

Dear Sirs

Following a meeting of Thorndon Parish Council at which this application was considered, I can confirm that Councillors voted to **OBJECT** to this application.

Thorndon Parish Council Councillors voted unanimously to object to this application.

Thorndon accepts and agrees controlled future development is necessary to maintain a vibrant and living village community, to this end a Neighborhood Plan is currently being drafted for Thorndon. This activity has been ongoing since late 2016 and is scheduled to be completed with the plan being 'Made' late summer 2019. The plan content and the areas included are directed by the results of a documented Community Survey held in Autumn 2016. This survey contained several questions on future housing development; the result was a resounding NO to large scale housing developments. The emerging plan has provision for several properties to be developed in the village, over the plan period. This growth will be gradual giving the location, infrastructure and community time to grow and adapt.

Twenty properties may seem small in comparison to many other developments but to Thorndon it is very large and represents a 6% increase in housing numbers. Since 2011 Thorndon has experienced a significant increase in housing numbers; 58 granted applications resulting in an increase of 21%. If this scheme is granted approval it will bring the increase to 28%, of which 17% will be at the Kerrison site alone.

If this request is granted there would, on the Kerrison site, be 59 properties when taking into account the 11 which were already on that site before any developments occurred. This, when the two accesses to the site have questionable visibility and open onto a road, at a point where narrow 'S' bends create a serious problem in passing for larger vehicles. This part of the road experienced 28,400 vehicle movements between April 5th and May 3rd in 2018; a surprisingly high number for a road which is only negotiable by the use of passing places. The application also poses potential problems with soft water flows into existing, often overloaded, watercourses. That area of the village invariably experiences surface water drainage problems in periods of high rainfall and the additional roof water resulting from twenty additional properties can only exacerbate this situation.

For a Secondary Village under Policy CS1 of the 1998 Local Plan and as a Hinterland Village under the emerging new Joint Local Plan an increase of 21% in the number of properties over a period of 8 years is very significant. It certainly raises questions around the volume of applications which were granted against certain facets of policy H3 of the 1998 plan.

The scheme also results in the loss of 3 important local services as the premises they utilise are to be demolished, these are Home-Start Mid & West Suffolk Family Support Group, Suffolk Axis Group – an organisation catering for the needs of disabled young persons and Jungle Cubs & Jungle Giants Day Nursery School, the only nursery facility in the village.

During the same period since 2011 the Thorndon CEVC Primary School has seen no real appreciable additional space providing increased pupil capacity, also the nearby primary school at Stoke Ash was closed in 2014 adding extra demand to Thorndon.

Whilst twenty houses provides a small addition to the number of houses required to be delivered by Mid Suffolk District Council and an income from New House Premium, it also rides rough shod over the expressed wishes of the Thorndon Community as can be demonstrated by the results of the 2016 survey. It will also have a potentially very negative and dangerous impact on the east end of Thorndon created by the additional traffic movements.

Regards

Amanda Thompson

Clerk to Thorndon Parish Council



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.

AW Site Reference: 145783/1/0055524

Local Planning Authority: Mid Suffolk District

Site: Land Adj To The Principal's House Stoke Road Thorndon Eye Suffolk IP23 7JG

Proposal: Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings).

Planning application: DC/19/01310

Prepared by: Pre-Development Team

Date: 18 April 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 Thorndon-Catbridge Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (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. (2) 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. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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. As such, we are unable to provide comments on 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)

Dear Gemma Walker,

Subject: Land Adj To The Principal's House, Stoke Road, Thorndon, IP23 7JG Ref DC/19/01310

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01310.

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

- Flood Risk Assessment and Drainage Strategy Ref 184/2018/FRADS Rev P2
- Proposed Drainage Strategy ref 184/2018/01 Rev P1
- Proposed Drainage Strategy ref 184/2018/01 Rev P2
- Site Layout Plan 4292 Drg No 11
- Desk Based Contaminated Land Assessment ref 72808/R/001
- Stoke Road, Thorndon – Watercourse routes from site to River Dove Ref 184-2018
- Existing & Proposed Exceedance Routes and Impermeable Areas Ref 184/2018/02 P1
- Proposed Drainage Strategy Ref 184/2018/01 P2

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

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to 7.1l/s for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. 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 and shall include:
 - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction
- h. Details of the 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.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

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 2010 in order to enable the proper management of flood risk with the county of Suffolk.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

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 2017
- 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 1991
- Any works to a main river may require an environmental permit

Kind Regards

Kind Regards

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

Your Ref:DC/19/01310
Our Ref: SCC/CON/1181/19
Date: 22 May 2019



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

Email: 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/19/01310

APPLICATION REF: DC/19/01310

PROPOSAL: Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings).

