

Your Ref:  
Our Ref:  
Date: 2<sup>nd</sup> November 2018



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

Email: [planningadmin@baberghmidsuffolk.gov.uk](mailto:planningadmin@baberghmidsuffolk.gov.uk)

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

**For the Attention of: Vincent Pearce**

Dear Vincent

**TOWN AND COUNTRY PLANNING ACT 1990 -**

**PROPOSAL: Various Planning Applications in Fressingfield**

**LOCATION:**

- **1648/17 Land off Post Mill Lane, 24 dwellings**
- **1449/17 Land off Stradbroke Road, 85 dwellings**
- **1432/17 Land off Shepherd Road, 99 dwellings**

Following the July 2018 revisions to the National Planning Policy Framework (NPPF) Suffolk County Council has reviewed its position regarding planning applications 1648/17, 1449/17 and 1432/17. The significant change in the NPPF is para 109 that states that development should only be prevented or refused on highway grounds if there would be an *unacceptable impact on highway safety*, or the residual cumulative impacts on the road network would be severe. This revises the previous guidance that stated that development should only be refused where the residual cumulative impacts are severe.

In our previous response we stated that the impact of the proposed development was at the high level of significance in terms of road safety, but that no single road safety issue was considered severe as no significant numbers of crashes had been recorded in the area and hence we could not recommend refusal of these applications based on the 2012 version of the NPPF.

Recent planning appeal decisions<sup>1</sup> have clarified the Planning Inspectorates views on road safety and we have considered these in our response. In summary the Planning Inspectors have viewed each site as unique and that the absence of a history of crashes should be balanced against observed road safety issues when deciding if there is an unacceptable impact on highway safety.

Due to concerns raised by residents during the planning process additional site visits were undertaken involving both driven and walked inspections. I personally visited the area on the morning of the 12<sup>th</sup> October 2018.



## New Street

Pedestrians exiting from the footway north of Woodyard Cottage have poor visibility to either side and step straight onto the carriageway. Pedestrian barriers are present to restrain pedestrian but constrain the footway for those with pushchairs, wheelchairs or mobility scooters.

No footways are present on New Street resulting in pedestrians walking in the road. During the site visit a number of pedestrians, some elderly, were observed walking to the local shop. When vehicles approach there was a tendency for pedestrians to step into private driveways when possible. Where parked cars were present pedestrians often must walk into the road around them. When two cars meet one must stop if a pedestrian is in the road and no driveway is present.

Having examined the site, it is difficult to see how significant lengths of footway could be provided without reducing road widths and relocating on street parking. The presence of buildings abutting the road places further limitations as existing thresholds will need to be maintained.

## Travel Modes

While not considered a scientific survey, it was noted that in the morning site visit only 3 children accompanied by two adults walked to school from north of Jubilee Corner, but a significant number of school children were in cars travelling through the junction. It is possible that concerns about safety discourage pedestrians particularly in the core of the village.

## Conclusion

There are hazards to non-motorised users travelling on New Street or through Jubilee Corner. The layout of the village means that this is the desirable route to reach many services. The proposed developments will result in increased vehicle and pedestrian movements through this core area.

While it is appreciated that all three developers have contributed in finding ways to improve road safety the constraints imposed by the existing highway network severely restrict the practical options. The measures proposed are the best solution available within the existing constraints they fall short of making the highway safe for pedestrians.

While it is noted the few crashes have been recorded in this part of Fressingfield recent planning appeals have determined that weight should be given to observed conflicts between pedestrians and vehicles. It is the Highway Authority's opinion that this is the case on New Street and Jubilee Corner if further development were approved which increased pedestrian and / or vehicle movement through the core of the village without the provision of safe, practical alternatives.

It is the Highway Authorities opinion that further traffic passing along New Street and / or through Jubilee Corner would result in an unacceptable impact on highway safety particularly for vulnerable pedestrians.

**For this reason, the Highways Authority recommends that permission is refused for these applications.**

Yours sincerely,

Steve Merry  
Transport Policy and Development Manager  
Growth, Highways and Infrastructure

1: Planning Appeal References  
APP/D3505/W/18/3197391 Land off Darking Road, Boxford  
APP/W3520/W/18/3196561 Derry Brook Lane / Little London Hill, Debenham

**From:**Infrastructure Team (Babergh Mid Suffolk)  
**Sent:**20 Jun 2017 11:09:47 +0100  
**To:**BMSDC Planning Area Team Yellow  
**Subject:**RE: Planning Consultation Request - 1449/17

Dear Rebecca,

This development is in the Community Infrastructure Levy (CIL) High value zone and would attract CIL at a rate of £115m<sup>2</sup> (subject to indexation). CIL would be calculated upon any reserve matters approval. Please ensure the Infrastructure Team are advised of any matters such as phasing plans and timescales, etc. The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended).

Contributions via s106 cannot be sought for any offsite infrastructure requirements or types that are listed in the Mid Suffolk Regulation 123 List. All contributions must meet the NPPF three tests and comply with Regulations 122 and 123 of the CIL Regulations.

Kind Regards,

Nicola

**Infrastructure Team**

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724563

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

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

Sent: 19 June 2017 11:17

To: Infrastructure Team (Babergh Mid Suffolk)

Subject: Planning Consultation Request - 1449/17

Please find attached planning consultation request letter relating to planning application - 1449/17 - Land Off Stradbroke Road, Steer Farm, Fressingfield,

Kind Regards

Planning Support Team

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**From:** Jason Skilton  
**Sent:** 07 August 2017 07:58  
**To:** BMSDC Planning Area Team Blue <[planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)>  
**Cc:** Rebecca Biggs <[Rebecca.Biggs@babberghmidsuffolk.gov.uk](mailto:Rebecca.Biggs@babberghmidsuffolk.gov.uk)>  
**Subject:** 2017-08-07 JS Reply Land Off Stradbroke Road, Steer Farm, Fressingfield Ref 1449/17

Dear Rebecca Biggs,

**Subject: Land Off Stradbroke Road, Steer Farm, Fressingfield,**

Suffolk County Council, Flood and Water Management have reviewed application ref 1449/17

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

- Flood Risk Assessment & Drainage Strategy (**including appendices**) Ref JJ/CC/P16-1151/07 Rev A – (*Only surface water element reviewed*)
- Indicative Site Plan Ref 3383-10
- Phase 1 contaminated land assessment
- Impermeable Area Plan Ref 1152-02-003.

