

# Consultee Comments for Planning Application DC/18/05514

## Application Summary

Application Number: DC/18/05514

Address: Land South Of Pretyman Avenue Bacton Suffolk

Proposal: Outline Planning Application (some matters reserved) Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.

Case Officer: Gemma Walker

## Consultee Details

Name: Mrs Tina Newell

Address: 25 Shakespeare Road, Stowmarket, Suffolk IP14 1TU

Email: bactonparishclerk@googlemail.com

On Behalf Of: Bacton Parish Clerk

## Comments

After discssion and consideration Bacton Parish Council proposed to SUPPORT this application subject to the Highways Authority being satisfied with the sole access, and position of the access, to the application site.

The Parish Council noted that there is a need for dwellings in the Parish, and a mix of dwellings, and strongly advocate engagement with the community and Parish Council is undertaken in advance of any subsequent reserved matters application to secure the right development.

Your Ref:DC/18/05514  
Our Ref: SCC/CON/0527/19  
Date: 19 February 2019



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

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

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Gemma Walker

Dear Gemma

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/18/05514**

**PROPOSAL:** Outline Planning Application (some matters reserved) Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.

**LOCATION:** Land south of Pretyman Avenue Bacton Suffolk

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

**COMMENTS**

We have reviewed the Transport Assessment and the data supplied with this application, the summary of our findings are as follows:

- The maximum 85%ile speed recorded on Pound Hill is 35mph and the required visibility for the access on the highway can be met.
- The existing weekday average 2-way flow of traffic on Pound Hill is 3323 vehicles . The estimated total additional vehicle trips in the AM peak hour is 71 vehicles and PM peak hour is 72 vehicles (approximately 1 vehicle every minute) therefore the additional vehicles from the development will not have a severe impact on the surrounding road and junctions.
- There is one slight and injury accident recorded on Pound Hill near Pretyman Avenue junction therefore there are no specific highway safety concerns in the vicinity of the site.

Taking all the above into account, it is our opinion that this development should not be prevented or refused on highways grounds as there are no unacceptable impacts on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 109 NPPF).

**CONDITIONS**

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

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.

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.

D 2 - Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

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

P 2 - Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including electric vehicle charging points and 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 enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

B 2 - Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins 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 for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

#### HGV – CONSTRUCTION CONDITIONS

Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- Details of deliveries times to the site during construction phase
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

Condition: Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the requirements in the Travel Plan (dated December 2018). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multi-modal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

Note: The Resident Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance

([www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers))

Condition: Prior to occupation of any dwelling, a suitable website that provides the sustainable transport content identified in the Travel Plan Addendum (dated February 2019) must be implemented. Evidence of the implementation of this website with details of how it will be managed and funded for a minimum of five years must be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of sustainable development as set out in the NPPF, and Strategic Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

## NOTES

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.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Please note the email sent by PROW team regarding the existing footpath network and 'Claim' footpaths in the area. No works are to be undertaken on any PROW without gaining permission from Suffolk County Council.

## CONTRIBUTIONS

**PUBLIC TRANSPORT** - A pair of new stops are required on Pound Lane near the western junction of Pretymann Way. The stops need wheelchair accessible kerbs (there should also be a suitable pedestrian crossing point to the bus stop on the north side). Ideally, these works could be carried out under a S278 agreement with SCC however, if not, the county may consider a CIL contribution for these improvements; estimated cost is £25,000 towards these works.

**TRAVEL PLAN** - In regards to the Section 106 contribution for Suffolk County Council to engage with the schools for a five year period, the following contribution will be required (subject to agreement and participation from the schools):

- £8,500 (£1,700 per annum for five years) for each school identified (Bacton Primary, Hartismere School and Stowupland High)
- Total contribution needed £25,500

Breakdown of annual contribution:

- SCC Staff resource per annum £1230
- Up to four school visits per annum £200
- Promotional resource budget (Walk to School Week, Bike Week, etc) £270

Also Suffolk County Council can design and produce a Resident Travel pack that complies with the requirements of the planning condition. If the applicant would like to take up this service, a further Section 106 contribution of £1,400 will be required.

Suitable wording for the Section 106 agreement can be provided at a later date if planning consent is granted for this application.

Yours sincerely,

**Samantha Harvey**  
**Senior Development Management Engineer**  
Growth, Highways and Infrastructure

**From:** Highways PROW Planning <PROWplanning@suffolkhighways.org>  
**Sent:** 03 January 2019 14:40  
**To:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Cc:** Sam Harvey <Sam.Harvey@suffolk.gov.uk>  
**Subject:** RE: MSDC Planning Consultation Request - DC/18/05514

**For The Attention of: Gemma Walker**

## **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 13 is recorded through the proposed development area.

**Please Note the attached application for a claim to add 3 public footpaths to the definitive map.**

**One of the claimed routes runs along Pulham's Lane outside the western boundary of the proposed development, another is further south and does not affect the site, the third claim runs through the site parallel to the railway line as far as the level crossing. The formal application will be investigated in due course: in the meantime the claimed routes should be treated as if they are public rights of way.**

Whilst we do not have **any objections** to this proposal, 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.suffolpublicrightsofway.org.uk](http://www.suffolpublicrightsofway.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:** Thomas Pinner <Thomas.Pinner@babberghmidsuffolk.gov.uk>  
**Sent:** 11 January 2019 16:46  
**To:** Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/18/05514 Land South of Pretyman Avenue, Bacton

Hi Gemma,

The Heritage Team does not intend to provide comments on the above application, but can provide advice if necessary.

