

# Consultee Comments for Planning Application 0085/17

## Application Summary

Application Number: 0085/17

Address: Land Between Norwich Road And Pesthouse Lane Barham

Proposal: Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).

Case Officer: Mark Russell

## Consultee Details

Name: Mrs Joanne Culley

Address: 23 Old Rectory Close, Barham, Ipswich, Suffolk IP6 0PY

Email: barhampc@outlook.com

On Behalf Of: Barham Parish Clerk

## Comments

The Pesthouse lane development was originally discussed by Barham Parish Council back in June 2016 and was approved by 2 votes in favour and 2 abstentions. The concerns raised and the councils recommendations were as follows:

### Recommendations

Re-alignment of Pesthouse lane and entrance to site, it is too close to Norwich Road.

Plant fast growing conifers and slow growing deciduous trees (for the long-term benefit) on the bund to reduce traffic noise.

Leave existing trees on the boundary of The Crescent properties.

Plant additional trees against Norwich Road.

### Concerns

Is the existing site greenfield or brownfield? If brownfield one of our abstentions would be in favour rather than an abstention.

Does the existing infrastructure have the ability to cope with the additional needs (traffic, sewerage, water etc) this development will create?

Despite the revised layout plan, the councils recommendations and concerns still stand.

# Consultee Comments for Planning Application 0085/17

## Application Summary

Application Number: 0085/17

Address: Land At Norwich Road Barham Suffolk

Proposal: Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).

Case Officer: Mark Russell

## Consultee Details

Name: Mrs Joanne Culley

Address: 23 Old Rectory Close, Barham, Ipswich, Suffolk IP6 0PY

Email: barhampc@outlook.com

On Behalf Of: Barham Parish Clerk

## Comments

Following on from the parish councils previous comments back in May 2018 the council still stands by its recommendations of:

Planting of fast-growing conifers and slow growing deciduous trees (for the long-term benefit) on the boundary for A14 to reduce traffic noise.

Leave existing trees on the boundary of The Crescent properties.

Plant additional trees against Norwich Road.

The council still has concerns over the existing infrastructure having the ability to cope with the development. Also the footpath on Old Norwich Road from the proposed development to the rest of Barham village and then on into Claydon needs serious improvement and the council supports the use of S106 funds to be used to improve this.

# Comments for Planning Application 0085/17

## Application Summary

Application Number: 0085/17

Address: Land At Norwich Road Barham Suffolk

Proposal: Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).

Case Officer: Mark Russell

## Customer Details

Name: Mrs Charmaine Greenan

Address: Valley View, Church Lane, Claydon Ipswich, Suffolk IP6 0EG

## Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Claydon and Whitton Parish Council object to this application and feel that the revised site layout does not deal with previous objections raised by the parish council.

Claydon and Whitton Parish Council are principally concerned with the cumulative effect of many planning applications on extra traffic in the village of Claydon, which already has too many cars accessing the village.



Historic England

EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582721

Our ref: **W**: P00551991

2 February 2017

Dear Ms Biggs

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

**LAND BETWEEN NORWICH ROAD AND PESTHOUSE LANE, BARHAM,  
SUFFOLK  
Application No. 0085/17**

Thank you for your letter of 26 January 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

**David Eve**

Inspector of Historic Buildings and Areas  
E-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk





The Gardens Trust  
70 Cowcross Street, London EC1M 6EJ  
Phone: (+44/0) 207 608 2409  
Email: [enquiries@thegardenstrust.org](mailto:enquiries@thegardenstrust.org)  
[www.thegardenstrust.org](http://www.thegardenstrust.org)

Research - Conserve - Campaign

Please reply to:  
[consult@thegardenstrust.org](mailto:consult@thegardenstrust.org)

13 February 2017

Mid Suffolk District Council  
Planning  
131 High Street  
Needham Market IP6 8DL  
(By email only [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk))

For the attention of Rebecca Biggs

Dear Ms Biggs,

**0085/17 Erection of 27 dwellings including 9 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16): Land between Norwich Road and Pesthouse Lane, Barham**

Thank you for consulting the Gardens Trust on the above application which may affect Shrubland Hall an historic designed landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade I.

We have considered the information provided in support of the above application and on the basis of this do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

If you have any further queries, please contact us at this email address.

