

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854

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SENT AS AN E-MAIL

Mr. P Isbell
Corporate Manager – Development Management
MSDC
Acting Chief Planning Officer – Growth & Sustainable Planning
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

23rd April 2019

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/19/01602

Proposal: Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

The Parish Council, having considered this application at its Planning Committee Meeting on 17th April 2019, would like to confirm that it objects to this application in its current form.

The Parish Council is disappointed that the applicants have failed to engage sufficiently with the Parish Council with a further meeting agreed prior to the submission of reserved matters and feels that overall the proposal fails to take effective note of the workings of the Thurston Neighbourhood Development Plan (NDP) which has now passed its examination stage. The Examiner has concluded that, subject to amendments as highlighted by the examiner, and which do not significantly or substantially alter the intention or nature of the Draft Plan, the NDP as submitted meets the Basic Conditions and should proceed to Referendum. It is felt by the examiner that the Thurston NDP will provide a strong practical framework against which decision on development can be made and as such the Parish Council contend that it is to be regarded as a material consideration in the determination of this application.

The Parish Council would request that the following concerns be addressed prior to permission being granted:

- There is a lack of clarity with regards to the road side hedges along Meadow Lane and the Parish Council would like to state that it would wish to see this hedgerow retained and/or replanted to ensure that the residential amenities of the properties along Meadow Lane are not detrimentally impacted.
- Density of the build – the Parish Council is concerned that there is an urban feel to the design which neither complements nor enhances the village. Overall the density within this phase of 36 dwellings to the hectare fails to respect the spatial strategy within the village and furthermore fails to take into account guidance as given within Suffolk County Council's (2000 revised) Suffolk Design for Residential Areas, the Government's Manual for Streets and Manual for Streets 2 as well as Historic England's Streets for All documents.
- As has been mentioned previously by the Parish Council on other significant planning applications within Thurston, it is disappointed to note that, although the majority of the dwellings are 2 storey in height with 11 single storey bungalows, there are a number of 2 and a half storey dwellings arranged primarily in the crescent which fronts onto the main public open space but also elsewhere within the

site. As has been stated previously, within the northern side of the village, there are no 2.5 storey dwellings. The Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole.

- Mixture of house types – the Parish Council acknowledges that there is a mix of house types and sizes within the 1st phase but overall it has a concern with the size of the smaller dwellings and would request that all properties are built to current Nationally Described Space Standards as published March 2015 and endorse the comments made by the Strategic Housing Officer.
- Generally there is an urban feel to the dwellings being proposed and whilst wishing to be supportive of the first phase of residential development forming the gateway to the development and setting the tone for the remaining phases of development, that which is being proposed is not regarded as being reflective of what is in the area with a regimented layout along the western part of the site. It is also felt that the inclusion of 2.5 storey dwellings along the front edge of Norton Road neither enhances nor protects the street scene and fails to complement the surrounding area.
- Lack of landscaping detail – the Parish Council requires more detail prior to approving this application regarding the landscaping of the site overall and in particular the species to be used in terms of trees and shrubs along with details of a 5-year care plan to be implemented. The Parish Council would like to see further details on the hard and soft landscaping to be used with will allow for public and private spaces to be clearly defined and would soften the edge of the development leading into the countryside which it abuts. Furthermore, the Parish Council would like to see species that will form a strong and effective boundary, such as hedge forming shrubs rather than exotic or ornamental plants and will wish to ensure that there is sufficient detail and budget provision allocated to ensure a high-quality boundary scheme is delivered. The Parish Council endorses the recommendations of Essex Place Services in its submission of 10th April 2019.
- Parking - although it is stated that the scheme has complied with the Suffolk County Council Parking Standards (2015), there is a concern that the provision of a total of 188 allocated parking spaces and 13 garage spaces is insufficient for the mix of houses on the site. It is noted that garages have only been provided for 4 bed dwellings and above and that 3 and 2 bed dwellings have not been allocated a garage but parking spaces on plot to the side.
- The Parish Council is further concerned that there is insufficient regard to the requirement of an expectation that visitors will require parking facilities which will lead to congestion on the spinal road as well as private roads thereby impacting on highway safety for all users. The Parish Council would like to see a revised layout showing adequate visitor parking suitably located and accessible for use. The Parish Council is also concerned that the layout shows a reduced level of parking provision for rented/shared ownership homes.
- With regards to play provision the Parish Council is disappointed to read that there is no provision for formal play equipment to be provided at the site in accordance with the S106 Planning Obligation accompanying the outline planning permission. The Parish Council feels that given the wooded area to the north – east of the site layout there should be some form of recreational activity provided and whilst further details on the type of equipment coming forth might be submitted under Phase 2 and 3, it is requested that such a facility should be a condition of any planning permission going forward as it will be of a demonstrable recreational and amenity value.
- Finally, the Parish Council has previously indicated its concerns over Suffolk County Council Educational Department's pre-application consultation on the designs for the proposed primary school to be located to the east of the site and these are repeated below to ensure that each are considered prior to planning permission being granted:
 - Safe Cycling Routes – the site does not sit on a safe cycling route to the main residential areas of the village. The Parish Council would be keen to see engagement with all relevant agencies to ensure that such routes are provided, and safe linkages should be encouraged through the approved planning applications for development of the sites to the south and west of Norton Road.
 - Impact on the Highway Network – due to its location, many residents from the extremities of the village are likely to use motor vehicles to reach the school and as such there will be an adverse impact on the highway network at the start and end of primary school hours. As the site is sufficiently large enough to enable the provision of adequate parking and drop-off and collection points, the Parish Council would request that consideration be given to ensure that any impact on the highway is mitigated and that further pinch points are not created within the village.
 - Access to school from within the site – the Parish Council would be keen to ensure that as wide a frontage to the school site be offered and that a 20mph restricted zone be implemented. Whilst it is noted that the layout submitted at planning application stage for the site was indicative, it is anticipated that the drawings submitted are sufficiently detailed to show that this is achievable.
 - Crossing from the site to the south of Norton Road to the north of Norton Road – the Parish Council is unconvinced that uncontrolled crossing points provide clarity to all road users as to who has priority at such crossing points. Given that the current uncontrolled crossing on Sandpit Lane causes confusion for all users of the highway, there is a concern that given the size of the school, and with

