

Mendlesham Parish Council

Planning response

Proposal: Hybrid Planning Application: Outline Planning Application (some matters reserved)
Erection of up to 63 no. dwellings and new access; Full Planning application -creation of 2.38 hectares of Community Open Space

Location: Land North East Of, Chapel Road, Mendlesham

Application no: DC/19/00959

Planning Officer: Alex Scott

Mendlesham Parish Council unanimously recommends refusal of this application.

The detailed comments you have received from our residents, including Mendlesham Health Centre and also made by significant numbers of the public at our meeting, evidence that not only is this application too large and in the wrong place, we have now reached a point whereby our services and infrastructure must be improved with the correct levels of funding, before any more dwellings can be considered. This application is not sustainable.

Neighbourhood Plan:

This application is not in accordance with our adopted Neighbourhood Plan which is also legally supported by provision of the Mid Suffolk District Council five-year housing supply.

As a parish council, we have recognised the need for Mendlesham to grow, not only as a key service centre with the services, infrastructure and facilities to enable sustainable growth but also because we want to protect and encourage more services and facilities to support our rural amenities.

This is the reason, plus the ability to legally contribute towards what happens in our community, that we embarked on our Neighbourhood Plan which was formally adopted in March 2017, the first in MSDC. We have supported the vast majority of planning applications received over the past three/four years. Indeed, we currently have some 102 properties either built, in the process of build or with approved permissions.

Mendlesham's Neighbourhood Plan policy MP1 states a minimum total of 75 new homes, with a base figure of 620 homes as at 1.1.14, for the period of 2016-2031. This has already been exceeded very early on within the time period. MP1 also states that small sites to provide 20 dwellings or less are preferred. This application does not meet MP1.

Whilst we appreciate the availability of CIL monies towards infrastructure and services to accommodate a growing population, there is also a need for time, to enable those involved to plan and implement actions to continue to provide robust services, including education and health, but also for the community to assimilate such changes.

Mendlesham has already provided and more importantly **delivered** more than its proportionate share of development in recent years compared to others. To now provide this application is totally unacceptable.

Whilst there are the following specific concerns about this particular application, there is now a need for a consolidation period to accommodate those still to move into the 102 properties and allow time for our services to be able to meet the additional demand. Please also note that our NP, SO1 Social Objective is

“To embrace change and the development of new homes at a steady, albeit slow pace of growth, that will be for the long-term benefit of the whole community”.

We consider 102 new dwellings for a parish of then only 620 homes more than a “slow pace”. We already have agreed permission and work commencing at the Old Engine Meadow site, just opposite this proposed development and yet another building site for residents is not reasonable or possible for the community to accommodate.

This application is also not in accordance with our Neighbourhood Plan Policy MP5 Historic Environment or MSDC Local Plan 1998 H16 -see later comments regarding traffic, road infrastructure, Conservation area and historic properties.

Location:

This application is outside the Mendlesham village settlement boundary and needs to be considered on the basis that MSDC has a five-year housing supply.

It involves the loss of 12 acres of prime agricultural land. The proposal will also detrimentally affect the amenity of those enjoying important open countryside views from the existing footpath. The proposal to enclose the footpath with hedging, will just make this an enclosed tunnel and negatively affect the current amenity for the footpath- indeed this is confirmed in the supporting application documents as having a medium visual impact. Our Neighbourhood Plan supporting document SD 19, Landscape and Visual Assessment of Mendlesham, pages 6 and 8 also evidence viewpoint 9 as being high visual sensitivity.

Developer community contributions.

We note that the title of this application does not mention any affordable housing and therefore understand, notwithstanding some of the “lovely pictures and reports” provided as part of the application, no affordable housing provision is actually included as part of this application. This is not acceptable.

Whilst there is mention of providing community space as part of the application title, there is no information about ownership, responsibilities, funding for ongoing maintenance or evidence that this space will provide more wildlife and environmental benefits than the existing agricultural use of the land.

Mendlesham already has a wealth of community facilities, including a woodland, extensive playing fields and a good public rights of way network- this facility is not required and is also in the incorrect place -it will not benefit the community. What is required is the correct level of funding so that our Health Centre and School are able to expand to cover the increasing population and contributions to help us improve our local road infrastructure (also see later comments).

Education:

There seems to be an implication in the Educational report provided as part of this application that walking to Wetheringsett School is an option and there is thus no need to provide funds for Mendlesham School. This shows a complete lack of awareness as walking to Wetheringsett involves walking along rural, unlit, busy roads with no pavements, let alone the need to walk along and cross the A140. The education report also has incorrect information about the availability of Mendlesham tennis courts for expansion -this land is not owned by the school/Suffolk County Council.