Yours sincerely,

Alison Allighan

Conservation Casework Manager  
The Gardens Trust  
[consult@thegardenstrust.org](mailto:consult@thegardenstrust.org)  
Tel: 07596 656574 (Conservation)



## 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: 0085/17

Referring to the planning application referenced above, dated 30 January 2017, application for the erection of 27 dwellings including 9 affordable homes, Land between Norwich Road and Pesthouse Lane, Barham, 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>

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

**Signature:**

**Date:** 15 February 2017

**Name:** David Abbott

**Position:** Asset Manager

**Highways England:**

Woodlands, Manton Lane  
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

Date: 09 May 2018  
Our ref: 246191  
Your ref: 0085/17



Elizabeth Flood  
Mid Suffolk District Council  
[planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Elizabeth

**Planning consultation:** Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).  
**Location:** Land between Norwich Road and Pesthouse Lane, Barham

Thank you for your consultation on the above dated 03 May 2018 which was received by Natural England on 03 May 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

#### **SUMMARY OF NATURAL ENGLAND'S ADVICE**

#### **FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES**

#### **Habitats Regulations Assessment - Recreational Impacts on European Sites**

This development falls within the 13 km 'zone of influence' for the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site, as set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). It is anticipated that new housing development in this area is 'likely to have a significant effect' upon the interest features of the aforementioned designated site(s), when considered in combination, through increased recreational pressure. As such, we advise that a suitable contribution to the emerging Suffolk RAMS should be sought from this residential development to enable you to reach a conclusion of "no likely significant effect" whilst ensuring that the delivery of the RAMS remains viable. If this does not occur in the interim period then the per house tariff in the adopted RAMS will need to be increased to ensure the RAMs is adequately funded. We therefore advise that you should not grant permission until such time as this mitigation measure has been secured.

#### **Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning

authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](https://data.gov.uk) website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Jacqui Salt  
Consultations Team

## ANNEX A

Natural England offers the following additional advice:

### Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

### Protected Species

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

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<sup>1</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

**Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

**Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

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

Suffolk Wildlife Trust  
Brooke House  
Ashbocking  
Ipswich  
IP6 9JY

01473 890089  
info@suffolkwildlifetrust.org  
suffolkwildlifetrust.org

23/02/2017

Dear Rebecca,

**RE: 0085/17 Erection of 27 dwellings including 9 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters). Land between Norwich Road and Pesthouse Lane, Barham**

Thank you for sending us details of this application. We have read the ecological survey report (Hillier Ecology Limited, March 2016), we note the findings of the consultant and have the following comments:

Protected Species (Bats)

We note that there are records of a breeding colony of brown long-eared bats and a pipistrelle bat roost to the north-east of the site. The tree which has been identified as having high roost potential should be retained. We note from the outline planning drawing that the hedgerow to the east of the site is to be retained, as is the hedgerow/tree belt to the southern boundary of the site, although it is unclear whether any removal of the southern boundary vegetation is required to create the vehicular access or visibility splay. These areas should be protected during construction and be kept outside of the domestic curtilages, otherwise unsympathetic management could result in the reduction of their ecological value. If any of this tree belt/hedgerow is to be removed, further ecological assessment must be undertaken in order to assess the likely impacts of the removal.

Hedgehog (UK and Suffolk Priority Species)

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. The scrub on site could provide potential nesting and hibernation sites for hedgehog so any scrub clearance should be undertaken cautiously, by hand, outside of hibernation season if possible. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of any development at this site. Also, the planting mix and management of the proposed buffer area on the west of the site should maximise the potential for hedgehog hibernation opportunities.

Lighting

We note the consultant has recommended a sympathetic lighting scheme as part of the proposed development. It is important that all retained and new habitat features are not impacted on by light spill from external lighting and that dark corridors are retained around the site for foraging and commuting bats. We recommend that Suffolk County Council's street lighting strategy is used as a basis for long term street lighting layout and design, alongside the recommendations made in the ecological survey report.

New Planting

We note a planted buffer zone between the development and the A14 is proposed. This area should be planted with native species appropriate to the area. It must also be ensured that the long-term management of this area to maximise its biodiversity value is secured.

### County Wildlife Sites

There are three County Wildlife Sites (CWS) within close proximity of the application site. Shrubland Park CWS lies 100m north, Oak Wood and Broomwalk Covert CWS lies 700m north-east. Barham Pits CWS lie within 150m west and south-west, although the A14 provides a buffer between the site and this CWS. Due to the scale and location of the proposed development, it appears unlikely to adversely impact any of the County Wildlife Sites.