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

1. Concurrent with the first reserved matters applications 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:
2.
  - a. Dimensioned plans and drawings of the surface water drainage scheme;
  - b. Infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
  - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
  - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
  - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
  - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
3. 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.*

4. 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.*

5. 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.*

6. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

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

#### Informatives

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

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

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

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

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

Our Ref: 2017\_1449  
Date: 28<sup>th</sup> June 2017

For the Attention of Rebecca Biggs

Dear Mr Isbell

**Planning Application 1449/17 – Land to east of Stradbroke Road, Fressingfield: Archaeology**

This site lies in an area of archaeological potential, situated just outside the historic core of Fressingfield. Scatters of Saxon and medieval finds have also been recorded to the north east (County Historic Environment Record ref. FSF 049). As a result of this potential and the large scale of the proposal, there is a high probability of encountering archaeological remains at this location. The proposed works would cause significant ground disturbance that will damage or destroy any archaeological deposits that exist.

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

In this case the following two conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

Your ref: 1449/17  
Our ref: 00044305  
Date: 28 June 2017  
Enquiries to: Peter Freer  
Tel: 01473 264801  
Email: [peter.freer@suffolk.gov.uk](mailto:peter.freer@suffolk.gov.uk)

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

Dear Rebecca,

**Re: Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.**

I refer to the above application for planning permission in Mid Suffolk. There are five undetermined applications for planning permission on sites in Fressingfield. Two of these applications have committee resolution to approve subject to agreeing the planning obligation. These applications add up to 254 dwellings. In addition SCC is aware of pre-app proposals in the locality. In view of this it is clear that the County Council needs to consider the cumulative impact implications on highways and education infrastructure in the locality.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	85	85
Approximate persons generated from proposal	196	196

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

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

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

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

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

## Contributions in Suffolk.

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

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

### **Community Infrastructure Levy**

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

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

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

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

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

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

- 1. Education.** NPPF paragraph 72 states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities

should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education’.

The NPPF at paragraph 38 states ‘For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.’

School level	Minimum pupil yield from development:	Required (considering school forecasts):	Cost per place £ (2016/17):
Primary school age range, 5-11:	21	21	12,181
High school age range, 11-16:	15	0	18,355
Sixth school age range, 16+:	3	3	19,907

Total education contributions:	<b>£315,522.00</b>
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The local catchment schools are Fressingfield Church of England Voluntary Controlled Primary School and Stradbroke High School.

### Primary School Places

The catchment primary School is Fressingfield. The amount of growth being considered through the current applications for planning permission gives SCC uncertainty about the scale and location of growth in Fressingfield and surrounding locality. In the absence of a site allocation document this presents some difficulty for the County Council in determining how the appropriate education strategy for Fressingfield can be best delivered.

The existing primary school is at capacity and it is clear that the landlocked nature of the site poses some challenges in terms of adding extra capacity to meet anticipated future needs arising from both latent population and housing growth. However early internal calculations conclude that it may be possible to expand the school within its site from 140 places to 210 places whilst also improving the school operational environment.

Expanding the existing school is considered to be the most sustainable and cost effective solution to cope with pupils arising from housing growth. However this is important to acknowledge that this is not the confirmed shared

education strategy at this moment in time and this will need confirming with the school and planning permission secured. The head teacher has been approached about the option of expansion, and no negative feedback was received.

The current five applications for planning permission would generate approximately 63 new pupil places and the possible project to expand the primary school would provide an additional 60 places (95% capacity). Therefore, it is not expected that any additional growth beyond this will be able to be accommodated at the catchment primary school should the expansion be confirmed possible.

### Secondary School Places

The catchment secondary school is Stradbroke High School. This school does have sufficient spare places to absorb the additional secondary pupils. Sixth Form pupils will be accommodated at the Thomas Mills High School sixth form but this will need to be expanded. Therefore, this development is expected to necessitate a bid for the District Council's CIL funds as stated in the previous table.

### Education Summary

We currently forecast to have no surplus places at the catchment primary school and Sixth Form High School. It is considered that it may be possible to expand the catchment primary school. However we would need to understand the level of growth overall that Mid Suffolk expects in the immediate locality to identify whether expansion is the best strategy.

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

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

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

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	9	0	6,091

Required pre-school contributions:	<b>£ 0.00</b>
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In the Ward of Fressingfield there is 3 providers. Collectively they have surplus places available in this locality with sufficient spaces available to accommodate the children arising from the development.

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

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

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

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

Libraries contribution:	<b>£18,360.00</b>
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

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

standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.