Thanks,

**Thomas Pinner BA(Hons), MA, MA**  
Heritage and Design Officer  
Babergh and Mid Suffolk District Councils  
M 07850 883264  
T 01449 724819  
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Planning Services  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

15/01/2019

For the attention of: Gemma Walker

**Ref: DC/18/05514 – Land South Of Pretzman Avenue, Bacton, Suffolk**

Thank you for re-consulting us on the Outline Planning Application (some matters reserved) for a residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area. This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

The application site forms part of an agricultural field, bounded to the west by a bridleway and a farm access lane, to the north by the rear gardens of properties on Pretzman Avenue, and to the east by the railway line. Since our last consultation response a landscape and visual impact assessment (LVIA) has been submitted, which is in accordance with the Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) – Landscape Institute and the Institute of Environmental Management and Assessment 2013. It concluded that the site has a medium sensitivity to change and that the effects will be moderate. This is considered appropriate due to the sites good landscape condition and character but also its enclosed nature.

As the Mid Suffolk District Core Strategy (Adopted September 2008) states, Bacton has the "potential to accommodate development that is sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs." The proposed development is not deemed to be inappropriate in scale and the landscape mitigation measures proposed in the LVIA are deemed suitable for the site and its context. However, as the application progresses the following landscape and design recommendations should be considered to ensure a high quality scheme is achieved:

- There are some concerns regarding the proposed buffer on the northern boundary of the development. By implementing this buffer, back gardens may be more easily accessible to intruders and there is also the possibility that it becomes a 'dead space' that is prone to fly-tipping. For these reasons we would advise that the buffer is an appropriate width and that there is passive surveillance over the space. It may be that the development layout needs to be re-imagined to ensure this is achievable. With this in mind, we would advise that an LPA Urban Design officer is consulted to provide comment.
- Carry out advance planting along the southern and northern boundaries of the development. The planting design and species mixes proposed should be carefully chosen to reflect the character of the site and its surroundings.
- Ensure the indicative drainage pond area is sufficient for its purpose and is easily accessed for long term management. Properties will need to overlook the space and site boundary.
- 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.

- Street trees should be located within the public realm and not under private ownership. This will ensure trees remain and that management and maintenance is undertaken to a reasonable standard.

**In the event that approval of this outline application is forthcoming then the following reserved matters conditions should also be considered:**

**1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING**

Before any works commence on site, details of advance planting shall be submitted and approved by the Local Planning Authority. Implementation shall be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

**2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

**3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting.

**4. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) DETAILS**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

If you have any queries regarding the above matters please do not hesitate to contact me.

Yours sincerely,

**Ryan Mills** BSc (Hons) MSc CMLI  
**Landscape Consultant**  
Telephone: 03330320591  
Email: 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.

**From:** RM Floods Planning <floods.planning@suffolk.gov.uk>  
**Sent:** 29 January 2019 08:14  
**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Cc:** Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>  
**Subject:** 2019-01-29 JS reply Land South Of, Pretyman Avenue, Bacton Ref DC/18/05514

Dear Gemma Walker,

**Subject: Land South Of, Pretyman Avenue, Bacton Ref DC/18/05514**

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/05514.

The following submitted documents have been reviewed and we recommend **approval of this application subject to conditions;**

- Flood Risk Assessment Ref UK18.4013b Issue 2
  - Surface Water Drainage Strategy Ref 181091 Rev 2
  - Email from Cheffins re ownership dated 2<sup>nd</sup> January 2019
  - Water Quality Documents (driveways, highways & roofs)
1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
    - a. Dimensioned plans and drawings of the surface water drainage scheme;
    - b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to 5.5l/s for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
    - c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
    - d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
    - e. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
    - f. details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority

The scheme shall be fully implemented as approved.

*Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.*

*Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.*

2. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

*Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.*

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:
  - a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
    - i. Temporary drainage systems
    - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
    - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses

#### Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act

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: 25 January 2019 15:06

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

Subject: MSDC Planning Re-consultation Request - DC/18/05514

Please find attached planning re-consultation request letter relating to planning application - DC/18/05514 - Land South Of, Pretyman Avenue, Bacton, Suffolk

Kind Regards

Planning Support Team

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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.



# SUFFOLK CONSTABULARY

Secured by Design



Jackie Norton  
Design Out Crime Officer  
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## Proposal Planning Application:

**Outline Planning Application (some matters reserved) Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.**

**Location:** Land South of, Pretyman Avenue, Bacton, Suffolk

**Applicant:** ESCO Developments Ltd

**Planning Officer:** Ms Gemma Walker

Dear Ms Walker

Thank you for allowing me to provide an input for the above Outline Planning Application.

It is noted that one of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy refers to reducing crime etc and states:

***A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.***

Secured By Design principles and guidance held within the Secured by Design Homes 2016 document (SBD H 2016) also aim to reduce the level of crime and provide a safe and secure environment.

It is reassuring to see within the DAS there is a section on "Crime and Safety" pg 7 in 3. "Design Parameters and Initial Proposal" which states " the layout and dwelling specifications will follow Suffolk Constabulary "Designing Out Crime" and Secured by Design principles, although formal certification for Secured by Design may not be sought".