LOCATION: Land adj to Kerrison Conference & Training Centre Stoke Road Thorndon Eye Suffolk
IP23 7JG

ROAD CLASS:

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

COMMENTS

The NPPF focuses on the importance of promoting sustainable transport and give priority to public transport, pedestrian and cycle movements. The primary school is within the village however, there is nt a continuous footway from the site so no safe route for the vulnerable user. The proposed development is in a rural village location so there will be a reliance on the use of private cars.

At present, bus services 113/114 between Diss, Eye and Ipswich as well as some smaller services pass the development. There is not a footway to the closest bus stops so we suggest a pair of bus stops are constructed adjacent to the site in the highway verge. These works can be completed under a s278 agreement.

CONDITIONS

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.

B 2 - Condition: Before the development is commenced details of the areas to be provided for presentation and 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.

P 1 - Condition: The use shall not commence until the area(s) within the site shown on 4292/11 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

HGV CONSTRUCTION - Condition: 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
- details of provision to ensure pedestrian and cycle safety
- 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.

NOTES

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.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

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

Enquiries to: Abby Antrobus
Direct Line: 01284 741231
Email: abby.antrobus@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_01310
Date: 01/04/2019

For the attention of Gemma Walker

Dear Mr Isbell

Planning Application DC/19/01310 – Land adj. Kerrison Conference and Training Centre, Stoke Road, Thorndon: Archaeology

The above proposal lies within a site of archaeological potential, on the edge of the historic Standwell Green or Thorndon Green (THD 021). Medieval and Anglo-Saxon objects are recorded to the Northwest (THD 023). There is particular potential for archaeological remains along the southern site frontage, relating to medieval occupation on the green. Groundworks associated with development have potential to impact on archaeological remains which may survive.

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 planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate, staged to allow clear points of discharge:

- 1) No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,
- 2) No development shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no

further investigation work is required in writing. Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full 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. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.

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. This condition is required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 3) No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.

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.

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. In this archaeological evaluation in the first instance will characterise archaeological remains and enable mitigation strategies to be developed (either upfront excavation, or monitoring of contractor's groundworks).

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 Abby Antrobus

Senior Archaeological Officer
Conservation Team

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/F191008
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 03/04/2019

Dear Sirs

Land adj. to the Principal's House, Stoke Road, Thorndon IP23 7JG
Planning Application No: DC/19/01310/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: info@brownandscarlett.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: 3 April 2019

Planning Ref: DC/19/01310/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land adj. to the Principal's House, Stoke Road, Thorndon IP23 7JG
DESCRIPTION: 20 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

OFFICIAL

Your ref: DC/19/01310/OUT
Our ref: 00058598
Date: 09 April 2019
Enquiries: Isaac Nunn
Tel: 01473 265248
Email: isaac.nunn@suffolk.gov.uk



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

Dear Ms Walker,

Thorndon, Land Adj To Kerrison Conference And Training Centre, Stoke Road IP23 7JG

I refer to the proposal: Outline Planning Application (with some matters reserved) - Erection of 20no.dwelling and access (following demolition of existing buildings).

Policy Background

The Mid Suffolk Local Plan addresses the provision of infrastructure alongside new development in Policy CS6:

New development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development.

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted after 11 April 2016. Regulation 123 requires Mid Suffolk 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 details of the impact on local infrastructure serving the proposed development are set out below and will form the basis of a future bid for CIL funds by the County Council.

1. **Education.** Paragraph 94 of the NPPF states: '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.'

SCC anticipates the following **minimum** pupil yields from proposed development:

Phase	Pupil Numbers	Places Required	Cost per Place	Requirement per School Phase
Primary	5	5	£12,181	£60,905
High	3	3	£18,355	£55,065
Sixth	1	1	£19,907	£19,907
Total CIL requirement				£135,877

The catchment primary school for this development is Thorndon CEVCP. Hartismere School, in Eye, is the nearest secondary school and sixth form. Both schools currently have a deficit of places. It will be necessary to perform work to create places, even if the number of additional places is too low to justify increasing the footprint of either school. Therefore, the funding outlined above will be required to accommodate all the generated demand.

Additionally, since Hartismere School is not within safe walking distance of the development, the developer must provide contributions to fund the anticipated secondary-age pupils over five years. The annual cost of transporting a pupil is £960. 3 pupils x 5 years x £960 = £14,400 school transport contribution. This contribution will be secured via a s106 planning obligation.