Road/ footpath infrastructure:

The application makes no provision for the need to travel through our conservation area, including Front Street and Old Market Street to travel towards the school, A14 or Stowmarket. It also assumes patients will walk via Ducksen Road to the Health Centre rather than walking along Chapel Road- we do not think this will happen. People will walk the most direct route.

These roads, also including Church and Chapel Road are narrow, often single passing only due to cars parked on the highway and already experiencing unacceptable levels of traffic and congestion, including HGVs and coaches. This also has pollution and emission concerns. Front Street is the only accessible route through the village towards the A14/Stowmarket and also towards the A140. The junctions at either end of Front Street are consistently damaged either to the road surface/kerbs or by vehicles damaging properties.

There is no proposal for a complete footpath network to allow new residents to walk/cycle safely towards the shop/school or Heath Centre. A pathway to the nearest bus stop is also not provided, albeit we do not have the extensive provision of public transport services the applicant seems to think we have?

Even assuming as a minimum, 63 dwellings use two cars each, the local road structure cannot cope with this additional volume of traffic. Some properties will have more than two cars and where is the car parking provision to prevent further cars parking on the highway?

We do not recognise the comments supplied by SCC Highways.

The developments at Bacton and Cotton will also increase traffic along Chapel/Church/Brockford Road to the A140.

Conservation Area:

The impact of this development and additional volumes of traffic will have an extremely negative impact on our medieval centre of the village, including those historic listed properties within and also opposite the access to this development. Properties are already cracking and being damaged. Not only are the properties being damaged, the amenity and health of the residents due to the existing traffic levels are a concern. More is not acceptable. What is the point of having a Conservation area if this is allowed?

Flooding:

We have noted the holding response and then the further communications from the Environmental Agency.

However, in recent years, Chapel Road experienced regular flooding from the Fish and Chip shop to the Ducksen Road junction, blocking the highway, including footpaths, sometimes for days. After much investigation, it was only when the landowner cleared out the ditch running parallel to the highway and this site, that the problem seems to have been sorted. We are extremely concerned that any drainage works, filling in /piping the ditch will cause this problem to return as well as continued flooding near the Health Centre.

This development and Old Engine Meadow development may have a cumulative impact?

We are also sure you will have noted the resident comments about foul water, sewage and electricity.

Consultation event:

We understand that residents were asked what do you want as part of this development? Not if they wanted this development? Our information clearly advises residents do not want this development. We have found no one in support of it. With existing new developments still not fully occupied, where is the evidence that these properties are required by local people and where will they work?

Summary:

This application should be refused on the basis that it does not comply with the Mendlesham Adopted Neighbourhood Plan, MSDC has a five-year land supply, the need for this application is not proportionate to demand and is not sustainable. Our road infrastructure, our conservation area and listed buildings and the impact on resident amenity cannot support the additional pressures this development will bring.

Sharon Jones

Parish Clerk

Mendlesham Parish Council

2nd April 2019

Mendlesham Parish Council

Planning response

Proposal: Outline Planning Application (Access to be considered) -Erection of up to 49 no dwellings

Location: Land North East Of, Chapel Road, Mendlesham

Application no: DC/19/00959

Planning Officer: Alex Scott

Thank you for the opportunity to provide further consultation views and comments for the revised application, now outline with access, for up to 49 dwellings.

Mendlesham Parish Council unanimously recommends refusal of this application with our comments of 2nd April 2019, with the exception of those relating to the now removed Community Open Space, still very much applicable. Please also note our additional comments and information as follows.

This proposal is totally unacceptable. The reduction in the number of dwellings does not change our view -this proposed development is in the wrong place, is not sustainable and is not in accordance with either our Adopted Neighbourhood Plan or our Revised Neighbourhood Plan proposals for which we have supporting evidence. There are no planning reasons to approve this application

- MSDC has a five-year land supply
- Mendlesham has already delivered more than sufficient dwellings (now 106) in a short period of time, further to our base figure of 620 homes as at 1.1.14, for the period 2016-2013 of a minimum of 75 dwellings. MP1, Mendlesham's Adopted Neighbourhood Plan
- The application is not a small site offering 20 dwellings or less as per our legal Adopted Neighbourhood Plan MP1
- The application is outside the settlement boundary.
- This application is not sustainable, your officer Elizabeth Thomas, Senior Policy Strategy Planner, provides very succinct comments in her reply of 18.4.19. Whilst these relate to 63 dwellings not 49, her comments are still extremely pertinent.
- The traffic volumes, including via our Conservation area, will severely impact on our residents' health, wellbeing, safety and also damage our historic buildings and environment. Neighbourhood Plan Policy MP5.

The applicant's documents make much of publication of the draft Joint Local Plan and infer that because this location is currently mentioned as a proposed site allocation, this makes a difference. We understand that whilst the Joint Local Plan does now start to gain minuscule weight, this is vastly outbalanced by the planning considerations as listed above and to follow.