**However, I am disappointed that the SBD Certification may not be sought as there is no financial cost of the application and if the principles are in place as stated and the security measures are met it is a relatively simple process, so as a minimum I would suggest applying for a Silver level SBD award.**

To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:

- All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
- All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development. Experience shows that building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75%.

There is also the opportunity for the developer to seek Secure by Design National Building Approval membership from Secure by Design (SBD).

Further details can be found at the following link:

<http://www.securedbydesign.com/sbd-national-building-approval/>

A further downloadable document can be obtained using the following link:

<http://www.securedbydesign.com/wp-content/uploads/2015/09/SBDNBA-August-2016.pdf>

**CRIME LEVELS:** The Crime Stats within a mile radius of Pretyman Avenue, Bacton, for the period of December 2017 to November 2018 are 64 crimes in total. The highest proportions of crime relevant for this development are: ASB 5, Burglary 7, Criminal Damage and Arson 4, Public Order 6, Vehicle crime 11, and other crimes 31.

***As Crime rates are low in the area and it is a rural location it is therefore important that Secured By Design principles are followed in order to prevent creating crime issues and ensuring the security and safety of residents.***

#### **Generic recommendations in accordance with Secured by Design Homes 2016.**

1. The physical security element of the application should not be overlooked. There are British Standards (PAS 24:2016) for doors and windows that ensure that the installed items are fit for purpose and preferably to Secured by Design standards.
2. Trees should allow, when mature, crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle. A sustainable maintenance and management programme should be agreed upon for open space areas. See SBD H 2016 Section 17.
3. Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred and in accordance with SBD H 2016 30 and for Street Lighting SBD H 2016 18.
4. Sheds/Cycle storage: Should comply with SBD H 2016 53 or Section 54 and be fitted with mortise locks and appropriate ground anchors for cycle storage.
5. Defensive Planting for dwellings abutting open space areas and footpaths should conform to SBD H 2016 Section 8.12, Section 12 and Section 17 Planting in New Developments.
6. Fencing: should conform to 1.5 m high close board with 300 m trellis or 1.8 m close board fencing with gates of the same height. See Section 10 of SBD H 2016 for full compliance of dwelling boundaries.

#### **Site Specific Recommendations in accordance with SBD Homes 2016 are:**

1. **Circular Walk Way:** This area lends itself to access of the whole development and therefore **creates a lot of permeability for the site.** The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context.

However, due to the site location of the development abutting open fields and a railway line the circular walk could lend itself to create the opportunity for freedom of movement for an offender or cause issues with ASB in the use of motorcycles etc. The area that has houses facing it offers the potential for natural surveillance, however, the area adjacent to the railway line and the outdoor gym has no facing surveillance to it. **It would be better if this path section was removed and situated in front of the cul-de-sac and to the front of the community facility.** See SBD H 2016 Section 8.4 and 8.7 for guidance around layout. Section 13.2 also states that it is “preferred that footpaths are not placed at the back of properties.

2. **Railway bunding and acoustic fencing:** I understand that this area is to be landscaped with acoustic fencing on an earth bund to limit impact from the railway line noise. It is important that the security to the rear of the dwellings in this area, are not at risk of easy access due to the **height or closeness of the bunding (Plots 38 to 18).** SBD H 2016 Section 8.4 states that “Cul-de-sacs that are short in length and not linked by footpaths can be very safe environments in which residents benefit from lower crime. Research shows that features that generate crime within cul-de-sacs invariably incorporate one or more of the following undesirable features:

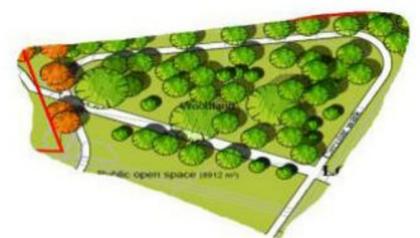
- Backing onto open land, railway lines, canal towpaths etc
- Are very deep (long)
- Linked to one another by footpaths.

The railway fencing should also ensure that it is sustainable and vandal resistant.

This area has a part of the circular walk running along the back of it which takes it all the way to the Community Facility, Outdoor Gym area and Public Open Space area. This is not recommended within SBD guidance.

SBD H 2016 section 8 and Section 13.2 also provides full guidance around layout of roads and footpaths.

3. **Car Parking Spaces Plots 4/5/6/7 and adjacent dwellings.** This area is located at the new entrance with the dwellings facing side on to the car parking spaces; this limits the surveillance to the vehicles. SBH 2016 Section 16.1 recommends that cars should be parked in locked garages or hard standing within the dwelling boundary. SBD H2016 Section 16.2 recommends that communal car parking areas should be in small groups, close and adjacent to the homes and **MUST BE WITHIN VIEW OF ACTIVE ROOMS.** Turning Plot 4 and 7 to face the parking spaces would give them better surveillance, if this is not feasible then ensuring that the dwellings have gable end windows in “active rooms” will provide some security aspect for the vehicles. This area should also be lit to BS 5489:2013 standards.
4. **Sub Station and Pump Station:** Due to this being an outline planning application I am not aware of any specifications around security for these buildings. SBD H 2016 Section 15 recommends that fuel stores, boundary walls, bins etc should be designed so as to remove the feasibility to act as climbing aid into properties. These types of buildings can lend themselves to ASB/Criminal Damage issues. 1.8 welded mesh fencing with lockable gates would be an appropriate boundary treatment for these buildings as it is vandal resistant, anti-cut/climb and offers surveillance into the area.
5. **Cycle/Pedestrian Access/exit Points:** These points can allow quick and easy exit for an opportunist burglar or motorcyclist. Staggered railings should be placed at the entrance/exit points of these paths to slow down any offenders and restrict motorcycle access and therefore reduce the risk of ASB motor crimes and make them safer for pedestrians.
6. **Public Open Space area:** this should also be restricted to vehicles and secured with some form of fencing possibly similar to that of the 1200 high metal “estate style post and rail fencing” that has been documented to the southern boundary with pinch points for access/exit. Such areas can also lend themselves to ASB issues and if the area was secured with a boundary and one point/in to restrict easy movement of