### Recommendations

Notwithstanding the above, we request that the recommendations made within the report regarding nest boxes and vegetation clearance are implemented in full, via a condition of planning consent, should permission be granted. We would also recommend that, should permission be granted, ecological enhancements in the form of integrated nesting opportunities for birds such as swifts and house sparrows are incorporated into the development.

Yours sincerely

Jill Crighton  
Conservation Planner



## Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00028275
Local Planning Authority:	Mid Suffolk District
Site:	Land between Norwich Road and Pesthouse Lane, Barham
Proposal:	Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16)
Planning Application:	0085/17

**Prepared by:** Pre-Development Team

**Date:** 31 May 2018

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 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 Ipswich Cliff Quay 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. A drainage strategy has been prepared in consultation with Anglian Water to determine mitigation measures. However, it is not clear whether developer intends to implement a pumped regime or not.

We will request a condition requiring the drainage strategy covering the issue(s) to be agreed.

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

- 4.1 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. It appears that a surface connection was requested but the supporting FRA indicated SuDs via infiltration.

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

### **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*

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*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.*

**FOR THE ATTENTION OF THE APPLICANT:**

**Next steps**

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
    - Development size
    - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
    - Connecting manhole discharge location (No connections can be made into a public rising main)
  - Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
  - Feasible mitigation strategy in agreement with Anglian Water (if required)
-

## Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
    - Development hectare size
    - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - <http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>. For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
    - Connecting manhole discharge location
  - Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)
-

**From:** Karolien Yperman  
**Sent:** 06 June 2018 13:29  
**To:** Mark Russell  
**Cc:** BMSDC Planning Area Team Green  
**Subject:** 0085/17 Land Between Norwich Road And Pesthouse Lane, Barham

Hi Mark,

Thank you for the re-consultation on this application.

The initial layout plan was not considered to cause any harm to the setting of nearby Grade I registered park Shrubland Hall or the Grade II listed Shrubland Hall Lodge and the Sorrel Horse Inn, nor to the Grade II listed wall to the west of Shrubland Lodge.

The amended proposed layout plan 4091 02 has not changed in a way that is considered to cause harm to these heritage assets, therefore we would not object on heritage grounds.

Thanks,  
Karolien

**Karolien Yperman BA(Hons) MA**  
Heritage and Design Officer  
**Babergh and Mid Suffolk District Councils – Working Together**

**T:** 01449 724820

**T:** 07850 883258

**E:** [karolien.yperman@baberghmidsuffolk.gov.uk](mailto:karolien.yperman@baberghmidsuffolk.gov.uk)

**From:** Infrastructure Team (Babergh Mid Suffolk)  
**Sent:** 27 January 2017 15:56  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 0085/17

This development, if granted, would be liable for the Community Infrastructure Levy (CIL). The development lies within the MSDC High Value Zone. The CIL is subject to indexing. Relief may be granted for the affordable housing as long as it fully meets the criteria set out in Regulations 49 and 51 of the Community Infrastructure Levy Regulations 2010 (as amended) and is applied for in accordance with the Regulations .

Kind Regards,

Nicola

**Infrastructure Team**  
Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724563

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

**From:**RM Floods Planning

**Sent:**12 Jun 2018 14:49:43 +0100

**To:**BMSDC Planning Area Team Green

**Cc:**Mark Russell

**Subject:**2018-06-08 JS Reply Land Between Norwich Road And Pesthouse Lane, Barham Ref 0085/17

Dear Mark Russell,

**Subject: Land Between Norwich Road And Pesthouse Lane, Barham Ref 0085/17**

Suffolk County Council, Flood and Water Management have reviewed application ref 0085/17

The following submitted documents have been reviewed and we recommend maintain our **holding objection** at this time:

- Flood Risk Assessment and Drainage Strategy Ref 211/2017/FRA Rev A

The reason why we are recommending a holding objection is because whilst the applicant has provide a comprehensive flood risk assessment, which shows that they have a viable method for the disposal of surface water (infiltration), they are still proposing a residential development in an area predicted to be affected by surface water flooding (high risk with predicted depth of 300-900mm). This is contrary to para 103 of NPPG and MSDC Core Strategy 2008

The applicant has proposed an alternative flood storage area, but this hasn't been hydraulically model and as such their isn't sufficient confidence that the proposed residential development would not flood in there lifetime.

