

FRESSINGFIELD PARISH COUNCIL

Comments from: Clerk to the Council

Application Number: 1432/17

Proposal: Application for outline planning permission with all matters reserved for residential development, up to 99 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 area

Location: Land west of John Shepherd Road, Fressingfield

**Please note: REFUSAL recommended *unanimously*
(prop: RT; seconded TrL; 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:

- All were against the joining of John Shepherd Road and Post Mill Lane and the consequent exit on to New Street thus causing further congestion and accident risk to pedestrians. **The roads on the plan are 'estate roads' and, therefore, not designed for through traffic.**
- It has been noted by VP that the roads and paths onto New Street are blind to pedestrians who must first venture into the road and oncoming traffic to be able to see if the road is clear to cross. Diverting possibly in excess of 100 extra vehicles at busy times (eg start and end of the work and school day) onto New Street would be dangerous and casualties could be seen as the responsibility of the District Council
- The proximity of the proposed development to existing housing would cause a sever loss of amenity to the existing properties through over-development
- 99 dwelling would generate a large number of extra vehicles in the village and this would be apparent at busy times causing risk to pedestrians. Public transport is virtually non-existent in the village and so could in no way mitigate the extra numbers and are therefore not designed for through traffic
- MSDC does not appear to have a limit on the number of vehicles that may exit a residential development onto the main highway. Perhaps it should have a policy for this?

SIGNED: *Carol A Smy*

Clerk to Fressingfield Parish Council

DATED: 06.06.18

Subject:FW: P1811-John Shepherd Road Development, Fressingfield (1432/17)

From: Rachael Abraham

Sent: 10 July 2017 14:16

To: Rebecca Biggs <Rebecca.Biggs@babergmidsuffolk.gov.uk>

Subject: RE: P1811-John Shepherd Road Development, Fressingfield (1432/17)

Dear Rebecca,

Thank you for getting in touch regarding the comments from the developer concerning our request for pre-application archaeological investigation at the above site.

Our request for a scheme of pre-determination archaeological evaluation at this site is consistent with our approach to all larger development proposals across the county. Where there are large areas which haven't been systematically evaluated, there are increased chances of development impacting on significant archaeological remains.

As previously advised, there is a large scatter of medieval finds recorded within the site itself (FSF 081). Further medieval finds, along with Iron Age, Roman and post medieval finds have been recorded from fields around the proposed development area. As these are confidential find spots recorded as part of the Portable Antiquities Scheme, information regarding them is not publicly available. Given the finds recorded within and around the proposed development site, there is a high potential to encounter archaeological remains at this location and the proposed development would damage or destroy any below ground heritage assets which do exist. However as this site has never been the subject of systematic archaeological investigation, at present, the nature, extent and significance of any surviving remains is unknown. I am unable to comment on the exact circumstances regarding the discovery of the coins within the development area in 1994, however, as metal detecting has not been permitted on this land, this further reinforces the lack of previous survey at this site.

As a result of this lack of archaeological survey at this site, at present we have no information to base our recommendations to the Local Planning Authority on and so I am not in a position to comment on the likely impacts of the development on archaeology at the site and therefore advise that we have no objection to the development of this site on archaeological grounds. An assessment of recorded HER data will of course only highlight known archaeology and therefore without full evaluation we are unable to comment upon the nature and extent of archaeology surviving within the proposed development area. I cannot therefore change my professional advice to the planning authority, that an archaeological evaluation of this site should be required prior to the determination of this planning application.

This requirement is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework. We would advise that only evaluation will enable a decision to be made as to whether any remains of national significance have been identified which would require development plans to be revised in order to preserve them in situ. Archaeological investigations at this stage will also enable us to accurately quantify the archaeological resource (both in quality and extent) and develop an appropriate mitigation strategy for this sites.

This advice is also consistent with that supplied to the Local Planning Authority for this site allocation during pre-application consultation in 2015 and during 2016 SHLAA consultations, where the following response was given 'Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts'.

I would also highlight the value in upfront work in enabling risk management planning for large development schemes, so that there are no hidden surprises with a considerable time and cost impact. Also if something of significance which warrants preservation in situ is encountered then there may be a need to revise development plans. As highlighted above, we have consistently flagged up our expectation for up front archaeological work and ideally we would have expected it to be undertaken well in advance of the submission of any planning application.