offenders. See SBD H 2016 Section 9 Communal Areas for full guidance. Other areas of Open Space should be protected by some form of boundary to ensure that they are not used for vehicle parking or gaining access via a vehicle to the pathed area.

7. **Attenuation Lagoon:** this area should be secured with some form of boundary to ensure that small children are not put at risk of drowning.
8. **Public Car Park/Community Facility area:** the parking area for the community facility has no surveillance to it and therefore has the potential to lend itself to ASB/Criminal Damage or Boy Racer activity. See SBD H 2016 Section 16.2 and 16.7 for guidance.
  - **Repositioning of the Community Facility:** If feasible it would be better to turn the community facility round to and place the parking in front of the community centre which would also be directly opposite Plots 17/16. This would provide surveillance to the entrance of the community facility and the parking spaces from Plots 17/16 and potential for small surveillance from Plot 50/51. The Gym area at the rear of the Community Facility could lend itself to ASB issues as it has no surveillance to it and would be better placed in front of the Community Facility or closer to the LEAP area.



- **Casual Play and Leap Area:** This should be in compliance with SBD H 2016 Section 9.3 and 9.4 for the Casual Play area.
  - **Play Area/Outdoor Gym :** these areas can lend themselves to ASB issues from older youth groups in the evenings, the feasibility of securing it during late evenings should be explored.
 

The Play area will need to conform to the following:

    - Meet **BS EN 1176** standards and be disabled friendly. I recommend that any such area has suitable floor matting tested to **BS EN1177** standards.
    - Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.
    - All litter bins should be of a fire retardant material
    - Attention should be paid to the sighting and fixing of **Gates, Fences, Seats and Pathways**. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading "Communal Areas" refers.

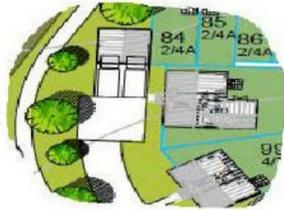
9. **The Community Facility should be built to SBD Commercial Developments 2015 V2.**

10. **Long Access Paths (Plots 26,25,24,23,20,19,18,41,42,39,40,36,37,38,34,33,32,31,and 30):** SBD H 2016 Section 13.2 states that is preferable that footpaths are not placed to the back of properties. See Section 13 in full for guidance on fencing and gates. Ideally fencing along these paths and to the gardens should be 1.5 m close board with 300 trellis topping to ensure maximum surveillance and restrict the ability to climb over the fence into rear gardens. There should be a gate at the main entrance which is **accessed controlled for residents only and then a secure lockable gate into each garden with access for individual resident only.**

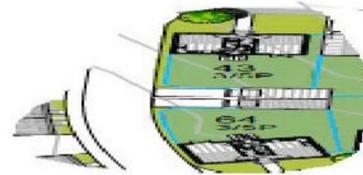
11. **Plots 100, 96, 64, 43, 63, 62, 61, 50, 58, 59, 57, 51, 50 and 65:** these dwellings either have garages situated away from the dwelling or have limited surveillance to them. SBD H 2016 Section 16 recommends cars being either parked in locked garages or on hard standing within the dwelling boundary. See Section 16.5 and 16.6 for guidance on gable end windows and garage door security. Ensure that dwellings have gable end windows for surveillance to their driveways to maximise surveillance.

**Plot 100 garage is of particular concern as it is close to open space and the circular walk and has limited surveillance to it, plots 43/64 garage is also away from the dwellings.**

**Also Plot 93 requires gable end windows for surveillance to the visitor parking.**



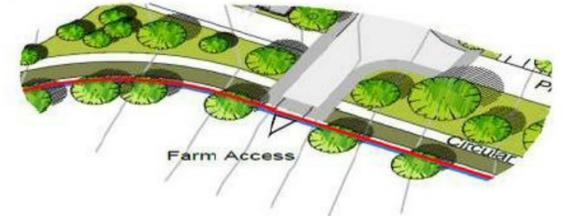
Plot 100 garage away from dwelling next to a path and open space.



Plots 43/64 garages away from Dwelling with no surveillance.

**12. Access Control to Farm Field:** This area should be secured with a lockable gate to restrict access for farm vehicles only and not lend itself to an area of vehicle ASB.

It is noted that the fencing along this area is to be 1.2 m high metal estate style post and rail fencing and hedging (prickly planting is recommended along this area). It could also be beneficial for the farmer to dig a trench along the perimeter of the whole field to provide another layer security and prevent theft of plant etc or easy access for quad bikes/scrambles. No access signs should also be in place.