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

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

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

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

- 9. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

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

**10. Superfast broadband.**

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

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or

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

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

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

**13. Summary Table – Community Infrastructure Levy**

<b>Service Requirement</b>	<b>Contribution per dwelling</b>	<b>Capital Contribution</b>
Education - Primary	£3,009.42	£255,801.00
Education – Secondary	£ 0.00	£ 0.00
Education – Sixth Form	£702.60	£59,721.00
Pre-School	£0.00	£ 0.00
Transport - see section 4 above		
Libraries	£216.00	£18,360.00
Waste	£0.00	£0.00
<b>Total</b>	<b>£3,928.02</b>	<b>£333,882.00</b>

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

**The cumulative development from other proposals will need to be taken into account and SCC expects to have further discussions with the District Council about what level of growth it considers appropriate for this settlement. The infrastructure mitigation set out above is affected by the overall number of dwellings being proposed in Fressingfield.**

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

Yours sincerely,

*P J Freer*

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

cc. Neil McManus, SCC  
Martin Egan, SCC



## 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](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: 1449/17

Referring to the planning application referenced above, dated 9 June 2017, application for residential development together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space, Land off Stradbroke Road, Steer Farm, Fressingfield, 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.<sup>1</sup>

---

<sup>1</sup> Where relevant, further information will be provided within Annex A.

**Signature:**

**Date:** 29 June 2017

**Name:** David Abbott

**Position:** Asset Manager

**Highways England:**

Woodlands, Manton Lane

Bedford MK41 7LW

[david.abbott@highwaysengland.co.uk](mailto:david.abbott@highwaysengland.co.uk)

27 June 2017

Ms Rebecca Biggs  
Planning Officer  
Mid Suffolk District Council  
High Street  
Needham Market, IP6 8DL

Dear Ms Biggs

**Planning application ref: 17/1449 Outline Application - Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.**

#### **Land Off Stradbroke Road Steer Farm Fressingfield**

I am writing on behalf of the Suffolk Preservation Society ('the Society') to register our objection to the most recent outline planning application for 85 dwellings plus associated development. The proposals relate to a 3.7 ha greenfield site to the south of the village which is outside, but adjoining, the current physical limit of Fressingfield, a Primary Village. The Society objects to the proposals on the basis of their disproportionate scale and unsustainable location.

Fressingfield is defined as one of 11 Primary Villages capable of limited growth where local need has been established. The Focused Review of the Core Strategy (2012) identifies that up to 300 dwellings will be provided in the plan period up to 2027 across **all** the Primary Villages. The latest SHLAA (May 2016), which is only a draft document, identifies site FR05 as capable of delivering 60 dwellings but, due to the scale of the site, highlights the requirement for only partial development.

The Core Strategy Focused Review policy FC1.1 sets out MSDC's approach to delivering sustainable development including: *"Proposals for development must conserve and enhance the local character of different parts of the district"*. Policy CS2 of the Core Strategy seeks to restrict development in the countryside to within defined categories, Policy CS5 aims to protect and enhance the natural and built historic environment and 'saved' policy HB8 states that care will be taken to conserve and enhance proposals which lie adjacent to a conservation area.

#### **Five Year Housing Land Supply in Mid Suffolk**

The Annual Monitoring Report (June 2016) states that MSDC cannot demonstrate a five year housing land supply. Central to the NPPF is the presumption in favour of sustainable development and in the absence of a 5 year housing land supply *relevant policies for the supply of housing* within the local plan are considered to be out of date (para. 49). Proposals should be supported (para 14) unless *any adverse impacts of doing so would significantly and demonstrably*

*outweigh the benefits, when assessed against the policies in this Framework taken as a whole: or specific policies...indicate development should be restricted.*

Whilst we do not dispute the lack of a 5 year housing land supply in Mid Suffolk we wish to comment on the implications of this in light of the recent Supreme Court judgment (Suffolk Coastal DC v Hopkins Homes Ltd) 10 May 2017 which considered the proper interpretation of para. 49 of the NPPF and the legal status of the NPPF and its relationship with the statutory development plan. The NPPF is guidance, and therefore is a material consideration within the determination of planning applications; however it does not displace the statutory primacy of the development plan under Section 38(6) of the 2004 Planning Act. The Supreme Court judgment emphasises this and concludes that the purpose of para. 49 is to trigger a 'tilted balance' towards sustainable development under para. 14 whilst the weight to be given to development plan policies remains a matter of planning judgment.

### **Sustainability**

It is clear that the presumption in favour of sustainable development is a key consideration that will carry great weight in this case. Nevertheless, Fressingfield is a rural settlement and remote from principal highway routes, being in excess of 4 miles from the A143, 5 miles from Harleston, the nearest commercial centre, 12 miles from Diss and 26 miles from Norwich. The village has limited services (pub, primary school and shop) and has an even more limited public bus service (once a week to Norwich) and minimal employment opportunities. Residents are almost entirely reliant upon private car use to access key services and therefore we would argue that the proposal does not fall within the definition of sustainable development.

On this basis, the village cannot be deemed to provide a sustainable location for such a substantial cumulative increase in housing, when considered in the context of the recently approved 57 dwellings and the pending applications for a further 123 dwellings. Moreover this will represent a substantial increase in the population of the village from just over a thousand in 2011.

### **Landscape Impact and Setting of Fressingfield Conservation Area**

The site falls immediately outside of the village and within 100m of the conservation area boundary. The site is clearly visible on the approach to the village from the south and forms the rural edge to the settlement. The adopted Joint Babergh and Mid Suffolk District Council Landscape Guidance SPD (August 2015) is highly relevant in this case and is a material planning consideration. At para 1.4.6 it states that *The council believes the landscape of the districts to be a 'heritage asset' To this end the Councils corporate priorities are relevant to this guidance. Safeguarding the countryside and heritage of the area is a corporate priority for the council.* It goes on to say at para. 1.5.3 that *Much of the significance of many of the districts conservation areas lay in their landscape setting, agricultural heritage and relationship with the countryside. Conservation areas are therefore an important designation to have regard to when considering development in a 'landscape setting'* and concludes by stating that the impact of development proposals that are situated outside, but which might have an impact on the setting of, and implementation of, are material considerations in determining planning applications that affect heritage assets.