Therefore, I would advise that it is reasonable, proportionate and consistent that we are expecting archaeological evaluation prior to the determination of the planning application which has been submitted for this site. We have advised that a geophysical survey should be taken in the first instance. On the basis of the results of this survey, we would be happy to review the timing and extent of trial trenched evaluation which is required at this site.

Do let me know if you require further information or would like to discuss,

Best wishes,

Rachael

Rachael Abraham B.A. (Hons), M.A.

Senior Archaeological Officer

Suffolk County Council Archaeological Service,

Bury Resource Centre,

Hollow Road,

Bury St Edmunds,

IP32 7AY

Tel.:01284 741232

Sent: 22 May 2018 15:06
To: BMSDC Planning Area Team Yellow
Subject: FW: MSDC Planning Re-consultation Request - 1432/17

Our Ref: PC/18/247

Your Ref: 1432/17

F.A.O – Case Officer – Vincent Pearce

Proposed: Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space

Address: Land West Of, John Shepherd Road, Fressingfield,

I acknowledge receipt of your email letter dated 21st May 2018 regarding the above.

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

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

Yours faithfully

Karen Morgan
Administrator

T: 01268 664267 E: karen.morgan@nwl.co.uk
Essex & Suffolk Water, Sandon Valley House, Canon Barns Road, East Hanningfield, Chelmsford, CM3
8BD

From: RM Floods Planning
Sent: 02 May 2017 13:32
To: Planning Admin
Cc: James Platt
Subject: 2017-05-02 JS reply Land off John Shepherd Road, Church Farm, Fressingfield IP21 5ST Ref 1432/17

Dear James Platt,

Subject: Land off John Shepherd Road, Church Farm, Fressingfield IP21 5ST Ref 1432/17

Suffolk County Council, Flood and Water Management have reviewed application Ref 1432/17

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

- Flood Risk Assessment and Drainage Strategy, ref JJ/CC/P16-1016/03 dated March 2017
- Site Location Plan Dwg 3382/13
- Indicative Layout Plan Dwg 3382-10
- Phase 1 Contaminated Land Assessment ref JJ/CS/P16-1151/05 dated March 2017

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

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. 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 8.7l/s, or 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;

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.

2. 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.

3. 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

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

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

Informatives

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

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: David Pizzey
Sent: 03 May 2017 12:05
To: James Platt
Cc: Planning Admin
Subject: 1432/17 Land off John Shepherd Road, Church Farm, Fressingfield.

James

I have no objection in principle to this application based upon the proposed layout and conclusions of the arboricultural report. Although a small number of trees and sections of hedgerow are proposed for removal these are of limited amenity value and their loss will have negligible impact upon the appearance and character of the local area. However, Ash T4 is a valuable specimen and should be afforded greater space within the design in order to help avoid damage from development and future pressure for pruning and/or removal due to nuisance.

Any approval of the scheme will need to be subject to a suitable tree protection condition, happy to provide this and any further input as and when required.

Regards

David

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



From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 26 April 2017 11:20
To: David Pizzey
Subject: Consultation on Planning Application 1432/17

Correspondence from MSDC Planning Services.

Location: Land off John Shepherd Road, Church Farm, Fressingfield IP21 5ST

Proposal: Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space

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

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

The planning policies that appear to be relevant to this case are HB8, HB9, HB1, H17, GP1, Cor1, NPPF, Cor2, Cor5, Cor6, H7, H10, T9, T10, H13, H14, H15, H16, CSFR-FC1, CSFR-FC1.1, CL8, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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From: Iain Farquharson
Sent: 03 May 2017 12:23
To: Planning Admin
Subject: M3 192902 : Consultation on Planning Application 1432/17

Dear Sir/Madam

We have no objections to this application but suggest a suitably worded condition is included to ensure that the development is designed and constructed in a manner to minimise energy use, water and emissions. We would encourage the applicant to commit to standards and levels eg maximum water use per person per day, minimum Green Guide Rating levels to be achieved etc

Suggested wording:

Before any development is commenced a sustainable development & construction plan be provided detailing how the development will minimise its environmental impact.

The development shall be implemented in accordance with the approved sustainable development & construction plan and shall not commence above ground level until the document is approved.

Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built certificates derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved plan (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 renewable resources, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

As per policies:

CS3 Sustainable Construction techniques will be encouraged in all new dwellings and SO8 New development will be of a high standard of design and layout and will address the need for energy and resource conservation and

NPPF. Para 35 pg 10 Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

 01449 724878

 iain.farquharson@baberghmidsuffolk.gov.uk

From: Nathan Pittam
Sent: 04 May 2017 13:56
To: Planning Admin
Subject: 1432/17/OUT. EH - Air Quality.

M3 : 192903

1432/17/OUT. EH - Air Quality.

**Coety Barn, Church Farm Green, Fressingfield, EYE, Suffolk, IP21 5ST.
Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads &**

Many thanks for your request for comments in relation to air quality at the above development. From an air quality perspective it would seem to me that with the low background levels in the area it is exceptionally unlikely that there will be an exceedance of an air quality objective owing to the additional traffic movements generated by the development and therefore I have no objections to the proposal from the perspective of Local Air Quality Management.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

Mobile:: 07769 566988

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

From: Nathan Pittam
Sent: 27 April 2017 13:34
To: Planning Admin
Subject: 1432/17. EH - Land Contamination.

M3 : 192901

1432/17. EH - Land Contamination.

**Coety Barn, Church Farm Green, Fressingfield, EYE, Suffolk, IP21 5ST.
Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & ..**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and Phase I report submitted in support of the application and can confirm that I regard the risks posed by former uses of the site to be low and as such I have no objection to the proposed development. 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

Work: 01449 724715

Mobile:: 07769 566988

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

From: David Harrold
Sent: 05 May 2017 10:22
To: Planning Admin
Cc: James Platt
Subject: Plan ref 1432/17/OUT Church Farm, Fressingfield. EH - Other Issues

Thank you for consulting me on the above outline planning application to erect 99 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, 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

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

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

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

Date: 2 May 2017

Planning Ref: 1432/17+S106

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land off John Shepherd Road, Church Farm, Fressingfield
DESCRIPTION: 73 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

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

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

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

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

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

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

Continued/

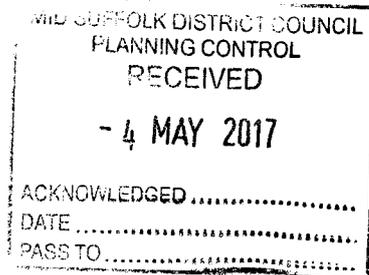
OFFICIAL

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

Yours faithfully

Mrs A Kempen
Water Officer

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



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

Your Ref:
Our Ref: FS/F180892
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 02/05/2017

Dear Sirs

Land off John Shepherd Road, Church Farm, Fressingfield
Planning Application No: 1432/17+S106

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen
Water Officer

Enc: PDL1

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



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 1432/17

Referring to the planning application referenced above, dated 26 April 2017, application with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space, Land off John Shepherd Road, Church Farm, Fressingfield IP21 5ST, notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

Signature:

Date: 8 May 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

david.abbott@highwaysengland.co.uk



SUFFOLK CONSTABULARY

NOT PROTECTIVELY MARKED

Police Station, London Road Beccles
Telephone: 101 or 999 in an emergency Fax: 01473 613737 (24 hrs)
Calls may be monitored for quality control, security and training purposes.

Direct Dial:01986 835276
Date 09/05/17

Dear Sirs

REF: 1432/17

Thank you for the opportunity to comment on the above outline planning application.

I attach a copy of the document ***Designing Out Crime in Suffolk, Residential Developments***, which has been produced to help developers and designers determine the appropriate aspects of design that will help to reduce the opportunity for crime to occur within new developments. It has been proven that effective design will deter criminal and anti-social behaviour and will help create a sense of ownership and responsibility for new developments.

I would ask that you make this document available to the developer in order that they can consider these recommendations when work commences on the detailed design stage.

The indicative layout provided appears to include many of the recommendations we refer to but the guidance attached may help to provide a little more detail. In addition there is further and more detailed information contained in the Secured By Design (SBD) document "Homes 16".

I also strongly recommend that an application for Secured by Design (SBD) approval is made for this development.

I would be pleased to work with the client and the designer at the detailed design stage. An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime to occur and to reduce the fear of crime.

Officers and committee members are asked to consider the requirements of the following legislation relative to designing out crime when making a decision regarding this application.

Section 17 of the 'Crime and Disorder Act 1998'

This part of the Crime and Disorder Act places a duty on each local authority: *'to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area*

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to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

There is no exemption from the requirement of Section 17 within the planning process.

National Planning Policy Framework.

Paragraph 58 states:-

“Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”.