**Information:** National legislation that directly relates to this application are:

**Section 17 of the 'Crime and Disorder Act 1998'** places a duty on each local authority: 'to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

Despite other legislative considerations within the planning process, there is no exemption from the requirement of Section 17 as above. Reasonable in this context should be seen as a requirement to listen to advice from the Police Service (as experts) in respect of criminal activity. They constantly deal with crime, disorder, anti-social acts and see on a daily basis, the potential for 'designing out crime'.

This rationale is further endorsed by the content of PINS 953.

**National Planning Policy Framework.**

**Paragraph 91(b).**

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

**Paragraph 127(f).**

Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

**I am happy to work with the developer to assist with further guidance.**

If you wish to discuss anything further please contact me on 01284 774141.

Yours sincerely



Jackie Norton  
Design Out Crime Officer,  
Suffolk Constabulary  
22/1/19

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting [www.securedbydesign.com](http://www.securedbydesign.com).



## 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: 141987/1/0037391

Local Planning Authority: Mid Suffolk District

Site: Land South Of Pretyman Avenue Bacton Suffolk

Proposal: Outline Planning Application (some matters reserved)  
Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area

Planning application: DC/18/05514

**Prepared by:** Pre-Development Team

**Date:** 16 January 2019

### 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 Bacton-Finingham La Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

### **Section 3 - Used Water Network**

The sewerage system at present has available capacity for these flows via a gravity discharge regime to manhole 5001 only, without further consultation with Anglian Water. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. This is an area identified to have high growth and as such, Anglian Water will review these growth related impacts within our investment planning. Should the developer require a pumped solution, further consultation will be required with Anglian Water. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

### **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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets and the developer is proposing discharge to a watercourse as per Surface Water Strategy 6.3. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

## 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 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)

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: Hannah Cutler  
Direct Line: 01284 741229  
Email: [Hannah.Cutler@suffolk.gov.uk](mailto:Hannah.Cutler@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2018\_05514  
Date: 21/12/18

For the Attention of Gemma Walker

Dear Mr Isbell

**Planning Application DC/18/05514 – Land South of Pretyman Avenue, Bacton: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. The development site is located close to a medieval moated site (BAC 006) and to the south east of the medieval Church of St Mary (BAC 014). Multi-period finds scatters have also been recorded surrounding the proposed development area (BAC 027). The site also received geophysical investigation (Archaeological Solutions, 2018), which revealed large anomalies in the vicinity. Thus, there is 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 to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), 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,

Dr Hannah Cutler

Archaeological Officer  
Conservation Team

**MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Gemma Walker – Senior Planning officer

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

Date: 28.02.2019

SUBJECT: - **Application Reference: DC/18/05514 - reconsultation**

Proposal: Application for Outline Planning permission (Access to be considered) for residential development of up to 100 new homes, new village hall and children’s play area on land south of Pretyman Avenue, Bacton.

---

**Key Points**

**1. Background Information**

A development proposal for up to one hundred (100) residential dwellings
--

This is an open market development and <b>should provide 35 affordable housing units which = 35%</b> . This is included in the proposal so is policy compliant
--

**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.
- 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.780 applicants registered for affordable housing in Mid Suffolk at October 2018.

2.7 A Local Housing needs survey was carried out by Community Action Suffolk in partnership with the Parish and District Council in October 2016.

2.8 This site is a S106 planning obligation application, so the affordable housing provided will be to meet district wide need hence the **780** applicants registered is the important number.

**Mix for Open Market homes (65).** The open market mix shows that there are: -

- 3 x 2 bed bungalows
- 12 x 2 bed houses
- 32 x 3 bed houses
- 16 x 4 bed houses

This proposal has submitted an indicative layout with 12 bungalows and 3 x 2 bed houses out of a total of 65 open market homes which equals 23% of the homes for sale on this site which is to be welcomed due to the aging population in Mid Suffolk and particularly in our rural villages. I would have liked to have seen more 2 bed houses and a reduction in the number of 3 and 4 bed houses particularly in view of the other planning permissions granted in Bacton where there is also a significant supply of 3 and 4 bed homes. **For the re-consult there has been no change to the mix proposed.**

- 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 (22).**

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 780 applicants registered who have a connection to Mid Suffolk.

4.2 The application has listed the proposed affordable housing as: -

- 4 x 1 bed 2-person flats @ 50 sqm – **the applicant has changed these following my request to ensure they comply with NDSS.**
- 17 x 2 bed 4-person houses @ 79 sqm – **as above**
- 5 x 2 bed 4-person houses @ 79 sqm – **as above**  
4 x 3 bed 5-person houses @ 93 sqm – **as above**
- 5 x 2 bed 4-person bungalows @ 70.5 sqm.

There is no comment on the mix of tenures within the affordable housing provision, but we would seek the following: -

##### **Rented: - 26 dwellings**

- 4 x 1 bed flats
- 3 x 2 bed bungalows
- 17 x 2 bed houses
- 2 x 3 bed houses

##### **Shared Ownership: - 9 dwellings**

- 2 x 2 bed bungalows
- 5 x 2 bed houses
- 2 x 3 bed houses

The location of the affordable homes has changed from the Drawing 003 Revision E. On drawing 003 revision G, of the 35 affordable homes to be provided, 14 are located on the north west segment, 5 in the centre of the scheme and the remainder (15) in the south east corner so the applicant has amended in accordance with my request.

