

# Consultee Comments for Planning Application DC/18/04267

## Application Summary

Application Number: DC/18/04267

Address: Land To The East Of Borley Crescent Elmswell Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 - Scale, Appearance, Landscaping and layout for 60 no. dwellings granted under 3469/16, as well as discharge of conditions 4, 5, 11, 12, 13 and 21 of permission ref: 3469/16

Case Officer: Alex Scott

## Consultee Details

Name: Mr Peter Dow

Address: Blackbourne Community Centre, Blackbourne Road, Elmswell Bury St Edmunds, Suffolk IP30 9UH

Email: clerk@elmswell.suffolk.gov.uk

On Behalf Of: Elmswell Parish Clerk

## Comments

Elmswell Parish Council objects to this application for the following reasons:

1 The community consultations prior to the Outline Permission being granted found considerable favour in light of the overall pattern of house types which sought to accommodate the needs of a neglected demographic in the community by including 16 bungalows. Despite other reservations, the Parish Council and the community at large were supportive of this element of the proposal. It was profoundly shocking to many residents when, in consultation on the Reserved Matters application, the allocation of plots for bungalows had been reduced to just 2.

In discussion with the Parish Council there was a grudging concession that the number of bungalows be increased to 4.

This submission has reverted, once again, to just 2 bungalows.

Apart from the clearly identified need for bungalow accommodation in the community, it was always considered that the strain on the highways infrastructure, given an access which spurs off from an existing large housing estate, would be reduced by the pattern of occupancy that the prevalence of bungalows would present.

Resiling on this clear promise to the host community is an unacceptable and arguably disingenuous tactic.

It would seem part of a policy of cramming the site way beyond the original concept on which the community was consulted in July 2016. Another concomitant of this strategy is the suggestion of garage courts remote from the houses they serve, a well-documented cause of anti-social behaviour and ill maintained public areas. The change of demographic provision implicit in the housing stock now proposed is rendered the more inappropriate by the granting of Permissions for

some 398 dwellings on 3 other housing estates in Elmswell since the original concept for this development was mooted. These estates provide more than adequate accommodation of the types proposed here. Without the 27% of the stock in this proposal initially promised as bungalows, both affordable and open market, this proposal is not sustainable.

For these reasons, Elmswell Parish Council urges rejection of the application for approval of Reserved Matters unless and until this glaring mis-match is addressed.

Peter Dow CiLCA

Clerk to Elmswell Parish Council

19.02.2019

Your Ref: MS/3469/16  
Our Ref: 570\CON\4150\16  
Date: 2<sup>nd</sup> December 2016  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

The Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Stuart McAdam

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3469/16**

**PROPOSAL:** Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent

**LOCATION:** Land East Of, Wyatt Close, Borley Crescent & Blackbourne Road, Elmswell

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

As you know I have made comments about the illustrated geometry of the proposed vehicular access being unacceptable in highway terms. However, I understand that this can be resolved at the Reserved Matters stage in the future and it is the point of access which is to be considered now.

On this basis and as the red site outline has been revised to include the land required for the extension of Borley Creascent then the following highway conditions will be appropriate:

1 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.

## 2 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.

## 3 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.

## 4 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.

## 5 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/apply-for-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.

## 6 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.

## 7 NOTE 12

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully

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

Dear Alex

EP Reference : 255073

DC/18/04267. Land Contamination

Land to the east of, Borley Crescent, Elmswell, BURY ST EDMUNDS, Suffolk.

Application for approval of Reserved Matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 - Scale, Appearance, Landscaping etc (

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make in relation to the above consultation from the perspective of land contamination.

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)

Work: 07769 566988 / 01449 724715

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

**From:** Peter Chisnall  
**Sent:** 05 October 2018 15:36  
**To:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/18/04267

Hi Alex,

Many thanks for your request for comments in relation to the reserved matters on the above application.

I have studied the submitted documents and the Design and Access statement is relevant to the issues requested for comment.

Condition 21 of the decision notice on the original planning application stated:

**ACTION REQUIRED CONCURRENTLY WITH THE SUBMISSION OF RESERVED MATTERS STAGE: GLAZING SPECIFICATION**

Concurrent with the submission of the first reserved matters application(s) details of an acoustic glazing scheme shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out and completed in accordance with approved glazing scheme.

The Design and Access statement has a glazing scheme in S7.3.7 and the sound reduction specification of the glazing is acceptable.