The points below detail the action required in order to overcome our current objection:-

1. Resubmit the proposed layout with a deduced number of dwellings all located at the north eastern end of the site

Kind Regards

Jason Skilton

Flood & Water Engineer, Flood & Water Management

Growth, Highways and Infrastructure

Suffolk County Council

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

Telephone: 01473 260411

Email: [jason.skilton@suffolk.gov.uk](mailto:jason.skilton@suffolk.gov.uk)

Website: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

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

From: [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk) <[planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)>

Sent: 06 June 2018 15:28

To: RM Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - 0085/17

Please find attached planning re-consultation request letter relating to planning application - 0085/17 - Land Between Norwich Road And Pesthouse Lane, Barham, ,

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

**From:** Nathan Pittam  
**Sent:** 12 June 2018 09:06  
**To:** BMSDC Planning Area Team Green  
**Subject:** 0085/17. Land Contamination

Dear Planning Green Team

**EP Reference : 242236**  
**0085/17. Land Contamination**  
**Land Between Norwich Road And Pesthouse Lane**  
**Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).**

Many thanks for your request for comments in relation to the above application. I 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.

I trust that this will be registered against the application in Elizabeths absence.

Kind regards

Nathan

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

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

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

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

**From:** David Harrold  
**Sent:** 31 January 2017 10:11  
**To:** Planning Admin  
**Cc:** Rebecca Biggs  
**Subject:** Plan ref 0085/17/OUT Land between Norwich Road and Pesthouse Lane. EH - Other Issues.

Thank you for consulting me on this application to erect 27 dwellings.

Previously for this site (plan ref 2113/16/OUT) my comments were:

*I note that the site is in close proximity to the A14 and parts of it may be significantly and adversely affected by road traffic noise.*

*No information in this respect has been submitted and therefore I cannot advise you further. In the absence of this information I could not support the application and would recommend refusal.*

*Alternatively, you may wish to consider a condition should you wish to grant approval in outline which requires the developer to:*

*“Carry out an assessment of noise from road traffic to determine the suitability of the site for residential use. The assessment should consider whether noise will have an adverse impact on the occupiers of the proposed dwellings, including external amenity areas, during both day and night time periods with reference to British Standard 8233 Guidelines on Sound Insulation and Noise Reduction for Buildings (2014) and World Health Organisation Community Noise Guideline Values.*

*Construction work shall not begin until a scheme for protecting the proposed dwellings from noise of road traffic has been submitted and approved in writing by the local planning authority, all works which form part of the scheme shall be completed before any noise sensitive dwelling is occupied.”*

As no noise assessment has been submitted with this application and there does not appear to have been any material changes since the previous application, my advice remains the same.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

**From:** David Pizzey  
**Sent:** 31 January 2017 09:50  
**To:** Rebecca Biggs  
**Cc:** Planning Admin  
**Subject:** 0085/17 Land between Norwich Road and Pesthouse Lane, Barham.

Hi Rebecca

I have no objection in principle to this proposal as there appears negligible, if any, impact to any significant trees and/or hedges. It will be important to retain existing boundary vegetation as this will help soften and incorporate any development within the local area. Addition planting is also likely to be beneficial; both of these matters can be dealt with as part of reserved matters or under planning condition.

David

**David Pizzey**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzey@babberghmidsuffolk.gov.uk](mailto:david.pizzey@babberghmidsuffolk.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



07 Decemeber2017

Rebecca Biggs  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

By email only

Dear Rebecca,

**Application: 0085/17**

**Location: Land Between Norwich Road And Pesthouse Lane Barham**

**Proposal: Erection of 27 dwellings including 9 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).**

**No objection subject to conditions to secure:**

- a) **A proportionate financial contribution towards visitor management measures for the Orwell Estuary SPA/Ramsar.**
- b) **Ecological mitigation and enhancements**

The site lies within the 13km Zone of Influence (ZOI) for the Orwell Estuary SPA/Ramsar so Natural England's revised interim advice to ensure new residential development and associated recreational disturbance mitigation for designated site impacts is compliant with the Habitats Regulations 2017 applies. The LPA is therefore advised that a contribution should be sought from residential development within the 13 km ZOI specified. The LPA will need to prepare a HRA record to secure the development contribution for this application.

An ecological scoping survey has been submitted for the proposed application (Hiller Ecology, March 2016). This report includes sufficient information to assess the impacts of development on protected and priority species.

**Recommendation:**

The mitigation measures identified in the ecological appraisal (Hiller Ecology, March 2016) should be secured and implemented in full. This is necessary to conserve protected and priority species. In particular, the recommended Lighting Design Scheme should be submitted to mitigate the effect of lights to foraging and commuting bats which may use the boundary hedgerows. The highlighted tree within the ecological appraisal with moderate bat roosting features will be retained according to the outline planning drawing (January 2016). Therefore no additional surveys for this tree will be required to assess its potential for roosting bats.