the encouragement for users of the school to gain access by sustainable means, this may lead to a more serious outcome.

- Extension of footpath along Norton Road East – the Parish Council would like clarity that the footpath extends along Norton Road and links up with the PROW which crosses the land to the south of Norton Road to Church Road. There is a lack of clarity as to how access is to be made from this footpath given the lack of detail on the crossing point from the north to the south of the road.

In summary, it is the Parish Council's submission that this application be rejected to in its current form and that the matters raised are considered further prior to permission being granted.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council



From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 09 April 2019 08:56
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/01602. Air Quality

Dear Vincent,

EP Reference : 257826
DC/19/01602. Air Quality
Land on the north side of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.
Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

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

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
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Sent: 23 April 2019 15:50
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Expiring consultation requests

Hi Katherine

I did not comment on these applications as either I have done previously or there are no significant arboricultural implications.

Thanks

David

David Pizzey

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils – Working Together

From: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Sent: 23 April 2019 14:49
To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>
Subject: Expiring consultation requests

Good Afternoon David,

We would have sent yourself a consultation request for the below applications on –

DC/19/01602 – Land on the North side of Norton Road, Thurston – 02/04/2019

DC/19/01463 – Site of former Monks Eleigh CP School, Churchfield, Monks Eleigh – 02/04/2019

DC/18/03547 – Land to the West of Ixworth Road, Thurston – 09/04/2019

DC/19/01633 – Land on the North side of The Street, Elmsett – 03/04/2019

Your consultation requests are due to expire on –

DC/19/01602 – Land on the North side of Norton Road, Thurston – 23/04/2019

DC/19/01463 – Site of former Monks Eleigh CP School, Churchfield, Monks Eleigh – 23/04/2019

DC/18/03547 – Land to the West of Ixworth Road, Thurston – 23/04/2019

DC/19/01633 – Land on the North side of The Street, Elmsett – 24/04/2019

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind regards,

Katherine Pannifer

Planning Support Officer - Development Management
Babergh and Mid Suffolk District Councils - Working Together

For all Council Services tel 0300 123 4000

Email: planningyellow@baberghmidsuffolk.gov.uk

Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

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

We have two new customer access points:

- **Stowmarket ([54 Ipswich Street, IP14 1AD](#))** Monday - Thursday, from 9.00am - 5.00pm, or Friday, from 9.00am - 4.30pm
- **Sudbury ([Town Hall, Old Market Place, CO10 1TL](#))** Monday - Thursday, from 9.00am - 12.30pm and from 1.30pm - 5.00pm, or Friday, from 9.00am - 12.30pm and from 1.30pm - 4.30pm.

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



Consultee Comments for Planning Application DC/19/01602

Application Summary

Application Number: DC/19/01602

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - Erection of 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

The current submission provides an open space (The Green) that has no recreation value beyond visual attraction and place to walk and sit.

As referenced by the Parish Council response, they are committed to ensure that any new play provision within the village, is strategically planned to ensure it complements existing provision and meets any known deficits. In general there is a need for "adventure style provision" particularly attractive to juniors and older children as there is already good provision for toddlers and smaller children at the nearby New Green area.

It is therefore a requirement that such provision is included in the later phases and takes advantage of the woodland area as well as considering what is appropriate to enhance the primary school children's access to appropriate play provision.

This approach is articulated within the Parish's Neighbourhood Plan, which is nearly completion and adoption.

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 09 April 2019 08:49
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/01602. Land Contamination

Dear Vincent

EP Reference : 257822
DC/19/01602. Land Contamination
Land on the north side of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.
Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make in respect to land contamination with the submission.

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
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 18 April 2019 08:32

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: DC 19 01602 Thurston reserved matters 5070 16

Vincent

Heritage do not wish to offer comment on the reserved matter submissions.

Please treat this email as the Heritage consultation response.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

TO: Vincent Pearce – Major Sites – Principal Planning Officer

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

Date: 12th April 2019

SUBJECT: Submission of Reserved Matters under outline planning permission
5070/16 – appearance, scale, landscaping, and layout for phase 1 – 87
residential dwellings on land north of Norton Road, Thurston.