Paragraph 69.

This paragraph looks towards healthy and inclusive communities. The paragraph includes:-

“Planning policies and decisions, in turn, should aim to achieve places which promote:

Safe and accessible developments where crime and disorder, and the fear of crime, do not undermine quality of life and community cohesion”

I would ask that you take these points into account when making your decision.

Alan Keely
Designing Out Crime Officer
Suffolk Police
Eastern Area

From: Landscape [mailto:Landscape@essex.gov.uk]
Sent: 04 June 2018 09:51
To: Vincent Pearce
Cc: BMSDC Planning Area Team Yellow; Landscape
Subject: FAO Vincent Pearce_MSDC Planning Re-consultation Request - 1432/17

Hi Vincent,

Thank you for sending through this re-consultation,

I have reviewed my colleagues consultation response from May 2017 along with the application.

I can confirm that I am happy with the response originally submitted. The only recommendation I would make is that a formal Landscape and Visual Appraisal (LVA) is submitted. Currently the Planning Statement includes a landscape and visual impact section, however I believe a more detailed appraisal could be carried out to fully assess the impact the development will have on landscape character and setting. Sections should include:

- Context and character appraisal
- Landscape constraints and opportunities
- Analysis of visual impact from a number of viewpoint locations and key receptors
- Mitigation proposals and recommendations

Let me know if you have queries, I am in Endeavour House tomorrow.

Kind regards

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

telephone: 03330320591 | mobile: 07775008053
web: www.placeservices.co.uk
linkedin: www.linkedin.com/in/ryanhmills



05th June 2018

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

By email only

Dear Vincent,

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

Application: 1432/17

Location: Land West Of John Shepherd Road Fressingfield

Proposal: Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space

Thank you for re-consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary

I have reassessed the Preliminary Ecological Appraisal (Adonis Ecology, March 2017), Bat Activity Surveys report (Adonis Ecology, August 2017) and the addition of the Great Crested Newt addendum (Adonis Ecology, November 2017) supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species.

I have also reviewed my colleagues ecological comments provided 07/05/2017 and my previous ecological comments provided 21/05/2017. I agree with the recommended advice provided by both ecological comments. Consequently, I do not wish to make any further comments.

Please contact me with any queries.

Yours sincerely,



Hamish Jackson GradCIEEM BSc (Hons)

Junior Ecological Consultant

Place Services at Essex County Council

Hamish.Jackson@essex.gov.uk

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

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

Your ref: 1432/17
Our ref: 00044303
Date: 18 May 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: 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: Fressingfield: Land west of, John Shepherd Road - Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings

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 over 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
	99	99
Approximate persons generated from proposal	228	228

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

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

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

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

Contributions in Suffolk.

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

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

Community Infrastructure Levy

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

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

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

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

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

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

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

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

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

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11:	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:	£315,522.00
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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 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.

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.

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:	2	0	6,091

In the Ward of Fressingfield there are 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.**

The cumulative impact of development will need to be considered including the high vehicle trip rates and the access to/from the A143.

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:	£21,384.00
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

Waste Contribution:	£ 0.00
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- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.
- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning

Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

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

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

- 9. 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

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£2,583.85	£255,801.00
Education – Secondary	£ 0.00	£ 0.00
Education – Sixth Form	£603.24	£59,721.00
Pre-School	£0.00	£ 0.00
Transport		
Libraries	£216.00	£21,384.00
Waste	£0.00	£0.00
Total	£3,403.09	£336,906.00

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

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
Frank Stockley, SCC



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00021425
Local Planning Authority:	Mid Suffolk District
Site:	Land off John Shepherd Road, Church Farm, Fressingfield
Proposal:	Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space.
Planning Application:	1432/17

Prepared by: Sandra Olim

Date: 22 May 2017

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

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

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

Section 4 – Surface Water Disposal

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.

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.

Surface Water Disposal (Section 4)

CONDITION

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.

Your Ref:
Our Ref:
Date: 2nd November 2018



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

Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: 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 decisions¹ 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 12th 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

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

11/06/2018

Dear Mr Pearce,

RE: 1432/17 Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, inc. affordable housing, construction of estate roads & footpaths, drainage, landscaping & provision of public open space, inc. childrens play area. Land off John Shepherd Road, Church Farm, Fressingfield

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

Further to our consultation response of 30th May 2017, we have read the original (Preliminary Ecological Appraisal, Adonis Ecology, Mar 2017) and further (Bat Activity Surveys, Adonis Ecology, Aug 2017 and Great Crested Newt Addendum, Adonis Ecology, Nov 2017) ecological information provided in relation to this application. We note the comments made by the Ecology Team at Essex Place Services (their letters of 7th May 2017; 21st May 2017 and 5th June 2018).