In addition, Place Services also conducted a data search using the Suffolk Biodiversity Information Service biological records and found hedgehog records within 200 metres adjacent to the red line boundary. It is therefore considered appropriate that mitigation for hedgehogs during construction be provided. Consequently, any brash piles or scrub habitat on site should be cleared by hand



outside of the hedgehog hibernation season. Any trenches created by the proposed works on site should also be covered at night or have ramps to prevent and avoid hedgehogs being trapped during construction. In terms of biodiversity enhancements, it considered necessary that boundary fencing throughout the site should have 13x13cm holes at ground level. This will allow foraging hedgehogs to be able to pass freely throughout a site. The proposed buffer strip should also aim to maximise hedgehog hibernation opportunities.

A record for Swifts was also found within a 750 metre radius to the proposed development by the undertaken data search. It is therefore recommended that that Swift boxes/bricks are also be provided within the development.

It is also recommended that the landscape buffer strip, open space and hedgerows within the proposed development be managed under a Landscape Environmental Management Plan (LEMP). This will aim to implement a long term management plan and provide conservation aims and objectives for these areas. All proposed ecological enhancements can be set out within this plan.

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, the enhancements proposed will contribute to this aim.

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

## **CONDITION**

### **I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH RECOMMENDATIONS OF THE ECOLOGICAL REPORT**

*“All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Hiller Ecology – ecological scoping survey (March 2016) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. In addition, the recommended ecological mitigation and enhancements for hedgehogs and swifts should also be applied”.*

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

### **II. PRIOR TO OCCUPATION: LANDSCAPE ENVIRONMENTAL MANAGEMENT PLAN**

*“A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.*

*The content of the LEMP shall include the following.*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*



- g) *Details of the body or organization responsible for implementation of the plan.*
- h) *Ongoing monitoring and remedial measures.*

*The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."*

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

### **III. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME**

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

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

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

Please contact me with any further queries.

Regards,

**Hamish Jackson BSc (Hons)**  
Junior Ecological Consultant  
Place Services at Essex County Council  
[Hamish.Jackson@essex.gov.uk](mailto:Hamish.Jackson@essex.gov.uk)

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

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

Your Ref: 0085/17  
Our Ref: 570\CON\1972\18  
Date: 21<sup>st</sup> May 2018  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

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

**For the Attention of:** Elizabeth Flood

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN 0085/17**

**PROPOSAL:**            **Erection of 20 dwellings including 7 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).**

**LOCATION:**            **Land Between, Norwich Road And Pesthouse Lane, Barham**

**ROAD CLASS:**

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

**1 Access Gradient.**

Condition: The gradient of the vehicular access shall not be steeper than 1 in 25 for the first 12 metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

**2 ER 1**

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

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

**3 ER 2**

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

#### 4 P 2

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

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

#### 5 V 2

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

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

#### 6 NOTE 02

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

#### 7 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

#### 8 NOTE 19

The public right of way cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for pedestrian use during the construction phase and beyond. The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

### 9 HIGHWAY IMPROVEMENT CONTRIBUTIONS

SCC would request a contribution of £11,000 towards improvement of public transport infrastructure adjacent to the application site to improve facilities for new residents and to make access to the existing buses and bus stops easier. This equates to providing a hardstanding and a bus shelter for the north bound bus stop, providing raised kerbs to enable easier access onto buses for less mobile passengers, providing dropped crossing points to allow access to both existing bus stops.

Yours faithfully

**Mr Martin Egan**  
**Highways Development Management Engineer**  
Strategic Development

**From:** RM PROW Planning  
**Sent:** 23 May 2018 11:02  
**To:** BMSDC Planning Area Team Green  
**Subject:** RE: MSDC Planning Re-consultation Request - 0085/17

**For The Attention of: Elizabeth Flood**

## **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

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

Public Footpaths 32 and 11 are recorded adjacent to the proposed development area.

The following informative notes apply.

### **Informative Notes**

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

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

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

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.