This acknowledgement of the countryside as a heritage asset, and the significance of the countryside setting to rural conservation areas such as Fressingfield, is a key consideration in this case. It is essential that a landscape and heritage assessments are submitted in support of this

major development on the edge of the historic village. Such studies are essential to assess the impact of proposed developments on landscape and heritage assets and to inform a decision on the appropriate level of development on this site and its detailed design.

Furthermore, specific guidance set out at paras 2.3.2 – 2.3.4 states that development in the countryside should take account of the topography, views, prominence and the need for the impact of development to be minimised through siting, design and layout. Therefore, the outline nature of this application is wholly unacceptable as detailed matters of design, layout and landscaping are required to consider whether any development of this site can be successfully integrated into this sensitive countryside edge.

## **Conclusion**

It is important that the quantum of development proposed is considered against the existing and planned commitments in Fressingfield and is capable of being assimilated into the existing community. The Society considers that a further 3.7 hectares of residential development creating some additional 85 dwellings is disproportionate in the context of the approx. 1021 residents in 350 dwellings (2011 census). The cumulative level of growth is a key consideration when assessing the sustainability of the proposals. The consented and proposed levels of development in this small community represent a level of growth which is considered to be excessive and unsustainable.

The outline application lacks supporting information in the form of landscape and heritage impact assessments together with a total absence of detail regarding layout, design and landscaping.

In this context we would strongly urge that the current application is resisted in its current form and the scale of development is significantly reduced to no more than that which is specified in the SHLAA, namely 56 dwellings. Detailed studies should inform the proposals to ensure the landscape setting of Fressingfield and the conservation area are protected and enhanced.

The Society fully understands and accepts the urgent need for allocating sites for housing in the district and acknowledges that this will inevitably include some greenfield sites. We also acknowledge that the proposed development offers significant benefits in terms of housing supply, not least, 35% affordable housing. However, these benefits must be balanced against the sensitive countryside location and the scale of the cumulative impact of development affecting this small and deeply rural community.

Yours sincerely,

Fiona Cairns  
IHBC MRTPI  
**Director**

Cc: Chairman, Fressingfield Parish Council  
Phil Butler - SPS Mid Suffolk District  
Fressingfield Ward Councillor, Lavinia Hadingham  
Babergh/Mid Suffolk Heritage Team

**From:**Bethany Philbidge  
**Sent:**4 Jun 2018 12:32:58 +0100  
**To:**Vincent Pearce  
**Subject:**FW: Fressingfield applications 1449/17 and 1432/17

Dear Vincent,

Further to my previous email I have been contacted by local residents who are concerned about the possible urbanising impact of the proposed highway improvements. Having revisited drawing 03/500/B we now realise that the proposed works will be within the conservation area. While the improvements for pedestrian safety are welcomed we note reference to coloured chippings and would like reassurance that these will be of an appropriate subtle colour for this sensitive area. There is also very scant detail regarding the materials to be used for the haunching, kerbing and new road hump  we urge that these will also be in keeping with this rural village location.

Kind regards

Bethany Philbidge MSc (Town Planning)

**Planning Officer**

**Suffolk Preservation Society**

**Little Hall, Market Place**

**Lavenham**

**Suffolk CO10 9QZ**

**Tel: 01787 247179**

**Email: [bethany@suffolksociety.org](mailto:bethany@suffolksociety.org)**

**Website: [www.suffolksociety.org](http://www.suffolksociety.org)**



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**From:** Bethany Philbidge [mailto:[bethany@suffolksociety.org](mailto:bethany@suffolksociety.org)]  
**Sent:** 25 May 2018 16:14  
**To:** 'vincent.pearce@babberghmidsuffolk.gov.uk'  
**Subject:** Fressingfield applications 1449/17 and 1432/17

Dear Vincent,

Many thanks for reconsulting the Society on the above applications following the submission of the plan showing off-site highway changes. However we have nothing to add to our previous representations on these proposals.

Regards,

Bethany Philbidge MSc (Town Planning)

**Planning Officer**

**Suffolk Preservation Society**

**Little Hall, Market Place**

**Lavenham**

**Suffolk CO10 9QZ**

**Tel: 01787 247179**

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## **MID SUFFOLK DISTRICT COUNCIL**

TO: Rebecca Biggs – Planning Officer

From: Julie Abbey-Taylor – Professional Lead – Housing Enabling

Date: 4.7.2017

SUBJECT: M/1449/17/OUT

**Location:** Land off Stradbroke Road, Steer Farm, Fressingfield,

**Proposal:** Proposal – outline application for residential development of up to 85 dwellings including affordable housing, construction of estate roads and footpaths, drainage, landscaping and the provision of public open space.

---

### **Consultation Response on Affordable Housing Requirement**

#### **Key Points**

##### **1. Background Information**

- Outline Planning Permission- Erection of up to 85 new dwellings with all matters reserved.
- This site is to be considered under the Mid Suffolk Local Plan altered policy, H4
- Therefore the council will be seeking 35% of the total provision of housing which is for a total development of 85 dwellings would be for 29 affordable dwellings.

##### **2. Housing Need Information:**

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2017 confirms **a minimum need of 94 affordable homes per annum for the Mid Suffolk Area.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 890 applicants registered for the Mid Suffolk area.

2.4 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows, and houses.



Other requirements	Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.
	The council is granted 100% nomination rights to all the affordable units on initial lets.
	The Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
	<p>The Council will not support a bid for Homes &amp; Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.</p> <p>The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.</p>
	The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
	Adequate parking provision is made for the affordable housing units
	It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see <a href="http://www.baberghmidsuffolk.gov.uk">www.baberghmidsuffolk.gov.uk</a> under Housing and affordable housing for full details.

**From:** Nathan Pittam  
**Sent:** 05 July 2017 20:00  
**To:** BMSDC Planning Mailbox  
**Subject:** 1449/17. EH - Land Contamination.