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information:

- A development of 200 dwelling sin total but phase 1 = 87 dwellings.
- This development triggers Local Plan Amended Policy H4 and therefore up to 35% affordable housing would be required on this site.
- Based on 87 dwellings 30 units of affordable housing would be sought. 30 affordable units have been included in the Design and Access statement.

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent partial update of the Strategic Housing Market Assessment completed in 2019 confirms **a minimum need of 127 affordable homes per annum in Mid Suffolk.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 720 applicants registered for the Mid Suffolk area as of January 2019.

2.4 As this is a planning gain site, it would be required to meet district wide need so the **720** figure is the one to be applied in this case.

2.5. It is considered good practice not to develop a large number of affordable dwellings in one location within a scheme and therefore it is recommended that no more than 15 affordable dwellings should be located in any one part of the development.

2.6. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

2.8 The open market mix is proposed in the form of: -

- 5 x 2 bed bungalows – to be welcomed but only 8.7% of Open market mix
- 4 x 2 bed houses – to be welcomed but only 7% of the Open market mix
- 20 x 3 bed houses – 35% of the open market mix
- 16 x 4 bed town houses
- 12 x 4 bed houses - together they make up 49% of the total open market mix which is significantly higher than the latest SHMA Part 2 states we require.

3. Affordable Housing Requirement for Thurston:

Affordable Housing Requirement	35 % of units = 30 affordable units in phase 1
Tenure Split – 75% Rent & 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent, shared ownership or starter homes.	<p>Affordable Rent = 23 units (76%) All rented units will be let as Affordable Rent Tenancies</p> <p>Intermediate = Shared Ownership = 7 units (24%)</p>
Detailed Breakdown Rented Units proposed	<p>General Needs Affordable Dwellings:</p> <ul style="list-style-type: none"> • 6 x 1B 2P flats -no space standards identified on the plans but should be 50 sqm • 6 x 2B 4P bungalows – no space standards identified but should be 70 sqm • 7 x 2B 4P Houses – no space standards included but should be 79 sqm • 4 x 3B 5P Houses – no space standards included but should be <p>Total = 23 ART's</p>

Detailed Breakdown Intermediate Units	<p>General Needs Shared Ownership dwellings:</p> <ul style="list-style-type: none"> • 3 x 2B 4P Houses – no space standard included but should be 79 sqm • 4 x 3B 5P Houses – no space standard included but should be 93 sqm <p>Total = 7</p>
Other requirements	<p>Properties must be built to current Nationally Described Space Standards as published March 2015.</p> <p>The council is granted 100% nomination rights to all the affordable units on first lets and subsequent lets through the Gateway to Homechoice system.</p> <p>The Shared Ownership properties must have an initial purchase limit of 70% and a starting point of a 25% share.</p> <p>The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.</p> <p>The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.</p> <p>On larger sites the affordable housing should not be placed in groups of more than 15 units. The location of the affordable housing on this phase looks to be acceptable with clusters on the eastern and western boundaries of the site. The 6 x 1 bed flats are well pepper-potted across the affordable mix rather than one block which is to be welcomed.</p> <p>Adequate parking provision is made for the affordable housing units</p> <p>It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers or the Council itself.</p>

Recommendation:

I am pleased to see that 35% affordable housing is included in this Reserved Matters application, however I do need clarification of the space standards from Linden Homes to clarify if the dwellings will be provided at NDSS sizes.

Julie Abbey-Taylor, Professional Lead – Strategic Housing.

From: Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>
Sent: 25 April 2019 10:32
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: BMSDC Local Plan <localplan@baberghmidsuffolk.gov.uk>
Subject: RE: Expiring Consultation requests

Hi Katherine,

Thanks for your email reminder below.

All the Thurston reference numbers below relate to reserved matters applications. Which means the principle of development has already been established through a previous outline application, so there is no meaningful influence the planning policy team can have.

Therefore, the planning policy team will not be making any comments on these applications. It will be for the case officer to ensure the scheme details are as good as they can be.

Regards,

Elizabeth Thomas

Senior Policy Strategy Planner

[Babergh District Council](#) & [Mid Suffolk District Council](#) - Working Together

T. 0300 1234 000 (Option 5, then Option 4 for Strategic Planning team)

E. elizabeth.thomas@baberghmidsuffolk.gov.uk

From: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Sent: 23 April 2019 16:26
To: BMSDC Local Plan <localplan@baberghmidsuffolk.gov.uk>
Subject: Expiring Consultation requests

Dear Planning Policy,

We would have sent yourself a consultation request for the below applications on –

DC/19/01602 – Land on the North Side of Norton Road, Thurston – 02/04/2019

DC/18/03547 – Land to the West of Ixworth Road, Thurston – 09/04/2019

Your consultation requests are due to expire on –

DC/19/01602 – Land on the North Side of Norton Road, Thurston – 23/04/2019

DC/18/03547 – Land to the West of Ixworth Road, Thurston – 23/04/2019

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind regards,

Katherine Pannifer

Planning Support Officer - Development Management

Babergh and Mid Suffolk District Councils - Working Together

For all Council Services tel 0300 123 4000

Email: planningyellow@baberghmidsuffolk.gov.uk

Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

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

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From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 18 April 2019 15:16

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

Subject: RE: MSDC Planning Consultation Request - DC/19/01602

Planning Team Yellow

Public Realm note the provision of limited public open space within this development and welcome its future maintenance by a management company. This seems appropriate for the future management of this site.