2. Pre-school provision. Refer to the NPPF 'Section 8 Promoting healthy 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.

In the ward of Wetheringsett there is an existing surplus of 32 FTE spaces. SCC would anticipate this development generating need for 2 FTE places.

We therefore do not envisage seeking CIL funds to provide additional pre-school places.

- 3. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. An assessment of highways and transport issues will be required as part of the planning application. This will include 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.

Paragraph 108 of the NPPF requires of applications for development that:

- a) Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; *and*
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Stoke Road, by which the development is accessed, carries bus services between Diss, Eye, and Ipswich. However, the closest stops are currently some distance away, outside the Black Horse Inn, in Thorndon proper and there is not a footway to them from the site. In order to provide access to the bus network, it will be necessary to construct appropriate bus stops and short associated footways on the highway outside this development.

The location of the bus stop on the development side of the road would be in the developer's ownership, and the opposite stop would be on the highway verge. Delivery of these highway improvements will be by way of a s278 agreement with the developer. If granted, planning permission should be subject to a condition which secures this s278 agreement. The exact nature and detail of the planning obligation will depend on landownership issues relating to the width of the highway verge, which we are currently investigating.

A detailed response covering other highways issues will be provided by the SCC Highways team.

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 (updated 2015).

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

The libraries and archive infrastructure provision topic paper set out the detailed approach to how contributions are calculated. 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. Assuming an average of 2.4 persons per dwelling, CIL funding of £216 per dwelling will be sought. This results in a total of £4,320.

- 5. Waste.** 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 requires that waste bins and garden composting bins 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.

- 6. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority. 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.

Detailed advice from the county floods service has been provided directly to Mid Suffolk.

- 7. Archaeology.** Suffolk County Council Archaeological Service will require a condition to secure a programme of archaeological work on this site. Specific details will be provided in a separate response by the service.
- 8. Health impact assessment.** An assessment of the likely impact of the development proposals on local health infrastructure, facilities and funding should be undertaken. We recommend seeking advice on this matter from the NHS West Suffolk Clinical Commissioning Group.
- 9. Police assessment.** We recommend consulting Suffolk Constabulary with regard to any local policing infrastructure, facilities, or funding required as a result of this development. At the design stage, we recommend that thought should be put into integrating natural surveillance and 'designing out crime'.
- 10. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions, which are detailed in a separate response from the fire service. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service always asks 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.
- 11. 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.

Time-limit to information

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

The above will form the basis of one or more bids for CIL funds and/or negotiated legal agreements if planning permission is granted.

Yours sincerely,

Isaac Nunn
Planning Officer
Growth, Highways & Infrastructure Directorate – Strategic Development

From: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Sent: 17 April 2019 10:37
To: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/19/01310 Land Adj To The Principal's House, Stoke Road, Thorndon

Gemma

I have no objection in principle to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. Although a number of trees are proposed for removal they are of limited amenity value and/or poor condition and their loss will have negligible impact upon the character of the local area. If you are minded to recommend approval we will also require a detailed Tree Protection Plan and Arboricultural Method Statement in order to help ensure harm is not caused to the trees scheduled for retention, this can be dealt with under condition.

Please let me know if you require any further input.

Regards

David

David Pizzey FARborA
Arboricultural Officer
Tel: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together

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

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>
Sent: 16 April 2019 09:10
To: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/19/01310

Please find attached planning re-consultation request letter relating to planning application - DC/19/01310 - Land Adj To The Principal's House, Stoke Road, Thorndon, Eye Suffolk IP23 7JG

Kind Regards

Planning Support Team

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Dear Gemma

EP Reference : 257239

DC/19/01310. Land Contamination

Land at Kerrison, Stoke Road, Thorndon, EYE, Suffolk.

Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings).

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise 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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Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*

2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

Thank you for consulting me on the above outline application for the erection of 20 dwellings following demolition of existing buildings.

I can confirm with respect to noise and other environmental health issues that I do not have any adverse comments and no objection to the proposed development.

Noise and dust from the construction phase, however, may be apparent to existing occupiers of neighbouring dwellings. I would, therefore, recommend that any approval is conditioned to include a Construction Management Plan to minimise any adverse impacts from this phase of the development:

Prior to the commencement of development, details of the construction methodology shall be submitted in a construction management plan. Any such plan shall be approved by the planning authority and incorporate the following information:

- a) Details of the hours of work/construction of the development within such operations shall take place at the site (usually between 8am and 6pm weekdays; 8am and 1pm Saturday with no working Sunday and any Bank Holidays.)
- b) Details of the storage of construction materials on site, including details of their maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed to avoid parking on street and conflicts with other road users.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and porta loos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- j) Details of proposed arrangements for notifying neighbours of the commencement of works and contact details in case of enquiries.