**EP reference: 195149**  
**1449/17. EH - Land Contamination.**  
**Jubilee Corner, Stradbroke Road, Fressingfield, EYE, Suffolk.**  
**\*Land Off Stradbroke Road, Steer Farm\* Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and ...**

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

Regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)  
Work: 01449 724715  
Mobile:: 07769 566988  
websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** David Harrold  
**Sent:** 10 August 2017 11:37  
**To:** X Delete Aug 17 - Planning Admin  
**Cc:** Rebecca Biggs; James Buckingham  
**Subject:** Plan ref 1449/17 Land Off Stradbroke Road, Fressingfield. EH - Noise/Odour/Dust and Lighting

Thank you for consulting me on the above outline planning application to erect 85 dwellings.

With respect to 'any other' environmental health issues, I do not have any adverse comments and no objection to the proposed development.

Due to the size of the development and proximity of existing dwellings, however, I would recommend that construction activity is controlled by way of condition:

"Construction work and any construction related traffic movements to or from the site shall not take place other than between 08hours and 18:00 hours Monday to Friday, 09:00 hours to 14:00 hours Saturday with no construction activity on Sunday or Bank Holidays"

Reason: To protect the amenity of neighbouring noise sensitive premises and mitigate adverse noise impacts from construction activity.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh and Mid Suffolk Council

From: Iain Farquharson  
Sent: 10 August 2017 14:14  
To: Rebecca Biggs <[Rebecca.Biggs@babberghmidsuffolk.gov.uk](mailto:Rebecca.Biggs@babberghmidsuffolk.gov.uk)>  
Subject: M3 198203. 1449/17 Planning consultation stradbroke road fressingfield

Dear Ms Biggs

We have reviewed the application and have no objection in principle to the location or type of development.

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. 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. We would encourage the applicant to offer some measureable energy and or carbon savings

We request that a condition is attached to the outline permission requiring the applicant to demonstrate the sustainability credentials of the development addressing policies CS3 SO8 and the NPPF paragraph 35.

Our suggested condition is:

Before any development is commenced an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence above ground level until full Design Stage calculations under the National Calculation Method have been submitted to and approved in writing by the Local Planning Authority demonstrating that the development is capable of achieving the required standard in accordance with the approved Energy Strategy, and any subsequent approved revisions.

Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built paperwork derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved Energy Strategy (and any subsequent approved revisions) should be submitted to the Local Planning Authority and approved in writing.

Reason - In order to ensure the long-term sustainability of the development through on-site use of sustainable building techniques, passive design, renewable resources, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

Iain Farquharson

Senior Environmental Management Officer  
Babergh Mid Suffolk Council

**From:**Nathan Pittam  
**Sent:**10 Aug 2017 10:18:17 +0100  
**To:**BMSDC Planning Mailbox  
**Subject:**1449/17. EH - Air Quality..

**1449/17. EH - Air Quality..**

**Land Off, Stradbroke Road, Fressingfield, EYE, Suffolk.**

**Application for 85 dwellings**

Many thanks for your request for comments in relation to the above application. I have reviewed the application from the perspective of air quality. I believe that given the low background levels of pollution in the area of Fressingfield the likelihood of this development significantly adversely compromising air quality is low and as such I have no objection to the proposed development.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@babberghmidsuffolk.gov.uk](mailto:Nathan.pittam@babberghmidsuffolk.gov.uk)

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From: David Pizzey <[David.Pizzey@baberghmidsuffolk.gov.uk](mailto:David.Pizzey@baberghmidsuffolk.gov.uk)>  
Date: 16/08/2017 10:42 (GMT+00:00)  
To: Rebecca Biggs <[Rebecca.Biggs@baberghmidsuffolk.gov.uk](mailto:Rebecca.Biggs@baberghmidsuffolk.gov.uk)>  
Subject: 1449/17- Land Off Stradbroke Road

Hi Rebecca

I have no objection to this application at this stage 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 generally of limited amenity value and their loss will have negligible impact on the appearance and character of the local area. If you are minded to recommend approval we will require details of the monitoring arboriculturist in order to help ensure protection measures are implemented effectively. This information can be dealt as part of reserved matters and/or under condition.

Regards

David

**David Pizzey FArborA**

Arboricultural Officer

Hadleigh Office: 01473 826662

Needham Market office: 01449 724555

[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Babergh and Mid Suffolk District Councils – Working Together

**In the Autumn**

**WE'RE ON THE MOVE**

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[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

 **0300 123 4000**

 Babergh and Mid Suffolk District Councils,  
Endeavour House, 8 Russell Road,  
Ipswich, IP1 2BX

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

Email address: [kerryharding@nhs.net](mailto:kerryharding@nhs.net)

Telephone Number – 0113 824 9111

Your Ref: 17/1449

Our Ref: NHSE/MIDS/17/1449/KH

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

05 July 2017

Dear Sirs,

**Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.  
Land Off Stradbroke Road, Steer Farm, Fressingfield.**

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 85 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 main GP practice (including its branch surgery) within a 2km catchment 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 (or closest to) the proposed development.**

Premises	Weighted List Size <sup>1</sup>	NIA (m <sup>2</sup> ) <sup>2</sup>	Capacity <sup>3</sup>	Spare Capacity (NIA m <sup>2</sup> ) <sup>4</sup>
Fressingfield Medical Centre (including its branch Stradbroke Medical Centre)	6,411	481.93	7,028	42.32
<b>Total</b>	<b>6,411</b>	<b>481.93</b>	<b>7,028</b>	<b>42.32</b>

### 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 120m<sup>2</sup> 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



10 July 2017

Rebecca Biggs  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

By email only

Dear Rebecca

**Application: 1449/17**

**Location: Land Off Stradbroke Road, Steer Farm, Fressingfield**

**Proposal: Outline Application - Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.**

Thank you for consulting Place Services on the above application.