Regards

Dave Hughes

Countryside and Public Realm

Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639

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Email: david.hughes@baberghmidsuffolk.gov.uk

Websites www.midsuffolk.gov.uk www.babergh.gov.uk



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

10/04/2019

For the attention of: Vincent Pearce

Ref: DC/19/01602; Land on the north side of Norton Road, Thurston, Suffolk

Thank you for consulting us on the reserved matters application (appearance, scale, layout, and landscaping) in respect of Phase 1; 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16. This letter sets out our recommendations relating to the proposed layout and landscape detailing.

Recommendations

We propose the following amendments are made to the development proposal before approval is given:

- 1) The Illustrative Landscape Masterplan (Drawing Ref: 1892 01 C) submitted at the outline stage included many details which should still be reflected in the reserved matters application. This includes:
 - a. Further tree planting should be proposed on the secondary street.
 - b. The location of the green and its use has been amended. Although acceptable, there is now concern regarding the plot layout, especially the relationship between plots 65-71 and the emerging parcel layout north of this. The Phase 1 Site Layout Drawing (Dwg no. P18-2417-04) shows the potential road network for future phases, which don't seem to relate well with this Phase 1 application layout. With this in mind, we would advise that the LPA Urban Design officer is consulted to provide advice.
- 2) Although we welcome the 'pocket' green space adjacent to plots 1 and 21, more could be done to provide visual interest through planting and seed mixes. We would advise additional trees are included; preferably multi-stem, as well as shrub planting and spring bulbs.
- 3) Within the crescent there is reliance on planting within the private curtilage of plots and within the green. However, as there is a need for considerable parking spaces we would advise further planting is provided with the highway to reduce the amount of hard surfacing. Preferably these small landscape parcels would also be planted with small street trees and therefore appropriate tree pit details would be required.
- 4) The soft landscape plans detail the proposed species and locations. However, the palette of plants is relatively small, with lots of repetition in on-plot soft landscaping and site boundary treatments. For this reason we would advise that more variation in shrub, hedge and herbaceous planting is included.

- 5) All tree stock should have a minimum girth of 10-12cm to provide visual interest at time of implementation and to give some sense of maturity to the scheme.
- 6) The use of *Viburnum tinus* spp. should be avoided. The species can be severely damaged by Viburnum beetle and often produces an unpleasant smell particularly when the foliage is wet.
- 7) The Design Statement suggests that block paving is to be used on shared surfaces and private drives, as well as contrasting block paving to the crescent parking. This is supported; however these details along with proposed furniture (i.e. benches and bins) should be submitted as part of this application rather than left to condition.
- 8) The Phase 1 Enclosures Plan (Dwg no. P18-2417-06) indicates where fences and walls are proposed. While this is generally acceptable we would advise that the garden boundaries that are adjacent to the pedestrian footpath from the primary route and secondary route are brick walls rather than close board fencing. Or to add further visual interest, a low-lying brick wall, piers and integrated fencing, similar to the images below:



Likewise, the rear boundary to Plots 3 and 17 should also be brick walls rather than close board fencing as they face onto the public realm.

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

Kind regards,

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



25 April 2019

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

By email only

Dear Vincent,

Thank you for requesting advice on this application from Place Services' 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/19/01602
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - Erection of 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Thank you for consulting Place Services on the above application.

No objection subject to securing appropriate ecological enhancement measures.

Summary

We have reassessed the Ecological information submitted at outline stage of this application (Preliminary Ecological Appraisal - Base Ecology, December 2016 & Drawing 0072/032 Rev A - Pigeon March 2017).

We confirm that the LPA will have certainty of the likely impacts on Protected species and Priority species/habitat, subject to full implementation of the ecological mitigation measures, secured via conditions 7, 11, 43 & 47 within the Decision Notice for Outline Planning Permission. We also note that this application includes the appropriate delivery of Skylark mitigation, which has been secured within offsite land within the s106 agreement.

However, we recommend that details and locations of reasonable biodiversity enhancements recommended within the Preliminary Ecological Appraisal (Base Ecology, December 2016) should be provided for this application, which should indicate that Hedgehog friendly fences / walls / gates will be installed throughout the site. This could be provided within an amended Soft Landscape Plan or secured as a separate condition of any consent via a Biodiversity Enhancement Layout, prior to occupation.



A Biodiversity Enhancement Layout could be secured via the following condition:

- 1. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT** *“A Biodiversity Enhancement Layout, providing the finalised details and locations of the proposed Hedgehog friendly fences, recommended within the Preliminary Ecological Appraisal (Base Ecology, December 2016), shall be submitted to and approved in writing by the local planning authority.*

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.”

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)

Junior Ecological Consultant

Hamish.Jackson@essex.gov.uk

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

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

Your ref: DC/19/01602
Our ref: Thurston – land north of Norton Road
00048539
Date: 02 April 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Vincent,

Thurston: land north of Norton Road – reserved matters application

I refer to the proposal: reserved matters application – appearance, scale, layout, and landscaping in respect of Phase 1 – 87 No residential dwellings (30 affordable), pursuant to outline planning permission 5070/16.