Based on the information available it is likely that the site supports a range of protected and/or UK Priority species at certain times of the year and it is therefore important that the recommendations made within the ecological reports 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.

Your sincerely

James Meyer
Senior Conservation Planner

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

Website: www.suffolksociety.org



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From: Bethany Philbidge [mailto:bethany@suffolksociety.org]
Sent: 25 May 2018 16:14
To: 'vincent.pearce@baberghmidsuffolk.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

Email: bethany@suffolksociety.org

Website: www.suffolksociety.org



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Consultation Response Pro forma

1	Application Number	M/1432/17/OUT/	
2	Date of Response	15.5.2017	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Professional Lead – Housing Enabling
		Responding on behalf of...	Strategic Housing service
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>The development proposes up to 99 new dwellings together with estate roads & footpaths, drainage, landscaping & open space.</p> <p>Of the 99 dwellings 35% to be for affordable housing: -</p> <p>34 dwellings in total consisting of: -</p> <p>Rented (24): -</p> <ul style="list-style-type: none"> • 6 x 1 bed 2 person flats @ 50sqm • 2 x 2 bed 3 person bungalows @ 63 sqm • 2 x 2 bed 4 person bungalows @ 70 sqm • 10 x 2-bedroom 4-person houses at 79 sqm • 3 x 3 bed 5 person houses @ 93 sqm • 1 x 3 bed 6 person house @ 102 sqm <p>Shared Ownership (7): -</p> <p>5 x 2 bed 4 person houses @ 79 sqm 2 x 3 bed 5 person houses @ 93 sqm.</p> <p>Starter Homes (3)</p> <p>3 x 2 bed 4 person houses @ 79sqm</p>	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>See detailed information provided as an appendix to this response.</p> <p>From a housing delivery point of view this application needs to be considered in light of several other recent applications that have been approved or are also being considered by the LPA</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure		

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

	any requests are proportionate	
7	Recommended conditions	Include the Affordable housing schedule as included above in 4 in the S106 agreement.

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

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

Email address: kerryharding@nhs.net

Telephone Number – 0113 824 9111

Your Ref: 17/1432

Our Ref: NHSE/MIDS/17/1432/KH

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

06 July 2017

Dear Sirs,

**Application for Outline Planning Permission with all matters reserved for residential development, up to 99 dwellings, including affordable housing, together with the construction of estate roads & footpaths, drainage, landscaping & the provision of public open space, including children's play space.
Land West Of John Shepherd Road, 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 99 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 the proposed development.

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

Notes:

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

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

8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.

9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.

10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

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

Yours faithfully

Kerry Harding
Head of Estates

From: Rebecca Biggs
Sent: 06 July 2017 15:51
To: BMSDC Planning Area Team Yellow
Subject: FW: 1432/17- Land West Of John Shepherd Road, Fressingfield- 99 dwellings and application 1648/17- Land Post Mill Lane, Fressingfield- 24 dwellings

Please log the attached letter and the below email chain as a response from NHS to application 1432/17 and add to DMS. I have redacted email address already. Make Public.

Please add the below email to 1449/17. Make Public.

Rebecca Biggs
Development Management Planning Officer
Babergh and Mid-Suffolk District Councils- WorkingTogether
www.babergh.gov.uk and www.midsuffolk.gov.uk
From: EMERSON, Sophie (NHS ENGLAND)
Sent: 06 July 2017 13:09
To: Rebecca Biggs <Rebecca.Biggs@baberghmidsuffolk.gov.uk>
Cc: HARDING, Kerry (NHS ENGLAND); Procter Caroline J (IESCCG) - Co-Commissioning Manager
Subject: RE: 1432/17- Land West Of John Shepherd Road, Fressingfield- 99 dwellings and application 1648/17- Land Post Mill Lane, Fressingfield- 24 dwellings

Afternoon Rebecca,

Thanks for your messages below, apologies regarding our delayed response.

We did yesterday respond to application 1449/17 and I enclose NHS England Midlands and East (East) response to application 1432/17, for your attention.