**No objection subject to conditions to secure ecological mitigation and enhancement measures**

I note that the submitted Ecological Assessment report (Adonis Ecology, Nov 2016) identifies impacts on a Priority habitat (hedgerows) and Priority species (bats, reptiles, hedgehogs and breeding birds). It also provides appropriate mitigation measures to control these impacts so I am satisfied that there is sufficient ecological information for determination.

Should the LPA be minded to recommend approval of the scheme, I recommend conditions to secure protection for birds during the construction period and the other recommendations in the ecology report, with an external lighting scheme which needs to be sensitive to bats. I also support the reasonable biodiversity enhancements for appropriate bird boxes eg swift, house sparrow and starling as reasonable as well as hedgehog friendly fencing throughout the development .

**Recommendations**

The mitigation measures identified in the ecological report (Adonis Ecology, Nov 2016) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly bats, amphibians and reptiles, hedgehogs and breeding birds.

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

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



**I. CONCURRENT WITH RESERVED MATTERS OF ANY PHASE: COMPLIANCE WITH ECOLOGICAL REPORT RECOMMENDATIONS**

*“All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological report (Adonis Ecology, Nov 2016) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.”*

**Reason:** To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

**II. CONCURRENT WITH RESERVED MATTERS: PROTECTION OF BREEDING BIRDS DURING CONSTRUCTION**

*“No removal of hedgerows, trees or shrubs or dense vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.”*

**Reason:** To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

**III. CONCURRENT WITH RESERVED MATTERS: FURTHER SURVEY FOR ARABLE PLANTS**

*“Prior to commencement, a further supplementary ecological survey for arable plants, particularly Shepherd’s needle, shall be undertaken for the land affected, to inform the preparation and implementation of ecological measures required. The supplementary survey shall be of an appropriate type for the above species and survey methods shall follow national good practice guidelines.”*

**IV. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME**

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

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

Please contact me with any queries.

Best wishes



**Sue Hooton CEnv MCIEEM BSc (Hons)**

Principal Ecological Consultant

Place Services at Essex County Council

[sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk)

07809 314447

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**

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



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

07/07/2017

For the attention of: Rebecca Biggs

**Ref: 1449/17; Land Off Stradbroke Road, Steer Farm, Fressingfield**

Thank you for consulting us on the outline application residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.

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

**Recommendations**

The site was included in the draft Babergh and Mid Suffolk SHLAA (May 2016). It was considered to be potentially suitable and the development deliverable and viable subject to technical assessment including highways and scale although partial development was recommended.

The proposals will have an impact on the existing landscape character of this edge of Fressingfield village; however this impact can be reduced if appropriate landscape mitigation and character continuity measures are put in place.

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

- 1) The proposed development built frontage along Stradbroke Road needs to relate to the existing built and landscape character/setback of the adjacent development. If the outline application is approved, the frontage line of plots 1-10 and 75-85 needs to be addressed.
- 2) The public open space shown on Drawing 3383-10 should be integrated within the development layout or to be given a more central location within the site.
- 3) Drawing number TPSarb6370916 a TPP Tree Protection Plan shows the existing hedgerow and trees along Stradbroke Road as to be removed. Proposals should aim to retain the maximum amount of existing trees and hedgerows and strengthened with new planting. If removal is unavoidable replacement of loss vegetation will be expected along this boundary.
- 4) A landscape strategy needs to be produced which demonstrates how the proposals (including mapping the existing vegetation and public rights of way) link with the surrounding residential and movement network, in order to create an appropriate public realm and provide suitable levels of amenity space. The landscape strategy should also include mitigation proposals to reduce the impact of the development. The submitted information fails to show this to an adequate level of detail. The submitted landscape strategy should include the following sections:
  - a. Context and character
  - b. Landscape Design strategy

- c. Landscape masterplan
  - d. Public open space
  - e. Boundary treatments (inc. sections)
  - f. Hard landscaping specification
  - g. Tree planting strategy
- 5) If the outline application is approved, more information is required regarding the footpath link, including the landscape setting to maintain a degree of openness and rural character. Further detailing should be provided in terms of surface treatment and in particular where it meets with existing road network; opportunities for passive surveillance from the proposed dwellings should also be a key consideration.
- 6) A detailed hard landscaping plan and specification should be submitted as part of a planning condition, if the application is approved.
- 7) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted as part of a planning condition, if the application is approved. We recommend a landscape maintenance plan for the minimum of 3 years, to support plant establishment. It is recommended that maintenance of SuDS features such as the detention basin and others with landscaping elements to be included on the landscape management plan.
- 8) A detailed (and appropriate) boundary treatment plan and specification will need to be submitted as part of a planning condition, if the application is approved.

### **The proposal**

The submitted plans set out the outline application for residential development of up to 85 dwellings (including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.

The site is located to the south-eastern side of Fressingfield village. The site, currently use for agriculture is enclosed by dense tree planting on its northern boundary and a field hedgerow with intermittent trees on the boundary with Sports and Social Club playing fields. The Stradbroke Road boundary presents a low hedge with intermittent trees. The boundary to the south of the site is open to agricultural land beyond.

### **Review on the submitted information**

Relevant to this landscape review, the submitted outline application includes an Indicative Site Plan and Design and Access Statement.

As part of the outline application submission the indicative site layout plan shows the areas designated for residential development and open space including attenuation pond as part of SuDS strategy, which is located within the lowest areas of the site, towards the north-eastern boundary. The indicative layout fails to suitably demonstrate how an appropriate and connected green infrastructure responds to the layout. As these proposals develop to a greater level of detail will be required, especially the location of the green open public space, play area and the connectivity between the green spaces and enclosure along the site boundary. The proposed landscaping within the residential layout does not provide an adequate level of green infrastructure. This should be reviewed as the proposals developed further.