However the previous comments made by my section on 5th December 2016 in relation to the glazing scheme that formed the basis of Condition 21 were as follows:

1.1 All bedrooms and living rooms on the facades highlighted in red, blue or green in section 8 of the 'Environmental Noise Assessment for a residential development in Elmswell' (Acoustic Associates Peterborough, report number SS/J3083/16001-1, date July 2016') shall be constructed with the relevant glazing scheme as specified in section 8.

2. 2. All dwellings identified as requiring an acoustic glazing scheme (as above) shall have an internal layout as such that openable windows shall open into the acoustic shadow of the railway (i.e. the unmarked facades on the plan). If this is not possible then internal noise levels will be in excess of BS8233 levels and alternative passive ventilation will be required. Layout details and details of any alternative passive ventilation shall be submitted for approval by the LPA prior to commencement of any development. (Note: any form of ventilation installed must comply with the Noise Insulation Regulations 1975 and Approved Document F [Ventilation Regulations])

3. 3. All other (unmarked) facades in the development shall be fitted with double glazing with a sound insulation rating of Rw30 or better.

4. 4. Prior to first occupation, a sample of dwellings, the number and location of which shall be agreed by the LPA and the developer, shall be independently tested to ensure that WHO and BS8233 internal values are being met.

The glazing scheme covers part 1.1 and 3.3 but there is no detail with regard to 2.2 or 4.4.

So before I can confirm that the documents provided are acceptable, I would want the applicant to confirm the issues identified above with regard to openable windows, alternative passive ventilation and a pre-occupation noise assessment to achieve acceptable noise levels.

Thanks

Peter

**Peter Chisnall**

Environmental Protection Officer

**Babergh & Mid Suffolk District Councils - Working Together**

t: 01449 872247

m: 07543237715

e: [peter.chisnall@baberghmidsuffolk.gov.uk](mailto:peter.chisnall@baberghmidsuffolk.gov.uk)

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

Dear Alex

EP Reference : 255071

DC/18/04267. Air Quality

Land to the east of, Borley Crescent, Elmswell, BURY ST EDMUNDS, Suffolk.

Application for approval of Reserved Matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 - Scale, Appearance, Landscaping etc

Many thanks for your request for comments in relation to the above submission from the perspective of air quality. I can confirm that I have no comments to make with respect to Local Air Quality Management.

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)

Work: 07769 566988 / 01449 724715

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

**From:** RM Floods Planning <floods.planning@suffolk.gov.uk>  
**Sent:** 07 January 2019 09:16  
**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Cc:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>  
**Subject:** 2019-01-07 JS reply Land To The East Of, Borley Crescent, Elmswell Ref DC/18/04267 RMA

Dear Alex Scott,

**Subject: Land To The East Of, Borley Crescent, Elmswell Ref DC/18/04267**

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/04267.

The following submitted documents have been reviewed and we can advise that we can **remove our holding objection** at this time:

- Site Layout Ref 6978-SL01 Rev D
- Location Plan Ref 6978-LOC01
- Soft Landscape management and Maintenance Plan ref ARP20580man
- Flood Risk Assessment / Surface Water drainage Strategy Addendum Ref EK/SJB/171569 rev 02 dated 19<sup>th</sup> December 2018
- Letter from Rossi Long dated 19 December 2018 Ref EK/SJ/17/1569
- Site Plan Ref 6978-SL02

**\*Please note this reply does not constitute approval of any planning conditions contained in the decision notice\***

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Flood & Water Management  
Growth, Highways & Infrastructure

Suffolk County Council | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX  
T: 01473 260411 | <https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

\*\*\*Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>\*\*\*

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

From: [planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk) <[planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk)>  
Sent: 03 January 2019 11:38

To: RM Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>  
Subject: MSDC Planning Re-consultation Request - DC/18/04267

Please find attached planning re-consultation request letter relating to planning application - DC/18/04267 - Land To The East Of, Borley Crescent, Elmswell, Suffolk

Kind Regards

Planning Support Team

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

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## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 1440/1/0001301

Local Planning Authority: Mid Suffolk District

Site: Land To The East Of Borley Crescent Elmswell Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 - Scale, Appearance, Landscaping and layout for 60 no. dwellings granted under 3469/16

Planning application: DC/18/04267

**Prepared by:** Pre-Development Team

**Date:** 18 October 2018

### ASSETS

#### Section 1 - Assets Affected

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

The foul drainage from this development is in the catchment of Elmswell Water Recycling Centre that will have available capacity for these flows

#### Section 3 - Used Water Network

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to foul and/or surface water drainage as part of this application. Therefore we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

## Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

### **FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:**

#### 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 runoff 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)

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

Philip Isbell  
Corporate Manager - Development Manager  
Planning Services  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX.