**The above mix is agreed and to be included in the S106 agreement. As a result of the changes to the sizes and layout of the affordable housing I have no objection to this application.**

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

- Properties must be built to current Homes England standards
- The council is granted 100% nomination rights to all the affordable units on first lets and 75% on relets
- Affordable housing units must be transferred freehold to an approved RP.
- Shared ownership to have a maximum initial share purchase limit of 70%.
- Where there are more than 15 affordable units, they should not be located in clusters of more than 15 units.
- Adequate parking provision is made for the affordable housing units

Julie Abbey-Taylor, Professional Lead – Housing Enabling

**From:** David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>  
**Sent:** 07 January 2019 10:27  
**To:** Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Subject:** DC/18/05514 Land South Of, Pretyman Avenue, Bacton

Gemma

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. Although a small number of trees are proposed for removal they are of limited amenity value and are not of sufficient landscape importance to warrant being a constraint.

Please let me know if you require any further input.

Regards

**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:** Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>  
**Sent:** 15 January 2019 10:19  
**To:** Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/18/05514. Air Quality.

Dear Gemma

**EP Reference : 253237**  
**DC/18/05514. Air Quality.**  
**Land South Of, Pretyman Avenue, Bacton, STOWMARKET, Suffolk.**  
**Outline Planning Application (some matters reserved) Residential**  
**development of up to 100 dwellings and access, siting for a new village hall**  
**and a children's play area.**

Many thanks for your request for comments in relation to air quality at the above development. I can confirm given the location of the development means that the existing good air quality at the proposed site is unlikely to be compromised by the development

Kind regards

Nathan

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

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

Email: [Nathan.pittam@babberghmidsuffolk.gov.uk](mailto:Nathan.pittam@babberghmidsuffolk.gov.uk)  
Work: 07769 566988 / 01449 724715  
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**Mid Suffolk District Council**  
Working Together

From: Iain Farquharson <Iain.Farquharson@baberghmidsuffolk.gov.uk>  
Sent: 10 January 2019 12:53  
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
Cc: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>  
Subject: 253238: MSDC Planning Consultation Request - DC/18/05514

Dear Ms Walker

We have reviewed the application, the references to sustainability/energy/carbon are very scant and so we do not have anything which we can assess and hence pass comment.

Therefore we must recommend refusal.

We acknowledge this is an outline application but due to the importance of sustainability climate change etc we require some thought and commitment to this topic even at this early stage.

We recommend the applicant uses guidance that can be found here to enhance the application:  
<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>

Regards

Iain Farquharson

Senior Environmental Management Officer  
Babergh Mid Suffolk Council

01449 724878 / 07860 827027  
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04 January 2019

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

By email only

Dear Gemma,

---

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

---

**Application: DC/18/05514**

**Location: Land South Of Pretyman Avenue Bacton Suffolk**

**Proposal: Outline Planning Application (some matters reserved) Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.**

Thank you consulting Place Services on the above application.

**No objection subject to securing mitigation and enhancement measures**

**Summary**

We have reviewed the Ecological Impact Assessment (Greenlight Environmental Consultancy Ltd, December 2018), provided by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority species/habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable. We also support the reasonable biodiversity enhancements, which should also be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.



The ecological mitigation and enhancement measures identified in the Ecological Impact Assessment (Greenlight Environmental Consultancy Ltd, December 2018) should be secured and implemented. This is necessary to conserve Protected and Priority species.

We note the presence of small population of Barbastelles bats using the Western hedgerow as a foraging and commuting route. Barbastelles are listed under Annex II & IV of the Habitats Directive and therefore should be attributed with greater conservation effort. However, we consider that the design of the development will maintain this foraging route if lighting avoids this western hedgerow boundary. Therefore, an appropriate wildlife friendly lighting design must be undertaken for this development prior to occupation.

In addition, it is recommended that a Skylark Mitigation Strategy should be implemented for this application. This is because the Ecological Impact Assessment (Greenlight Environmental Consultancy Ltd, December 2018) identifies that approximately two skylarks were likely to be present within the red line boundary. Therefore, to compensate for the loss of ground nesting habitats, a total of 4 skylark plots (two plots per Skylark territory lost) should be provided within nearby arable land for this application. The plots should follow the recommend measures contained within the ecological assessment and must be maintained for a period of 10 years.

If an appropriate location for the Skylarks can be provided within land owned by the applicant then this compensation measure can be secured as a condition of any consent. If this cannot be undertaken then the Skylark Plots must be secured via unilateral legal agreement.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

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

#### **Recommended conditions:**

##### **1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

*"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Greenlight Environmental Consultancy Ltd, December 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

*This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."*

**Reason:** To conserve and enhance Protected and Priority species and 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).



## **2. PRIOR TO COMMENCEMENT: SKYLARK MITIGATION STRATEGY**

*"A Skylark Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss of two Skylark territories. This shall include the provision of four Skylark nest plots, to be secured by legal agreement or a condition of any consent, in nearby agricultural land, prior to commencement.*

*The content of the Skylark Mitigation Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed Skylark nest plots;*
- b) detailed methodology for the Skylark nest plots following Agri-Environment Scheme option: 'AB4 Skylark Plots';*
- c) locations of the Skylark plots by appropriate maps and/or plans;*
- d) persons responsible for implementing the compensation measure.*

*The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years."*

**Reason:** To conserve Priority species allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species)

## **3. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL 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 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

#### **4. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY**

*“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.*

*The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- e) persons responsible for implementing the enhancement measures;*
- f) details of initial aftercare and long-term maintenance (where relevant).*

*The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”*

**Reason:** To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

#### **5. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

*“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 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).