I have recorded the growth you helpfully set out below; as you may be aware, we generally only respond to applications of 50 dwellings and above, but appreciate being informed regarding cumulative development growth impact.

We would like to discuss with you the opportunity for obtaining CIL monies to enable Fressingfield Medical Centre to increase capacity at their existing site (subject to CCG and NHS England prioritisation and approval processes). It would be helpful to understand the process that would need to be undertaken and likely timescales.

I am unfortunately on leave after today until late July; however, I have copied in two colleagues, so can you please feedback to them (and CC me) in my absence.

Thanks and Regards
Sophie

Sophie Emerson

Project Manager (Estates)
NHS England Midlands and East (East)

Tel: 01138 248 157

Please be aware, I work 3 days a week, and will respond as promptly as possible. Thanks.

|Swift House | Colchester Road | Chelmsford | Essex | CM2 5PF | and

|West Wing | Victoria House | Capital Park | Fulbourn | Cambridge | CB21 5XB

From: Rebecca Biggs [<mailto:Rebecca.Biggs@baberghmidsuffolk.gov.uk>]

Sent: 05 July 2017 18:45

To: HARDING, Kerry (NHS ENGLAND)

Subject: FW: 1432/17- Land West Of John Shepherd Road, Fressingfield- 99 dwellings and application 1648/17- Land Post Mill Lane, Fressingfield- 24 dwellings

Importance: High

Dear Kerry,

I unfortunately have not received a response from the NHS in regards to the consultation request for the above schemes. Since my email below application 1449/17 is now registered and a formal consultation response has been sent to you.

I would be ever so grateful if you could let me know when you will be able to provide me with a response. Local residents have raised concerns regarding the impact on the health centre and whether it will be possible to extend the existing building to accommodate the additional need arising from over 200 new homes. I have attached one neighbour's response to Dr Garrett which may be of interest.

Many thanks

Rebecca Biggs

Development Management Planning Officer

Babergh and Mid-Suffolk District Councils- WorkingTogether

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

Mid Suffolk District Council | 131 High Street | Needham Market |

Mobile: 07860827084

E. rebecca.biggs@baberghmidsuffolk.gov.uk

Important Update Regarding Planning Service:

Our new joint planning system has been successfully integrated. Please bear with us while we get used to our new system and thank you for your understanding. If you have any difficulties accessing the system, let us know and we'll be happy to help you. Please see the planning pages on our website for more details.

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

[Click Here](#) for the latest planning news and changes to the service coming up this year

From: Rebecca Biggs

Sent: 16 June 2017 16:08

To: HARDING, Kerry (NHS ENGLAND)

Subject: 1432/17- Land West Of John Shepherd Road, Fressingfield- 99 dwellings and application 1648/17- Land Post Mill Lane, Fressingfield- 24 dwellings

Importance: High

Dear Kerry,

A consultation request was sent to you in regards to the above application 1432/17. The proposal is for 99 dwellings extending of John Shepherd Road. I would be grateful if you could provide your comments as soon as possible.

In considering the impact of this development, consideration should be also be given to the cumulative impact of this development and other proposed development in Fressingfield (see chart below).

MSDC ref	Location	Type	No. of dwellings	Status
3872/16	School Lane, Fressingfield	Outline PP for dwellings	18	Committee resolution to grant
4410/16	New Street, Fressingfield	Outline PP for dwellings	28	Committee resolution to grant
1432/17	John Shepherd Road, Fressingfield	Outline	99	Awaiting determination
1648/17	Land off Post Mill Lane, Fressingfield	Outline	24	Not validated
1449/17	Stradbroke Road, Fressingfield	Outline	85	Not yet validated

Application 1648/17 is for 24 dwellings and sits adjacent to the application site for 1432/17. In addition to this there is a committee resolution to grant permissions for 3872/16 and 4410/16 which together will provide 46 dwellings. There is also an application 1449/17 which has not yet been registered which seeks 85 dwellings. If all these applications come forward there will be an addition of 254 dwellings.

I would appreciate it if you could provide comments considering the other developments and whether it is possible that extending the existing Dr's surgery in Fressingfield (which is linked to Stradbroke Medical Centre) could accommodate the additional patients.