I previously submitted pre-application advice for reference DC/18/03393 by way of letter dated 11 February 2019.

Outline planning permission under reference 5070/16 was granted by Mid Suffolk District Council for the erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping, and amenity space (all matters reserved except for access). There is a planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay. Under paragraph 9 of the planning obligation there is a requirement to provide written notification of any change of ownership – in this respect have Linden Homes purchased the site?

In connection with the above, Suffolk County Council has a land option agreement dated 20 March 2018 for education use. After discussion with the head teacher and governing body of Thurston Church of England Primary Academy, the favoured location for the new primary school in Thurston is on land to the north of Norton Road – which is subject to the option agreement. There is still much more detailed project work to do before SCC will be able to formally trigger the option agreement, but it is essential that the phase 1 reserved matters application includes pedestrian & vehicular access for the new primary school. In due course the County Council will be submitting a planning application for the new school, which is an essential item of community infrastructure that underpins growth in the village. The current project timeline is to open the new school in September 2021.

I have copied to colleagues who deal with education, highways, floods planning and archaeological matters as they will also have comments to make on the reserved matters application.

I will be grateful if you can keep me in close touch with progress of the reserved matters application.

Yours sincerely,

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

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

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: Vincent Pearce

Dear Vincent

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:**

PROPOSAL: Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

LOCATION: Land on the North side of Norton Rd Thurston Suffolk

Notice is hereby given that the County Council as Highway Authority make the following comments:

West access - Secondary Road (and shared Surface) - There are a number of dwellings with accesses directly onto this road; this is contrary to Suffolk Design Guide, Manual For Streets or Suffolk Parking Guidance. Also, each dwelling on this road has to reverse in or out of the parking spaces. This is only acceptable on shared surfaced roads with upto 25 dwellings. Where possible, sufficient on-site space should be provided to allow a vehicle to manoeuvre within the site and re-enter the highway in a forward gear. This is only essential on the A, B or C class road, however, consideration for pedestrians on footways needs to be taken into account when designing for parking provision on the road. As this access is serving 60 dwellings and will be access for future development, this road is to be designed to Minor access road standard.

There are a number of 4-bedroom dwellings with parking in a 'layby' in front of the dwelling with a footway between the parking place and the carriageway. This layout is not acceptable as vehicles will traverse across the footway at an angle to gain access.

The footway on the east side of the Principal Access Road should be adjacent to the carriageway with verge and trees adjacent to the boundary of the school.

At present, we would recommend that permission for the application has a holding refusal unless the above points can be addressed, and we look forward to receiving further information.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 09 April 2019 13:08
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Subject: 2019-04-09 JS reply Land On The North Side Of, Norton Road, Thurston Ref DC/19/01602 RM

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston Ref DC/19/01602 RM

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01602

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

- Drainage Strategy (Sheets 1-3) 1811-293-ST001,02,03 Rev C
- Soft Landscape Management and Maintenance Plan Ref LN22275 MAN Rev A

The reason why we are recommending a holding objection is because these is insufficient details on the SuDs features.

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

1. Amend the drainage strategy drawings to remove the reference to a low flow area, as this won't be feasible when you have a permanent body of water below it
2. Submit a planting and landscaping detail of the surface water storage area
3. Amend the soft landscaping management and maintenance plan to include the maintenance and management of the pond and its plants

The applicant should note that all the details of the surface water drainage system should be submitted concurrently with the reserved application matter – condition 24.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
Tel 01473 260411



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/F305781
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 05/04/2019

Dear Sirs

Land north of Norton Road, Thurston
Planning Application No: DC/19/01602
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: Ivoyias@savills.com

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: 5 April 2019

Planning Ref: DC/19/01602

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land north of Norton Road, Thurston
DESCRIPTION: 87 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



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raingate Street,
Bury St Edmunds, Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (DC/19/01602)

SITE: Land North side of Norton Road, Thurston for 87 dwellings

Applicant: Savills, Hills Road, Cambridge for Linden (Thurston) LLP

Planning Officer: Vincent Pearce

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.

To Mr Vincent Pearce

Thank you for allowing me to provide an input for the above Reserved Matters Planning application for the proposed development of 87 dwellings, at land north of Norton Road, Thurston.

I have viewed the available outline plans and would like to make the following comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.

I hope the developers will seek Secure By Design (SBD) accreditation for this site, or at the very least seek this accreditation with regard to the allotted social housing areas.

Further information can be found at www.securedbydesign.com

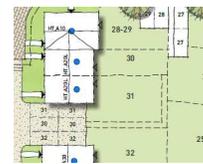
It is good to see that a number of properties have been placed back to back, reducing the need for alleys and the risk of unauthorised rear intrusions.

It is also good to see that the Public Open Spaced area called the “Green” will be railed all the way round to reduce the risk of antisocial behaviour, especially by off road motor bikes.

It is also good to note from section 5 of the Design Access Statement (DAS) under “Layout and Access” the developers have highlighted that “all areas of the development are easy to navigate, safe and secure” and “provide surveillance over the new pedestrian path”. I hope this will be the case.