Enquiries to: Kate Batt  
Direct Line: 01284 741227  
Email: [kate.batt@suffolk.gov.uk](mailto:kate.batt@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2018\_04267  
Date: 04/10/18

For the Attention of Alex Scott

Dear Mr Isbell

**Planning Application DC/18/04267– Land To The East Of Borley Crescent Elmswell  
Suffolk: Archaeology**

This proposed development site is in an area of archaeological potential recorded on the County Historic Environment Record and has not been subject to any systematic archaeological investigation. Scatters of Roman and Medieval pottery have been identified in similar topographic positions in the vicinity. The site has potential for the discovery of previously unrecorded below-ground heritage assets with archaeological interest, which may be damaged or destroyed by groundworks associated with the development.

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

In this case the following two conditions would be appropriate:

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

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

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

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Kate Batt BSc hons

Senior Archaeological Officer  
Conservation Team

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/18/04267	
<b>2</b>	<b>Date of Response</b>	16/10/2018	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
<b>5</b>	<b>Discussion</b> 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>All presentation points are suitable apart from the flats bin store plot 1-8, please can the bin store be moved to the corner opposite car park space number 13, so that easier access can be made with a refuse collection vehicle.</p> <p>We are concerned that the road width is quite narrow outside plots 48 to 29 and 57,56, and 22. If cars are parked on the bends then a refuse collection vehicle would not be able to pass to make collections. Please ensure that the proposal is suitable for a 32 tonne Refuse Collection Vehicle to manoeuvre around the site and that the surface is suitable for an RCV to drive on. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">               OLYMPUS - 8x4MS              Wide - Euro 6 - Smo         </div>	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
<b>7</b>	<b>Recommended conditions</b>	Meet the conditions in the discussion.	

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.

**Place Services**

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

T: 0333 013 6840

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

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



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

10/01/2019

For the attention of: Alex Scott

**Ref: DC/18/04267 - Land to the east of Borley Crescent, Elmswell**

Thank you for re-consulting us on the approval of reserved matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 relating to scale, appearance, landscaping and layout, as well as discharge of conditions 4, 5, 11, 12, 13 and 21 of permission ref: 3469/16.

We welcome the changes that have been made to the PRow landscape corridors, however there still previous recommendations that have not yet been addressed. These include:

- 1) The proposed flats (Plot 1-8) currently have no private amenity space or balcony/courtyard facilities. Private outdoor space should be provided, especially considering there is no local amenity space available to residents.
- 2) There are a large number of long alley-like back garden accesses proposed (Plot 14, 16 and 27). It would be advised that internal passageways between terraced units are proposed instead to reduce distances and the likelihood of refuse bins being left on street boundaries.
- 3) Plot boundaries that meet the public realm should be proposed as brick walls instead of close board fencing. This should be complemented by soft landscaping, preferably in the form of trees, shrubs and plants rather than grass verges.
- 4) The public open space (POS) provision is neither adequate, nor located appropriately. The layout proposed on the Landscape Strategy Plan submitted as part of the Outline Planning application (Ref: ARP20580-13) was much preferred and therefore we would recommend the layout is reconsidered to ensure the POS is sufficient.

We also have concerns regarding the parking layout and house types proposed and therefore we would advise that an LPA Urban Design officer is consulted to provide comment.

Discharge of conditions

Once amendments have been made, revisions will need to be made to the detailed soft and hard landscape plans. Therefore the following landscape related conditions cannot yet be discharged:

Condition 4: Landscape Scheme

Condition 5: Public Open Space Provision

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



Kind regards,

Ryan Mills BSc (Hons) MSc CMLI  
Landscape Consultant  
Telephone: 03330320591  
Email: [ryan.mills@essex.gov.uk](mailto:ryan.mills@essex.gov.uk)

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



**Sent:** 01 November 2018 15:21

**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

**Subject:** DC/18/04267/RES - Land to the east of Borley Crescent, Elmwell

Hi Alex

Following my previous comments (3469/16) I can confirm I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report.