New footpath link has been proposed along the north boundary. As the proposals develop further, passive surveillance should be a key consideration along this new route and to any proposed public open space.

Drawing number TPSarb6370916 a TPP Tree Protection Plan shows the existing hedgerow and trees along Stradbroke Road as to be removed. Proposals should aim to retain the maximum amount of existing trees and hedgerows and strengthened with new planting. If removal is unavoidable replacement of loss vegetation will be expected along this boundary.

### **Likely impact on the surrounding landscape**

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Plateau Claylands landscape character type. Some of the key characteristics are ancient organic pattern of fields, extensive areas of hedgerow loss creating “arable prairies”, dispersed settlement, villages with multiple nuclei, landscape scattered with farmsteads and hamlets, very gently undulating or flat dissected by small streams and almost no woodland.

From a desk study, it is clear that the openness of the southern boundary and the impact that any development will have along Stradbroke Road are the main issues for this site.

### **Proposed mitigation**

The proposals will benefit by exploring further the opportunities to create small woodland parcels within the development and on the public open space area and hedgerow planting along the site boundaries to mitigate the visual impact of the proposals and create a suitable green infrastructure. In addition, planting along boundaries within the development to soften public realm must be included.

The site already benefits of existing hedgerow and tree planting to the north and eastern boundaries which should be strengthened with new planting.

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

New hedgerow with intermittent tree planting has been proposed on the southern site boundary to help screening the development. A new footpath link has been proposed to link with the existing public footpath to the east of the Sports and Social Club playing fields.

An appropriate detailed landscape and boundary plans will be required at a later stage to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable to limit any negative visual effect the proposals may have on the existing settlement.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI  
Landscape Architect Consultant  
Telephone: 03330136858  
Email: almudena.quiralte@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.

From: Landscape [mailto:Landscape@essex.gov.uk]  
Sent: 31 May 2018 16:29  
To: Vincent Pearce  
Cc: Landscape; BMSDC Planning Area Team Yellow  
Subject: MSDC Planning Re-consultation Request - 1449/17

Hi Vincent,

I have reviewed our landscape consultation response submitted on the 10/07/2017 and agree with all the recommendations raised.

However, I would also advise that a landscape visual appraisal is carried out to assess the impact on visual amenity and landscape character. In turn, this should indicate whether the housing density is too high, and a reduction in dwellings is needed.

Let me know if you have any queries.

Kind regards,

Ryan Mills LMLI BSc (Hons) MSc  
Landscape Consultant at Place Services

telephone: 03330320591 | mobile: 07775008053  
web: [www.placeservices.co.uk](http://www.placeservices.co.uk)  
linkedin: [www.linkedin.com/in/ryanmills](http://www.linkedin.com/in/ryanmills)

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

11<sup>th</sup> July 2017

Dear Rebecca,

**RE: 1449/17 Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space. Land off Stradbroke Road, Steer Farm, Fressingfield**

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

We have read the ecological survey report (Adonis Ecology Ltd, March 2017) and we note the findings of the consultant.

With the exception of the boundary hedgerows the site has been assessed by the consultant as of relatively low ecological value. Hedgerows are a UK Priority habitat under Section 41 of the Natural Environment and Rural Community (NERC) Act (2006). We note that the existing western hedge is proposed to be removed, replacement hedgerow planting of a slightly greater length along the southern boundary is also proposed. Until the proposed new planting is established, the loss of the existing hedgerow would constitute a short/medium term adverse impact on biodiversity. It must therefore be ensured that, should permission be granted, the replacement hedgerow planting is undertaken at the earliest opportunity. Long term management which maximises the biodiversity value of all hedgerows onsite should also be secured, should permission be granted.

The ecological consultant identified that the site had some suitability to support Shepherd's Needle, a UK Priority species. We agree with the recommendation that a further survey to determine the presence or likely absence of this species is undertaken at an appropriate time of year. Should permission be granted, the requirement for such a survey and any necessary mitigation measures should be secured by a condition of planning consent.

The ecological consultant also identified that the site offered some opportunities for foraging and commuting bats, particularly the boundary vegetation. As recommended in the ecological survey report, a sensitive lighting strategy should be prepared and implemented as part of any consented development.

Given the sites relatively low ecological value, there is an opportunity for new development to provide ecological enhancements. In addition to the measures identified in the ecological survey report, we recommend that integrated swift nesting boxes are incorporated as part of any consented development.

We request that the recommendations made within this letter and the ecological survey report are implemented in full, via a condition of planning consent, should permission be granted.

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

Yours sincerely

James Meyer  
Senior Conservation Planner

1449/17

OFFICIAL



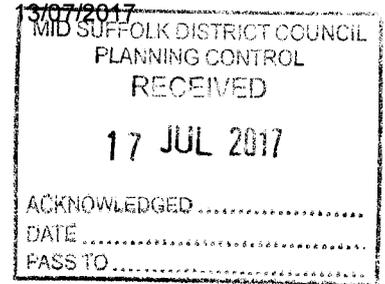
**Suffolk Fire and Rescue Service**

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

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

Your Ref:  
Our Ref: FS/F180893  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: http://www.suffolk.gov.uk

Date:



Dear Sirs

**Land off Stradbroke Road, Steer Farm, Fressingfield**  
**Planning Application No: 1449/17 + S106**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

Suffolk Fire and Rescue 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.