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

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

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.
5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.
  - **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
  - **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
  - **Restricted byway** – has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a **horse and carriage**.
  - **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.
6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

More information about Public Rights of Way can be found at [www.suffolkpublicrightsofway.org.uk](http://www.suffolkpublicrightsofway.org.uk)

**Jennifer Green**

**Rights of Way and Access**

Growth, Highways and Infrastructure, Suffolk County Council  
Suffolk Highways, Phoenix House, Goddard Road, Ipswich, IP1 5NP



(01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk)

For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)

**From:** Andrea Stordy  
**Sent:** 03 February 2017 08:49  
**To:** Planning Admin  
**Subject:** FAO: Rebecca Biggs

Planning Ref: 0085/17

Location: Barham, Land Between Norwich Road and Pesthouse Lane, IP6 OPE

Good Afternoon,

Thank you for your letter of 26/01/2017.

Please be advised that we have made formal comment on Land between Norwich Rd and Pesthouse Lane, Barham IP6 OPE, under planning application 2113/16, which we note has been published. We are aware that planning application 2113/16 was withdrawn, however, the original comment made, may remain in place for planning application 0085/17.

If you have any queries, please email your request to [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk), quoting Fire Ref: F216189.

Kind regards,

Sent on behalf of the Water Officer

Andrea Stordy  
BSC

Engineering,  
Public Health and Protection  
Suffolk County Council

Re-consultation planning Ref: 0085/17 - Land Between Norwich Road and Pesthouse Lane Barham.

This amended outline development proposal for 20 residential dwellings triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 7 AH units.

With the amended proposal including 7 affordable dwellings the following affordable housing mix is recommended:

- 4 x 1bed 2p flats @ 48sqm – Affordable Rental
- 1 x 2bed 4p houses @ 76sqm – Affordable Rental
- 1 x 2bed 4p houses @ 76sqm – Shared Ownership
- 1 x 3bed 5p house @ 85sqm – Shared Ownership

All other information in our previous response dated 1<sup>st</sup> February 17 still stands and we have no further comments to the amendments on this proposal.

Louise Barker  
Housing Enabling Officer  
Babergh & Mid Suffolk District Councils

Response date: 20<sup>th</sup> June 2018

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

Philip Isbell  
Corporate Manager – Development Management  
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\_0085  
Date: 3 February 2017

For the Attention of Rebecca Biggs

Dear Mr Isbell

**Planning application 0085/17 – Land between Norwich Road and Pesthouse Lane, Barham: Archaeology**

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record, adjacent to the site of a post medieval workhouse and burial ground (BRH 038 and 054). Earthworks, likely to be of medieval date and scatters of Saxon and medieval finds are also recorded close to the development site. Norwich Road appears to have been a focus for early occupation and remains relating to this may survive within the proposed development area. A Roman burial is also recorded to the south-east of the development area (BRH 008), which is situated in a topographically favourable location in the Gipping valley for activity of all periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

The following two conditions, used together, 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 Condition 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 investigation. 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.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

Your ref: 0085/17  
Our ref: Barham – land between Norwich Road  
and Pesthouse Lane 00049458  
Date: 05 February 2017  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

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

Dear Rebecca,

**Barham: land between Norwich Road and Pesthouse Lane – developer contributions**

I refer to the planning application for the erection of 27 dwellings including 9 affordable homes (with appearance, landscaping layout and scale forming Reserved Matters) (resubmission of application 2113/16).

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

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

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

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

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

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

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

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

## **Community Infrastructure Levy**

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and will charge 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.

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

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

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

SCC anticipates the following **minimum** pupil yields from a development of 27 dwellings, namely:

- a. Primary school age range, 5-11: 7 pupils. Cost per place is £12,181 (2016/17 costs).

- b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are Claydon Primary School, Claydon High School and One.

Based on existing forecasts SCC will have no surplus places available at the catchment primary or secondary schools for which CIL funding of at least £196,949 (2016/17 costs) will be sought.

At the primary school level the current thinking is the emerging need for a new primary school in the locality taking into consideration housing growth. This need will become clearer when overall housing numbers and likely locations are identified by the District.

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

In the Ward of Claydon and Barham there is a surplus of places predicted in September 2017. On this basis no CIL funds will be sought for this proposed development.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
- b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
- c. Local neighbourhoods are, and feel like, safe, interesting places to play.
- d. Routes to children's play spaces are safe and accessible for all children and young people.

- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Christopher Fish.

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

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

- 5. Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £5,832, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of  $(30 \times £3,000) = £90,000$  per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

- 7. Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition 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 local planning authority's housing team to identify local housing needs.
- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

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

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

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

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
- 10. Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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 from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

**12.** The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

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

Yours sincerely,

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

cc Carol Barber, Suffolk County Council  
Christopher Fish, Suffolk County Council  
Floods Planning, Suffolk County Council