Please contact me with any queries.

Yours sincerely,

**Hamish Jackson** BSc (Hons) GradCIEEM MRSB

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 Mid Suffolk District Council**

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

**From:** Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>  
**Sent:** 08 January 2019 10:18  
**To:** Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>  
**Cc:** BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>  
**Subject:** DC/18/05514. Land Contamination.

Dear Gemma,

**EP Reference : 253562**  
**DC/18/05514. Land Contamination.**  
**Land South Of, Pretyman Avenue, Bacton, STOWMARKET, Suffolk.**  
**Re-consultation: Outline Planning Application (some matters reserved)**  
**Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.**

Many thanks for your request for comments in relation to the above application. Having reviewed the application and supporting Phase I report by EPS 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.

Kind regards

Nathan

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

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

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**Ipswich and East Suffolk  
Clinical Commissioning Group**

Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Email address: [planning.apps@suffolk.nhs.uk](mailto:planning.apps@suffolk.nhs.uk)  
Telephone Number – 01473 770000

Your Ref: DC/18/05514

Our Ref: IESCCG/001218/BAC

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

08/01/2019

Dear Sirs,

**Proposal:** Outline Planning Application (some matters reserved) Residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.

**Location:** Land South Of, Prettyman Avenue, Bacton, Suffolk

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating Ipswich & East Suffolk Clinical Commissioning Group (CCG).

### **Background**

2. The proposal comprises a development of up to 100 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

### **Review of Planning Application**

3. There is 1 branch GP practice within a 2km radius and the main GP practice within a relatively close radius of the proposed development. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

### **Healthcare Impact Assessment**

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
5. The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

**Table 1: Summary of capacity position for healthcare services 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>
Manor Farm Surgery, Bacton (and its main Mendlesham Surgery)	7,647	510.49	7,445	-14
<b>Total</b>	<b>7,647</b>	<b>510.49</b>	<b>7,445</b>	<b>-14</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 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
  4. Based on existing weighted list size.
6. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Manor Farm Surgery and/or Mendlesham Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
  7. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

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

Yours faithfully



**Chris Crisell**

Estates Planning Support Officer

Ipswich and East Suffolk Clinical Commissioning Group

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

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

Your Ref:  
Our Ref: FS/F311022  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)  
Web Address: <http://www.suffolk.gov.uk>

Date: 09/01/2019

Dear Sirs

**Land south of Pretyman Avenue, Bacton IP14 4NY**  
**Planning Application No: DC/18/05514/OUT**  
**Hydrants are required for this development**  
**(see our required conditions)**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

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

**Sprinklers Advised**

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

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

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: [jon.jennings@cheffins.co.uk](mailto:jon.jennings@cheffins.co.uk)

Enc: Sprinkler information

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

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

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

Date: 9 January 2019

**Planning Ref: DC/18/05514/OUT**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land south of Pretyman Avenue, Bacton Ip14 4NY**  
**DESCRIPTION: 100 dwellings**  
**HYDRANTS REQUIRED**

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

**If the Fire Authority is not consulted at the planning stage, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.**

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully



Mrs A Kempen  
Water Officer

Your ref: DC/18/05514  
Our ref: Bacton – land south of Pretyman  
Avenue 00044063  
Date: 20 December 2018  
Enquiries to: Neil McManus  
Tel: 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Ms Gemma Walker,  
Growth & Sustainable Planning,  
Mid Suffolk District Council,  
Endeavour House,  
8 Russell Road,  
Ipswich,  
Suffolk,  
IP1 2BX

Dear Gemma,

**Bacton: land south of Pretyman Avenue – developer contributions**

I refer to the proposal: outline planning application (some matters reserved) – residential development of up to 100 dwellings and access, siting for a new village hall and a children's play area.

This letter sets out the infrastructure requirements which arise. This consultation response considers the cumulative impacts of housing growth on primary school provision.

Ideally, the County Council would like to see a plan-led approach to housing growth in the locality, which would also identify the infrastructure requirements based on cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including primary school provision and impacts on the local highway network. To not consider and address the cumulative impacts of growth will result in a sub-optimal outcome for education and highway provision in the locality – this would be contrary to the principles of delivering sustainable development as set out in the revised NPPF.

The National Planning Policy Framework (NPPF) paragraph 56 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.

The District Council Joint Local Plan consultation document (Regulation 18) was published on 21 August 2017. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF. It is suggested that consideration should be had to the published call for sites submission document (April 2017) – with an initial consideration by the District’s planning policy team set out in the SHELAA (August 2017). The SHELAA identifies sites considered with potential capacity for future development and sites which have been discounted.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter (page 65, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017) states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

The Joint Local Plan proposals include:

- a) All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).
- b) A draft policy is similarly drafted to address education provision as follows: Development must be supported by provision of infrastructure, services and facilities that are identified to serve the needs arising from new development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).

Under Strategic policies in paragraph 20 of the NPPF it says “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision (in line with the presumption in favour of sustainable development) for:

- c) community facilities (such as health, education and cultural infrastructure).”

Under Decision-making in paragraph 38 of the NPPF it says “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.” The County Council’s positive solution to addressing the unacceptable impacts of the proposed development on education infrastructure is to secure a planning obligation to mitigate the harm arising in respect of primary education provision.