Continued/

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

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

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

Yours faithfully

Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr N Ward, NWA Planning, Globe House, 4 St Georges Street, Ipswich  
IP1 3LH  
Enc: Sprinkler information

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

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

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

Date:

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED  17 JUL 2017  ACKNOWLEDGED ..... DATE ..... PASS TO .....
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**Planning Ref: 1449/17**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land off Stradbroke Road, Steer Farm, Fressingfield**  
**DESCRIPTION: 85 Dwellings**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

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

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

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

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

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

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

Continued/

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

Yours faithfully

Mrs A Kempen  
Water Officer

**From:**Chris Ward  
**Sent:**23 Jun 2017 11:41:00 +0100  
**To:**Rebecca Biggs  
**Cc:**BMSDC Planning Area Team Yellow;Martin Egan  
**Subject:**RE: Planning Consultation Request - 1449/17

Dear Rebecca,

Thank you for consulting me in regards to the proposed residential development at Land Off Stradbroke Road in Fressingfield. I will be providing a response in regards to the Travel Plan related content that was included in the Transport Assessment that was submitted, however to comply with internal protocol this will form part of the detailed SCC Highway response.

If this causes you any issues please let me know as soon as possible.

Kind regards

Chris Ward  
Travel Plan Officer  
Development Management  
Resource Management  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
Telephone: 01473 264970  
Mobile: 07860 832202  
email : [chris.ward@suffolk.gov.uk](mailto:chris.ward@suffolk.gov.uk)  
web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

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

From: [planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk) [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]  
Sent: 19 June 2017 11:19  
To: Chris Ward <[Chris.Ward@suffolk.gov.uk](mailto:Chris.Ward@suffolk.gov.uk)>  
Subject: Planning Consultation Request - 1449/17

Please find attached planning consultation request letter relating to planning application - 1449/17 - Land Off Stradbroke Road, Steer Farm, Fressingfield,

Kind Regards

Planning Support Team

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

**Subject:**FW: 1449/17- Land off Stradbroke Road

**From:** Planning Liaison [<mailto:planningliaison@anglianwater.co.uk>]

**Sent:** 17 August 2017 12:18

**To:** Rebecca Biggs <[Rebecca.Biggs@babberghmidsuffolk.gov.uk](mailto:Rebecca.Biggs@babberghmidsuffolk.gov.uk)>

**Subject:** RE: 1449/17- Land off Stradbroke Road

Dear Rebecca,

Thank you for your email.

The drainage impact assessment (DIA) was conducted under the assumption that the network would need to provide capacity for an additional 70 dwellings. We have assessed the impact of a further 15 dwellings connecting to the network once the mitigation identified in the DIA has been undertaken and found that there will be capacity.

Developments with full planning permission have a right to connect to the sewer under section 106 of the water industry act. Anglian Water actively engage in the planning process to ensure developments which will cause a risk of flooding to our existing customers are appropriately conditioned if approved. Anglian Water cannot reserve capacity in the foul network or place a condition on a proposed development which will not cause a risk of flooding. For these reasons development which exceeds the capacity of the foul network are asked to come up with a foul drainage strategy with the Local Planning Authority and Anglian Water. Such a strategy may include upgrades to our network which the developers would be expected to contribute to, these upgrades would only increase the capacity enough for that development to connect to the network.

If you have any further questions or would like further clarification please contact us on the number below.

Many thanks,

## **Pre-Development Team**

Developer Services

### **Anglian Water Services Limited**

Thorpe Wood House, Thorpe Wood,

Peterborough, Cambridgeshire, PE3 6WT

Telephone: 0345 0265 458

[www.anglianwater.co.uk](http://www.anglianwater.co.uk)





## Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00022816
Local Planning Authority:	Mid Suffolk District
Site:	Land Off Stradbroke Road Steer Farm, Fressingfield
Proposal:	Outline Application - Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.
Planning Application:	1449/17

**Prepared by:** Pre-Development Team

**Date:** 08 August 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](mailto:planningliaison@anglianwater.co.uk)

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## **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 Weybread Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 Development will lead to an unacceptable risk of flooding downstream. However a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution.

We will request a condition requiring compliance with the agreed drainage strategy.

### **Section 4 – Surface Water Disposal**

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We will request that the agreed strategy is reflected in the planning approval.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable
-

## Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

### Foul Sewerage Network (Section 3)

#### **CONDITION**

*No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.*

#### **REASON**

*To prevent environmental and amenity problems arising from flooding.*

### Surface Water Disposal (Section 4)

#### **CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

#### **REASON**

*To prevent environmental and amenity problems arising from flooding.*

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# FRESSINGFIELD PARISH COUNCIL

## Comments from: Clerk to the Council

**Application Number:** 1449/17

**Proposal:** Outline application – residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children’s play space

**Location:** Land of Stradbroke Road, Steer Farm, Fressingfield

**Please note: REFUSAL recommended *unanimously***

**(prop: TrL; seconded AD; unanimous decision to recommend refusal)**

This application was discussed at length by the Parish Council and by 70+ members of the public at the same meeting at which Vincent Pearce of MSDC was present.

All the Council’s previous comments on the application are still extant. Please read in conjunction with those comments.

Concerns were raised on a number of topics:

- The proposed road forming an exit from the development onto Stradbroke is alarmingly close to School Lane thus posing a danger at the start and end of the school day both to parents walking their children to school and those who have to drive
- Proposed properties have direct access to the road with no front garden space, just hard-standing. This is a very urban plan and totally out of keeping with a rural village. The look and ambience of the village has been totally ignored in what appears to be an off-the-peg plan for an urban space
- The creation of a new footpath in the ‘design’ leads to more risk
- There is no reference to a new pump house and drainage. This development would double the effect of the raised water table draining into The Beck. There is no certainty as to where water will drain and there will be problems with surface water. Drainage has been an issue in Fressingfield for many years and this development would exacerbate the problem. There is no explanation as to how drainage would be dealt with nor how a suitable system would be funded

SIGNED: *Carol A Smy*

Clerk to Fressingfield Parish Council

DATED: 06.06.18