The construction shall be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

I trust this advice is of assistance

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@baberghmidsuffolk.gov.uk

From: Iain Farquharson <Iain.Farquharson@babberghmidsuffolk.gov.uk>
Sent: 16 April 2019 11:15
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: 257251. MSDC Planning Consultation Request - DC/19/01310

Dear Sir/Madam

We have reviewed this application and while we note it is for outline permission we are disappointed that there is no mention, consideration or allowance for sustainability features and measures.

For a large application such as this we require some indication even at this early stage what commitments the applicant is willing to make on the topics of sustainability, energy and carbon reduction, water use, renewable and low carbon technologies.

As there is no information on these topics there is nothing upon which we can make an informed decision therefore we must request refusal of permission.

Should permission be granted we request condition(s) are included to ensure the development is as sustainable as possible:

A Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF para 35) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included. This document shall be submitted to, and approved in writing by, the Local Planning Authority before works extend beyond foundation level.

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Clear commitments and minimum standards should be declared and phrases such as 'where possible, subject to, where feasible' must not be used.

Evidence should be included where appropriate demonstrating the applicants previous good work and standards achieved in areas such as site waste management, eg what recycling rate has the applicant achieved in recent projects to show that their % recycling rate commitment is likely.

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>

<https://www.babergh.gov.uk/environment/environmental-management/planning-requirements/>

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

01449 724878 / 07860 827027
//iain.farquharson@babberghmidsuffolk.gov.uk

Good Afternoon,

Whilst we would welcome commercial and employment use at this site should it be proposed, previous employment here would have been related to the community uses that have now ceased. We therefore have no comment to make on this application.

Kind Regards

Clare

**Economic Development Officer – Open for Business team
Babergh and Mid Suffolk District Councils – Working Together**

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MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Gemma Walker – Senior Planning Officer

From: Sacha Tiller - Housing Enabling Officer – Strategic Planning

Date: 30th May 2019

SUBJECT: - **Outline Planning: DC/19/01310**

Proposal: Outline Planning Application (with some matters reserved) - Erection of 20no. dwellings and access (following demolition of existing buildings)

Location: Land Adj To The Principal's House, Stoke Road, Thornton, Eye, Suffolk, IP23 7JG

Key Points

1. Background Information

A development proposal for twenty (20) residential dwellings
This is an open market development and based on 20 units should offer 7 affordable housing units = 35% policy compliant position.

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**.

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. 890 applicants registered for affordable housing in Mid Suffolk at May 2019.

2.7 This application is for a S106 planning obligation site, so the affordable housing provided will be to meet district wide need hence the **890** applicants registered is the important number.

3. Preferred Mix for Open Market homes. The development is proposing an indicative open market mix of: -

- 13 open market houses – ranging from 1 bed flats to 4/5 bedroom houses.

We would welcome clarification on:

- the number of bedrooms for each dwelling
- location of each type of dwelling on the plan
- size of each dwelling (sqm)

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. Proposed mix for Affordable Housing

4.1 At present 7 of the proposed dwellings on the development will be for affordable housing.

The proposed affordable housing is:

- 4 x 1 bedroom units (no sizes, location or persons specified)
- 2 x 2 bedroom units (no sizes, location or persons specified)
- 1 x 3 bedroom unit (no sizes, location or persons specified)

Preferred mix for Affordable Housing

Affordable Rent = 5

- 3 x 2 bed 4 person houses @ 79sqm
- 2 x 3 bed 5 person houses @ 93sqm

Shared Ownership = 2

- 2 x 3 bed 5 person house @ 93sqm

4.2 There have been no space standards provided therefore these have been detailed above. Any future design and layout information should clearly specify the intended sizes of all dwellings.

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

5. Other requirements for affordable homes:

- Properties must be built to current Homes England Housing Technical Standards March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and a minimum of 75% on relets. A draft Nomination agreement should form one of the S106 agreement schedules.
- Adequate parking provision is made for the affordable housing units.
- Shared ownership initial shares should not exceed 70%.
- The affordable housing should be delivered at the same time as open market dwellings – a trigger mechanism should be included in the S106 agreement.

Sacha Tiller – Housing Enabling Officer – Strategic Housing