However, there are some concerns with regard to this development in particular:

- a) **There are three alleys incorporated (pictured right), at plots 31-32 to access plot 30, (where there are also six parking spaces, that if filled would make it hard for an offender accessing the alley to be noticed); at plots 82-83 to access plot 81. Along with at plot 87 to access plot 86 (where again there are six parking spaces, that if filled would assist an offender to access the alley unobserved). If these alleys are to remain they heighten the risk of rear incursion to plots 24-33**



and plots 71-87. It would be preferred if these alleys could be removed, or re-designed.

- b) **Research regarding burglaries has shown that around 85% of unlawful entries occur via the rear of a property.** If these alleys are essential to open up access to rear properties they must be gated. The gates must be placed at the entrance to the footpath, as near to the front of the building as possible. The gates should have good locking mechanisms that only residents have access for and all these gates should have retainers fitted to automatically close on entry/exit. (SBD Homes 2019 (V2) refers, at pages 21-22, paras 13.1-13.3 refers).
- c) A number of garages and parking spaces are set back too far, including the garages at plots 1-2; plots 13-14; plot 21 and plots 24-25. Along with setback parking spaces at plots 13-14; plot 16; plots 18-21; plot 27. Of further concern are open spaced parking spaces that are next to garages and as a result lack surveillance at plots 23; plot 26 and plot 51. Police prefer all properties to have garages and that they are positioned at the side of a property to afford ampler surveillance, better security and lessen the risk of an offender entering these areas unseen to either steal of and from vehicles, or enter rear gardens. (Secure By Design (SBD) Homes 2019 (V2), pages 22-24, paras 16.1-16.17 refer. Along with section 3, pages 66-67, at paras' 55.1-55.2 both refer).

- d) A number of vehicles have been allocated parking spaces at the rear of properties, which includes at plots 63-64 and plot 78. Having vehicles at the rear of properties with no active surveillance makes them more susceptible to car crime. In its present format with no active surveillance the layout heightens the risk of crime occurring to the rear of plots 44-50 too. It would be preferred if these parking spaces could be moved and placed to the front, or immediately to the side of their respective properties. If this is not possible then these areas need to be well lit with good surveillance available from active windows at plots 51 and 62. Similarly to cover the parking for plot 78, active windows should be implemented at plots 45 and 77. (SBD Homes 2019 (V2) page 22, paras 16.3-16.4 refers).



- e) The parking area around plot 4 is a concern; if this area does not have active surveillance it makes the side of plot 3 and the rear of plots 2 and 4 more vulnerable to unauthorised incursion.



- f) It is noted that parking for plots 65-73 comprises horizontal parking, whilst the parking spaces for plots 63-75 are vertical, allowing more parking spacing for that area and is an easier method of parking for residents. It is preferred (if possible?) that these horizontal parking spaces could be changed to similar vertical spaces, to add further spacing that could allow the parking for plots 63-64 to be moved to in front of their respective properties and should it be required further access for visitor parking. Horizontal parking spaces tend to be more difficult to park in than vertical ones and horizontal parking can lead to vehicles not parked properly in their respective spaces, overhanging other bays which could have a knock on effect making other users unable to park in their space, or have to park elsewhere, including on grass verges. A lack of parking and a lack of easily manageable parking areas, often leads to incidents of antisocial behaviour and escalating crime, such as criminal damage to vehicles, born from frustration at the inability to be able to find easily manageable parking spaces.



- g) It would be preferable if the parking for plots 26-27 could be by the front or side of their respective properties, rather than by the front of plot 28.



- h) Similarly it would be preferable if the parking spaces for plots 53 and 60 could be positioned either to the front of these plots, or next to the buildings rather than in their current position and out of view.



i) It is noted that a number of perimeters are coloured dark blue on the enclosures plan, but there are no details on this plan what it signifies? I take it that these perimeters will be at a lower level in order to allow surveillance for key areas, such as at plot 76 for the parking spaces at plots 77-78. It is strongly recommended that while it would be a good idea to allow surveillance for these vehicles, in order to keep plot 76 secure and reduce the risk of offenders gaining easy access, that this perimeter is still 1.8m high, but the boundary within this area comprises 1.5m walling or fencing, backed up with a 300mm visibility line of either trellis or railing.

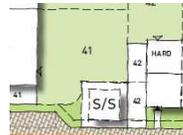
j) A main footpath will run in the centre of the development between plots 11 and 78. The police do not recommend footpaths located close to the rear of properties as they allow an offender access. It is recommended that all footpaths are at least 3m wide to allow people to pass one another without infringing on another's personal space and designed to ensure they are visually open, direct, well used and enhance the feeling of safety to continue to use them. (SBD Homes 2019 (V2), pages 15-16, paras 8.1-8.22 refers). If this footpath is to remain, it needs to be well lit. It is also important that the vegetation envisaged does not conflict with tree canopies, it is advised that trees are planted at least 5m from any light source, in order that the foliage will not reduce the amount of light emitted, (SBD Homes 2019 (V2) pages 16, paras 8.14-8.17). In order to reduce the risk of intrusion to the rear of these properties it is strongly recommended that defensive vegetation (thorny shrubs), is implemented by the rear of these properties, such as Pyrocantha, Berberis, Hawthorn etc.