Regards

David

**David Pizzey** FArborA

Arboricultural Officer

Tel: 01449 724555

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

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

Babergh and Mid Suffolk District Councils – Working Together

**From:** Highways PROW Planning  
**Sent:** 28 November 2018 16:35  
**To:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** RE: MSDC Planning Consultation Request - DC/18/04267

**For The Attention of: Alex Scott**

## **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

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

Public Footpath 10 is recorded through the proposed development area. We comment as follows:

- We would be looking for a wide landscape corridor.
- The road over the footpath will need to be considered by highways for safety and maintenance.
- The pinch point to the north west of the boundary, we would like to see a larger width for the public right of way.
- Within the plans, gravel has been used for the surface of the routes, this is not acceptable, we would only accept hoggin.
- We would be looking for all the routes within the site to be improved via hoggin surfacing. The stretch of FP10 from the road is shown within their redline boundary and we would be looking for this to be resurfaced with hoggin also.

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

**MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Alex Scott – Senior Planning Officer

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

Date: 29.1.2019

SUBJECT: - **Application Reference: DC/18/04267**

Proposal: Application for APPROVAL OF Reserved Matters following Outline permission OUT/3469/16 for the erection of 60 dwellings at Land off Borley Crescent, Elmswell. Applicant is Orbit Homes.

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**Key Points**

**1. Background Information**

A development proposal for sixty (60) residential dwellings.
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This is an open market development and should offer twenty-one (21) affordable housing units which = 35% policy compliant position. This proposal includes 21 affordable dwellings so is considered to be policy compliant in terms of numbers.
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**2. Housing Need Information:**

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

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

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

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

3	16%
4+	2%

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

Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

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

2.6 The Council's Choice Based Lettings system currently has circa.730 applicants registered for affordable housing in Mid Suffolk at January 2019.

2.8 The Council's Choice Based Lettings system currently has 50 applicants registered for affordable housing, who are seeking accommodation in Elmswell as at January 2019. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **730** applicants registered is the important number.

**3. Preferred Mix for Open Market homes.** Specific detail has been provided for the open market mix (39 dwellings) in the following form: - To address district needs we would like to see that there are: -

2 x 2 bed bungalows @ 67.9sqm – in our response to the outline application we had asked for a minimum of 6 2 bed bungalows

8 x 2 bed terraced houses @ 63.9 sqm – we had asked for a minimum of 10 x 2 bed houses at outline.

18 x 3 bed semi and detached houses @ 70.8 – 90.9 sqm – we had asked for a maximum of 10 x 3 bed houses at outline

11 x 4 bed detached houses @ 108.3 – 132.9 sqm – across all the other developments that have planning permission there are very few bungalows and most of the those are for affordable housing. There is already a significant supply of 4 bedrooed homes across al developments and in the existing housing supply.

It is very disappointing to have so few bungalows included in view of the Council's ageing demographic profile and the need for accommodation that households can downsize to and remain in their local community.

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
  - 25% of households think their current property will not be suitable for their needs in 10 years' time.
  - 2 & 3 bed properties are most sought after by existing households wishing to move.
  - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

#### 4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 50 applicants registered who have a connection to Elmswell.

4.2 In accordance with the Outline planning permission S106 agreement, **21** of the proposed dwellings on the development are for affordable housing. These have been offered in the form of: -

##### **Rented (15): -**

- 4 x 1 bed 2-person flats @ 45.1 sqm - **these need to be 50sqm to comply with NDSS requirements**
- 2 x 2 bed 4-person bungalows @ 67.9 sqm – **to meet NDSS they should be 70 sqm**
- 4 x 2 bedroom 4-person flats @ 69.9 sqm - **only 0.1 sqm off NDSS so acceptable**
- 4 x 2 bed 4-person houses @ 71.9 sqm – **these are under-sized and should be 79 sqm to meet NDSS requirements, they are 5.1 sqm below standard.**
- 1 x 3 bed 5-person houses @ 84.7 sqm – **these should be 93 sqm to meet NDSS and are currently 8.3sqm under-sized**

##### **Shared Ownership (6): -**

- 4 x 2 bed 4-person houses @ 71.9 sqm - **these are under-sized and should be 79 sqm to meet NDSS requirements, they are 5.1 sqm below standard.**
- 2 x 3 bed 5-person house @ 84.7 sqm - **these should be 93 sqm to meet NDSS and are currently 8.3sqm under-sized**

**The above mix is requested and to be included in the S106 agreement.**

**5. Other requirements for affordable homes:**

- Properties must be built to current Nationally Described Space Standards as published March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 75% of relets.
- Affordable homes are located in clusters not exceeding 15 dwellings
- Shared ownership properties must be marketed through the Homebuy Agency for Suffolk.
- All flats must be in separate blocks and capable of freehold transfer to an RP.
- Adequate parking provision is made for the affordable housing units

**RECOMMENDATION: -**

Holding objection on basis of affordable units being too small and that they are all located on the southern edge of the site, and not well integrated into the site as a whole. This is very disappointed as Orbit are one of the largest Housing Associations in England and are very aware of these policies within Local Authorities.