In determining applications paragraph 48 of the NPPF says “Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

### **Community Infrastructure Levy**

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted from 11 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 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

This consultation response mainly deals with the need to address primary school mitigation directly arising from the cumulative impacts of developer-led housing growth in the locality. The County Council’s view is that appropriate mitigation should be secured by way of a Section 106 planning obligation. Alongside the CIL Charging Schedule the District Council has published a Regulation 123 Infrastructure List. Under Regulation 123(4) ‘relevant infrastructure’ means where a charging authority has published on its website a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL. In those instances, in which planning obligations are sought by Suffolk County Council they are not ‘relevant infrastructure’ in terms of the Regulation 123 List published by the District Council.

The details of the impact on local infrastructure serving the development is set out below and, apart from the proportionate section 106 developer contributions towards the land and build costs of a new primary school, will form the basis of a future CIL bid for funding:

1. **Education.** The revised NPPF says in paragraph 94, 'It is important 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. They should:
  - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
  - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

SCC anticipates the following **minimum** pupil yields from a development of 100 dwellings, namely:

- a) Primary school age range, 5-11: 24 pupils. Cost per place is £16,429 (2018/19 costs).
- b) Secondary school age range, 11-16: 17 pupils. Cost per place is £18,355 (2018/19 costs).
- c) Secondary school age range, 16+: 4 pupils. Costs per place is £19,907 (2018/19 costs).

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

Based on existing forecasts SCC will have no surplus places available at the catchment secondary school for which a future CIL funding bid of at least £391,663 (2018/19 costs) will be made to Mid Suffolk District Council.

The agreed strategy at primary school level is to reserve part of the former middle school site in Bacton for the relocation of the existing primary school.

The County Council will require proportionate developer contributions for land and build costs for a new primary school from this proposed development, which will need to be secured by way of a planning obligation. A proportionate developer contribution based on the 17 primary age pupils forecast to arise from the proposed development is calculated as follows:

- £6.9m construction cost (excluding land) for a 420 place (2 forms of entry) new primary school.

- £6.9m/420places = £16,429 per pupil place.
- From 100 dwellings it is forecast that 24 primary-age pupils will arise.
- Therefore, 24 pupils x £16,429 per place = £394,296 (2018/19 costs).

Assuming the cost of the site for the new primary school, based on a maximum cost of £100,000 per acre (£247,100 per hectare), is £494,200 for a 2-hectare site and equates to £1,177 per pupil place. For the proposed development, this equates to a proportionate land contribution of 24 places x £1,177 per place = £28,248.

In respect of the developer contributions sought to mitigate the harm arising from this proposed scheme the following trigger points are required:

- a) Build cost contribution (BCIS linked) of £394,296 (2018/19 costs) to be payable in 2 equal instalments – triggers being 50% prior to 1<sup>st</sup> & 50% prior to 50<sup>th</sup> dwelling occupations. To be secured by way of a planning obligation.
- b) Land contribution of £28,248 to be payable prior to 1<sup>st</sup> dwelling occupation. To be secured by way of a planning obligation.
- c) The developer contributions will be secured for a period of up to 10 years and returned if not spent.

Use of the developer contributions – to be used towards the site acquisition and build costs of a new primary school in the locality to serve the new pupils of the proposed development. The developer contributions will be secured for a period of up to 10 years and returned if not spent.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

From these development proposals SCC would anticipate up to 10 pre-school children arising.

This proposed development is in the ward of Bacton and Old Newton, where there is an existing surplus of places.

3. **Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
4. **Transport issues.** Refer to the NPPF 'Section 9 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. Suffolk County Council FAO Sam Harvey will coordinate this.

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.** Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

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. £21,600, 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 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

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.

Household Waste and Recycling Centre – Old Bury Road, Stowmarket IP14 1JQ: Already at capacity and significantly challenged. Current issues are:

- Footprint (m<sup>2</sup>) is small for number of visitors and tonnages received
  - Restricted parking space for visitors to utilise and access all recyclables containers
  - Restricted number of containers on site
  - No available space to add material streams to recycle or add reuse facility
- Traffic queuing at busy times due to challenging access arrangements
  - Access off the highway is from one way only
- Complaints regarding queues and noise
- No available land around current site to expand
- Site closes for safety reasons when containers are exchanged

SCC has a project underway to identify a new HWRC site for the Stowmarket catchment area. Likely cost of a new HWRC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and it is hoped that budget will be identified for this purpose. However, the Waste Service would expect CIL contributions of £110 per household from any significant development in this area. In this case a sum in the region of £11,000 would be applicable.

- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;

- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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.** This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. 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.

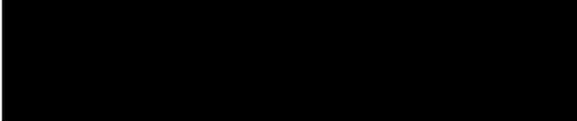
Apart from the planning obligation requirements for the new primary school land and build costs, the above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application. The impact on existing infrastructure as set out in the sections above is required to be clearly stated in the committee report so that it is understood what

the impact of this development is. The decision-taker must be fully aware of the financial consequences.

If the District resolve to grant planning permission subject to the prior completion of a planning obligation based on the above terms to mitigate the harm on local primary education provision, then any objections the County Council has to the proposed development in respect of primary education provision will fall away as adequate mitigation will be secured.

Yours sincerely,

A black rectangular box redacting the signature of Neil McManus.

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

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