k) Bollard lighting should not be installed along these main footpaths, as it does not give sufficient light at the right height to aid the reduction of the fear of crime, because they do not light people's faces sufficiently. It is also important that the vegetation envisaged does not conflict with tree canopies, it is advised that trees are planted at least 5m from any light source, in order that the foliage will not reduce the amount of light emitted. (SBD Homes 2019 (V2) pages 16, paras 8.14-8.17 refers).

l) There are two particular gable end walls at plots 1 and plot 21 which could become congregation areas and result in graffiti, antisocial behaviour and/or criminal damage. Where gable ends are unavoidable there should be a buffer zone, using either 1.2-1.4m railings, or hedging at a height of no more than 1m, with preferably defensive vegetation that includes high thorn content. (SBD Homes 2019 (V2) page 21, para 12.1-12.2.2 refers).

m) I trust the Sub-Station by the rear of plot 41 will be secure and not provide any platform area for offenders' access to this plot.



I would further strongly advise the developers 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/>

I would like to see the development, or at least the affordable housing built to Secured by Design SBD Homes 2019 accreditation. Further information on SBD can be found at www.securedbydesign.com

A further downloadable document can be obtained using the following link: https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

1.0 SECURE BY DESIGN (SBD)

An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

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.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of the Designing Out Crime Officer (DOCO) within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

SBD Homes 2019 incorporates three standards available within the New Homes 2019 guide, namely Gold, Silver or Bronze standards. It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>

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 requirements:

- a. 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.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. 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.

2.0 REFERRALS

2.1 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.

2.2 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to prevent crime and dis-order.

2.3 The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

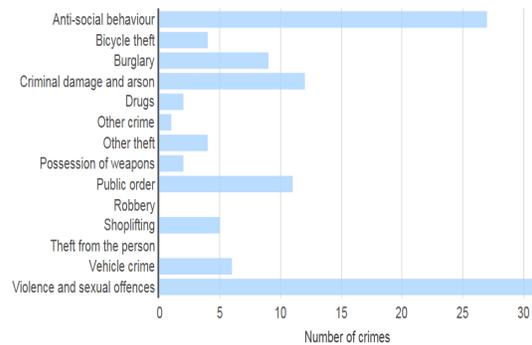
2.4 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security) Looking at the careful design of a new development with regard to landscaping, planting and footpaths.

2.5 Department for Transport – Manual for Streets (Crime Prevention) The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

3.0 CRIME STATISTICS FOR NORTON ROAD, THURSTON AND THE SURROUNDING IP31 3Q POST CODE AREA



Comparison of crime types in this area between April 2018 and March 2019



Crime type	Total	Percentage
Anti-social behaviour	7	10.77%
Bicycle theft	0	0.00%
Burglary	9	13.85%
Criminal damage and arson	10	15.38%
Drugs	1	1.54%
Other crime	0	0.00%
Other theft	1	1.54%
Possession of weapons	0	0.00%
Public order	4	6.15%
Robbery	3	4.62%
Shoplifting	0	0.00%
Theft from the person	0	0.00%
Vehicle crime	6	9.23%
Violence and sexual offences	24	36.92%

3.1 The crime figures have been obtained from the Suffolk Police Crime computer base and the National Police Crime Mapper web site. The Police Crime Mapper Web site is available for any member of the public to view using the following link:

<https://www.police.uk/suffolk/H41A/crime/+hbxZmu/stats/>

3.2 The graph left indicates a breakdown of the offences committed around this area between April 2018 to March 2019, totalling 114 offences, the majority involving violent and sexual offences totalling 31, followed by 27 offences relating to antisocial behaviour and 12 offences relating to criminal damage and arson.

4.0 FINAL CONCLUSION

4.1 To reiterate, concerns around this development are:

- The three alleys incorporated at plots 31-32 to access plot 30, (by six parking spaces that could assist an offender accessing the alley. At plots 82-83 to access plot 81. Along with at plot 87 to access plot 86, where again there are six parking spaces, that could also assist an offender, (pages 1-2, para A refers).
- A number of garages and parking spaces are set back too far, including the garages at plots 1-2; plots 13-14; plot 21 and plots 24-25. Along with setback parking spaces at plots 13-14; plot 16; plots 18-21; plot 27, (page 2, para C refers).
- Open spaced parking spaces that are next to garages and as a result lack surveillance at plots 23; plot 26 and plot 51, (page 2, para C refers).
- Allocated parking spaces at the rear of properties, which includes at plots 63-64 and plot 78, with no active surveillance. Heightening the risk of crime occurring to the rear of plots 44-50, (page 2, para D refers).
- The parking area around plot 4 is a concern, if this area doesn't have active surveillance it makes the side of plot 3 and the rear of plots 2 and 4 more vulnerable to unauthorised incursion, (page 2, para E refers).