The open market homes need to be refocussed to provide a better mix of homes particularly around bungalows for older people and first-time buyer homes for new households.

Julie Abbey-Taylor, Professional Lead – Housing Enabling

Your ref: DC/18/04267  
Our ref: Elmswell – land east of Borley  
Crescent 00046133  
Date: 01 October 2018  
Enquiries to: Neil McManus  
Tel: 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr Alex Scott,  
Growth & Sustainable Planning,  
Mid Suffolk District Council,  
Endeavour House,  
8 Russell Road,  
Ipswich,  
Suffolk IP1 2BX

Dear Alex,

**Elmswell: land east of Borley Crescent – reserved matters application**

I refer to the proposal: application for approval of reserved matters following outline planning permission Town Country Planning (Development Management Procedure) (England) Order 2015 – scale, appearance, landscaping and layout for 60 no. dwellings granted under 3469/16.

I have no comments to make on the above reserved matters planning application.

I have copied this letter to colleagues who deal with highway matters, drainage and archaeology who may have comments to make on the reserved matters application.

Yours sincerely,

Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Growth, Highways & Infrastructure Directorate – Strategic Development

cc Sam Harvey, Suffolk County Council  
Floods Planning, Suffolk County Council  
Suffolk Archaeological Service



integrated working

Our ref: WSCCG/001018/ELM  
Email: [chris.crisell@suffolk.nhs.uk](mailto:chris.crisell@suffolk.nhs.uk)  
Date: 04/10/2018

West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk IP33 3YU  
Tel: 01284 758010

[www.westsuffolkccg.nhs.uk](http://www.westsuffolkccg.nhs.uk)

Your Ref: DC/18/04267

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

Dear Sir/Madam,

**Application for approval of Reserved Matters following Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 - Scale, Appearance, Landscaping and layout for 60 no. dwellings granted under 3469/16.**

**Location: Land to The East Of, Borley Crescent, Elmswell, Suffolk**

**1. Introduction**

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 West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England).

**2. Existing Healthcare Position Proximate to the Planning Application Site**

The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development and cumulative growth in the area.

The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. West Suffolk CCG would



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therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

### 3. Review of Planning Application

The planning application does not appear to include a Health Impact Assessment or propose any mitigation of the healthcare impacts arising from the proposed development.

A Healthcare Impact Assessment (HIA) has been prepared by West Suffolk CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

### 4. Assessment of Development Impact on Existing Healthcare Provision

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development will generate approximately 138 residents and subsequently increase demand upon existing constrained services.

The primary healthcare services directly impacted by the proposed development and the current capacity position are shown in Table 1.

**Table 1: Summary position for primary healthcare services within 2km catchment (or closest to) the proposed development**

Premises	Weighted List Size <sup>1</sup>	NIA (m <sup>2</sup> ) <sup>2</sup>	Capacity <sup>3</sup>	Spare Capacity (NIA m <sup>2</sup> ) <sup>4</sup>
Woolpit Health Centre	14,522	645.87	9,419	-349.92
<b>Total</b>	<b>14,522</b>	<b>645.87</b>	<b>9,419</b>	<b>-349.92</b>

**Notes:**

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size.

The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.



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## 5. Healthcare Needs Arising From the Proposed Development

The intention of West Suffolk CCG together with 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.

The development would give rise to a need for improvements to capacity, in line with CCG Estates Strategy, by way of extension, refurbishment, reconfiguration or potential relocation, a proportion of the cost of which would need to be met by the developer.

## 6. Conclusions

West Suffolk CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

Assuming the above is considered in conjunction with the current application process, West Suffolk CCG would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

The terms set out above are those that West Suffolk CCG deem appropriate having regard to the formulated needs arising from the development.

West Suffolk CCG is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

West Suffolk CCG and NHS England 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

**Chris Crisell**  
Estates Planning Support Officer  
West Suffolk Clinical Commissioning Group

**From:** Chris Ward

**Sent:** 04 October 2018 14:55

**To:** Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

**Cc:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>

**Subject:** RE: MSDC Planning Consultation Request - DC/18/04267

Dear Alex,

Thank you for consulting me about the reserved matters application for the Land To The East of Borley Crescent in Elmswell. I have had a chance to review the application documents and I will be providing a response, however it will form part of the formal Suffolk County Council Highway response that Sam Harvey is leading on. If this causes you any issues please let me know as soon as possible.

Kind regards

**Chris Ward**

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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