Many thanks

Rebecca Biggs
Development Management Planning Officer
Babergh and Mid-Suffolk District Councils- WorkingTogether
www.babergh.gov.uk and www.midsuffolk.gov.uk

Mid Suffolk District Council | 131 High Street | Needham Market |
Mobile: 07860827084
E. [rebecca.biggs@ baberghmidsuffolk.gov.uk](mailto:rebecca.biggs@baberghmidsuffolk.gov.uk)

Important Update Regarding Planning Service:

Our new joint planning system has been successfully integrated. Please bear with us while we get used to our new system and thank you for your understanding. If you have any difficulties accessing



Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: P00907750

10 June 2018

Dear Mr Pearce

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

**LAND WEST OF JOHN SHEPHERD ROAD, FRESSINGFIELD, SUFFOLK
Application No. 1432/17**

Thank you for your letter of 21 May 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This application proposes the development of 99 new dwellings on open land immediately to the west of the conservation area, grade II* barn and the grade I listed Church Farm Stable. We consider this would result in harm to the historic significance of the conservation area and listed buildings contrary to the aims of the National Planning Policy Framework. We object to the application on heritage grounds and suggest that amendments are sought.

Historic England Advice

The grade I listed Church Farm Stable chiefly dates from the 14th century with a 16th century inserted floor. It is a former open hall of raised-aisle construction with smoke blackened roof components. This is an outstanding example of 14th century vernacular carpentry. The grade II* listed barn (listed as Barn approximately 50 metres west south west of Church Farm Stable) dates from the late 13th century to early 14th century and was rebuilt using much original material in the late 17th century. Both buildings are timber framed and weather boarded with pitched tile roofs. These agricultural buildings form part of a wider historic farmstead, Church Farm, which can be clearly identified on the 1885 OS map. This relationship to agricultural land is a long-standing part of the Church Farm Stable and the barn's setting and contributes to an understanding of them in a rural community. The conservation area is characterised by its close relationship with the surrounding countryside and its origins as a settlement being primarily agricultural.

This application seeks permission for 99 new dwellings to the west of Fressingfield. The application site encompasses four fields with the southern two fields providing the majority of new housing. This would be outside the conservation area and would be read amongst existing modern development. However, the northern two fields



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

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

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





immediately adjoin the western boundary of the conservation area and would introduce 24 new dwellings with some open space. The two fields to the northwest contribute to the setting of the two listed buildings and to the agricultural and rural character of the conservation area. The relationship between the boundaries of the historic farmstead (Church Farm as on 1885 OS map) and this land appears to be a long-standing part of the settlement's character, is a key element in the setting of the heritage assets and contributes to an understanding of the historic village in a rural community. Any development on these fields would have a harmful impact on the significance of the conservation area and listed buildings through development within their setting.

The proposed development to the west of Church Farm Stable and barn would introduce modern housing beyond the established historic pattern of development and separating the historic farmstead from the fields at this point. This would result in harm to the historic significance of the Former Stables and Barn by diminishing the quality of their setting that contributes to their significance.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). Paragraph 128 of the NPPF requires applicants to describe the significance of heritage assets affected by proposed development and the contribution their setting might make to that significance. Sufficient information should also be provided to enable an understanding of the potential impact of the development on the assets. The NPPF also states that the significance of listed buildings can be harmed or lost by development in their setting (paragraph 132). The conservation of heritage assets is a core principle of the planning system (paragraph 17) upon which the NPPF places great weight (paragraph 132). Clear and convincing justification should be made for any harm to the significance of heritage assets (paragraph 132). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned. In this case we would stress that the buildings are listed at grade I and grade II* and so fall within the top 5.8% of listed buildings nationally.

We have reviewed this application in terms of this policy and consider that development to the northern fields of this application site would result in harm to the historic significance of the, Former Stables, the barn and the conservation area by diminishing the quality of their setting which contributes to that significance. As such it would not achieve the NPPF's overarching aim of promoting sustainable development. Paragraph 134 requires the Council to consider any public benefit which might be delivered by the proposals and weigh this against the harmful impact. We leave this matter to the Council but suggest you seek amendments to move development away from this area. We would object to the application as it currently stands and any development within the northern two fields adjacent to the conservation area.





Historic England

Recommendation

Historic England objects to the application on heritage grounds. Development of the application site would result in harm to significance of the listed buildings and conservation area and not constitute sustainable development in terms of the NPPF. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 6, 7, 14, 17, 128, 132 and 134. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please contact me if we can be of further assistance.

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



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Telephone 01223 58 2749 HistoricEngland.org.uk

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