- f) **Horizontal parking for plots 65-73, as opposed to more suitable vertical parking by plots 63-75, (page 2, para F refers).**
- g) **if the parking for plots 26-27 could be by the front or side of their respective properties, rather than by the front of plot 28, (page 2, para G refers).**
- h) **Parking spaces for plots 53 and 60 could be positioned either to the front of these plots, or immediately next to the buildings rather than in their current position and out of view, (page 2, para H refers).**
- i) **There are not details on the enclosures plan what the dark blue lines represent. It is believed they highlight a lower perimeter level in order to allow surveillance for key areas, such as at plot 76 to provide surveillance for the parking spaces at plots 77-78. It is strongly recommended this perimeter is still 1.8m high, but the boundary within this area comprises 1.5m walling or fencing, backed up with a 300mm visibility line of either trellis or railing, (page 3, para I refers).**
- j) **A main footpath will run in the centre of the development between plots 11 and 78. The police do not recommend footpaths located close to the rear of properties as they allow an offender access. It is recommended that all footpaths are at least 3m wide, (page 3, para K refers).**
- k) **There are two particular gable end walls at plots 1 and plot 21 which could become congregation areas and result in graffiti, antisocial behaviour, (page 3, para L refers).**
- l) **I trust the Sub-Station by the rear of plot 41 will be secure and not provide any platform area for offenders access to this plot, (page 3, para M refers).**

Building to the physical security of Secured by Design, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required SBD elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

I hope the planners will adopt Secure By Design standards and apply the security principals stated.

If the planners wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely

Phil Kemp

Designing Out Crime Officer Western and Southern Areas
Suffolk Constabulary,
Raingate Street
Bury St Edmunds,
Suffolk, IP33 2AP



integrated working

Our ref: WSCCG/000419/THU
Email: planning.apps@suffolk.nhs.uk
Date: 09/04/2019

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

www.westsuffolkccg.nhs.uk

Your Ref: DC/19/01602

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

Dear Sir/Madam,

Proposal: Reserved Matters Application - Appearance, Scale, Layout, and Landscaping in respect of Phase 1 - 87 No residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16.

Location: Land On The North Side Of, Norton Road, Thurston, 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 West Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 87 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 are 3 GP practices all within a similar radius of the proposed development, 1 of these surgeries has a branch that could also be affected by the proposed development. These practices do not have sufficient capacity for the additional growth



integrated working

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 ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Mount Farm Surgery	12,713	920.72	13,427	49
Woolpit Health Centre	14,522	645.87	9,419	-350
Ixworth Surgery (and its branch Stanton Health Centre)	10,077	734.50	10,711	44
Total	37,312	2,301.09	33,557	-257

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 120m² 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 Mount Farm Surgery, Woolpit Health Centre, Ixworth Surgery and its branch Stanton Health Centre, 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



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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.

Yours faithfully

Chris Crisell
Estates Planning and Project Support Manager
West Suffolk Clinical Commissioning Group

From: no-reply-InFlow@anglianwater.co.uk <no-reply-InFlow@anglianwater.co.uk>
Sent: 01 May 2019 09:27
To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: Discharge of Condition



Dear Vincent Pearce

Land On The North Side Of Norton Road Thurston Suffolk, DC/19/01602, PLN-0056480

Thank you for your enquiry to discharge condition relating to the above development site. Please find our comments below.

Foul Water Comments:

Surface Water Comments: The surface water drainage strategy is to discharge to a watercourse via infiltration basin. This method does not involve discharge to Anglian Water assets, we therefore have no comments to make regarding the discharge of surface water conditions.

Should you have any queries or comments regarding this please contact us at planningliaison@anglianwater.co.uk or 0345 60 66 087 Option 1 quoting reference PLN-0056480.

Kind Regards

Development Services Pre-Development Team

Not you or need help?

Call us on **0345 60 66 087**



This is an automatically generated email, please do not reply to this message.

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Historic England

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

Direct Dial: 01223 582721

Our ref: **W:** P01060955

16 April 2019

Dear Mr Pearce

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

**LAND ON THE NORTH SIDE OF NORTON ROAD, THURSTON, SUFFOLK
Application No. DC/19/01602**

Thank you for your letter of 2 April 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

David Eve

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From: Planning <planning@suffolkwildlifetrust.org>
Sent: 25 April 2019 10:54
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Expiring Consultation Requests

Dear Katherine,

See following:

DC/19/01569 – n/a
DC/19/01602 – no further comment required
DC/19/01309 – n/a

Kind regards,
Jill Crighton

From: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Sent: 24 April 2019 09:29
To: Planning <planning@suffolkwildlifetrust.org>
Subject: Expiring Consultation Requests

Dear Suffolk Wildlife Trust,

We would have sent yourself a consultation request for the below applications on –

DC/19/01569 – Calkewood Lane Farm, Rickinghall Inferior – 02/04/2019
DC/19/01602 – Land on the North Side of Norton Road, Thurston – 02/04/2019
DC/19/01309 - Capel St Mary Playing Field, London Road, Capel St Mary – 03/04/2019

Your consultation requests are due to expire on –

DC/19/01569 – Calkewood Lane Farm, Rickinghall Inferior – 23/04/2019
DC/19/01602 – Land on the North Side of Norton Road, Thurston – 23/04/2019
DC/19/01309 - Capel St Mary Playing Field, London Road, Capel St Mary – 24/04/2019

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind regards,

Katherine Pannifer
Planning Support Officer - Development Management
Babergh and Mid Suffolk District Councils - Working Together