last consultation still stand. This includes inclusion of the presentation points for each property which are at the point nearest the highway, which are absent from the latest site plan. Properties that have a shared drive, the presentation points must be at the entrance to the drives.</p> <p>There are 17 spaces that have been included for the football pitch but I am concerned that there is not enough spaces for visitors and that visitors would park in the development causing parking issues. Is this area going to have parking restrictions?</p>						
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	Inclusion of the wheelied bin presentation points.						

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.

Viability – Summary and conclusion

The council has worked collaboratively with the applicant's consultants, Conerstones to bring the scheme forward for the benefit of both parties. Discussions on viability have been very challenging from the beginning especially on the use of the proceeds from the phase 1 land sale, affordable housing contribution and the use of the phase 2 site for the construction of a new primary school.

In validating the assumptions and variables in the applicant's viability assessments both parties have agreed that the scheme is viable and can afford 26% affordable housing (13 units) CIL and on-site section 106 cost contribution.

In collaboration with relevant stakeholders the following has been agreed:

1. 40% of the agreed contribution of 13 units be provided on site in phase 1(5 units) which will comprise of 3no 2bed4persons affordable rented units and 2no 3bed 5 persons shared ownership units.
2. The remaining 8 units would be cash in lieu should the second phase of the development comes up for housing. The applicant is to provide a full viability report in phase 2 to determine the viability of the scheme and affordable contribution

Giving the above the following clauses to be inserted in the section 106 agreement.

3. The owner and/or appointed developer shall covenant with the Mid Suffolk District Council not to submit a planning application for development on the 'second phase development site' until an 'education needs assessment' has been undertaken. In the event of the education needs assessment not determining a demonstrable need for a new primary school on the 'second phase development site', the owner and developer shall covenant with Mid Suffolk District Council to submit a planning application (either in outline or full) for housing development on this land.
4. The owner and/or appointed developer shall covenant with the Mid Suffolk District Council not to submit a planning application for development on the 'second phase development site' until an 'education needs assessment' has been undertaken. The 'education needs assessment' shall be undertaken in accordance with a scope and methodology and to a defined catchment area that shall be first agreed between Suffolk County Council (as local education authority) and Mid Suffolk District Council.
The County as an educational provider to contribute the phase 2 land for free and the proceeds from phase 1 land sales ring fenced as part of the cost for the construction of a new primary school.
5. The applicant the County District Council discloses to the District Council the contract for land sale indicating the sale price.