We do find the timing of publication of the Joint Local Plan and the date of validation of this new application extremely interesting and hope that these two separate responsibilities have not/do not become confused? The allocation of this site is not supported by Mendlesham Parish Council or by our local residents. Our original consultation comments for the Local Plan do not appear to have been considered and are currently being vigorously challenged.

The applicants traffic reports and surveys are out of date and narrow in context. They have only considered traffic data counted March 2018 and the route along Chapel and Church Road. No surveys are included from traffic entering the Conservation area, namely Front Street and Old Market Street, either from Church/Chapel Road or Old Station Road.

Please see attached our draft Traffic report, covering the entire village since 2018, some locations having now been surveyed three times. Please note maps may need to be improved and photos added, but even using the same site locations there is a difference in locally/SCC Highways produced data and that as supplied by the applicant.

Site outside Mendlesham Health Centre: our average data shows 579 movements per day, applicants 407/480.

Site outside St Marys Church: our average data shows 1396 movements per day, applicants 551.

There is no consideration or information about traffic movements following new development at:

Bacton: 320 dwellings approved, another 100 for consideration next week

Cotton: Whilst we understand numbers at Cotton are only 10/20 at present, the impact of brown site development would significantly add to Mendlesham volumes.

The impact on the A140 Mendlesham junction or the development of 28 dwellings opposite this development (known as Old Engine Meadow 4242/16) are not considered and need to be.

Notwithstanding the applicant's comments, our understanding is that the proposed still inadequate, footpaths cannot be delivered. The proposals that residents will walk to services such as the Village Shop, School or Heath Centre are delusional. In addition the additional traffic from this development will also go through Mendlesham village to Stowupland, A1120, A14. This route is already congested following new build, with many more dwellings still to come. There is much mention about bus stops, but bus services need to be available at the correct times for people to go to work and education. Our bus services are constantly being reduced, under threat and do not provide this level of service.

Community benefits: The title of this application does not include affordable housing so despite applicant comments, is not a given. The calculation of CIL payments of some £440k are also in question -we believe the obligation to be more £228k.

Education report: We are unable to comment on much of the data provided, but this report still includes land for school expansion which is not in the ownership of Suffolk County Council or the school.

Throughout the application the applicant correctly reminds the reader that much of the "pretty pictures" are just that and can be changed significantly if the outline application is approved. We have not therefore given this information any consideration, other than noting the comments made by Suffolk Police 3.4.19.

Rights of Way: the details on the revised documents do not provide any confidence that the benefits currently enjoyed by users will be protected. They will definitely not be enhanced by hedges that cannot be protected for perpetuity and post and rail fencing.

Red line: Whilst we note the reasons given for the red line remaining around the proposed Swale i.e. the "field" will return to arable use, there is no reason for the red line around the "field" area or indeed any protection that if outline permission is approved, that dwellings will not migrate into this area. We do not agree with the comments about negating impact on our important landscape views. The trees and hedges proposed, do not mitigate against this.

Please note, we have had a number of residents complain that they have been either unable to access the application details and or respond accordingly on line. Some have found ways around this, but there are many others who you will not receive comments from but still feel strongly, albeit for the same reasons as you have received and all objecting to this application.

Sharon Jones

Parish Clerk

Mendlesham Parish Council

28th August 2019



Historic England

EAST OF ENGLAND OFFICE

Mr Alex Scott
Babergh Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01045151

5 March 2019

Dear Mr Scott

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

**LAND NORTH EAST OF CHAPEL ROAD, MENDLESHAM, SUFFOLK
Application No. DC/19/00959**

Thank you for your letter of 4 March 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

Joanne Robinson
Business Officer
E-mail: Joanne.Robinson@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From: SM-Defra-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 06 March 2019 09:07
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/00959 Consultation response FAO Alex Scott

Dear Alex

Application ref: DC/19/00959
Our ref: 275734

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Jacqui Salt
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

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

Our ref: AE/2019/123899/01-L01
Your ref: DC/19/00959
Date: 22 March 2019

Dear Mr Scott

HYBRID PLANNING APPLICATION - OUTLINE PLANNING APPLICATION (ACCESS TO BE CONSIDERED) ERECTION OF UP TO 63NO. DWELLINGS. FULL PLANNING APPLICATION - CREATION OF 2.38 HECTARES OF COMMUNITY OPEN SPACE.

LAND NORTH EAST OF CHAPEL ROAD, MENDLESHAM, SUFFOLK

Thank you for your consultation dated 4 March 2019. We have reviewed the application as submitted and have no objections provided you have taken into account the flood risk considerations which are within your remit. We have included advice on Flood Risk below.

Flood Risk

The applicant has sequentially sited all proposed development within Flood Zone 1 with open amenity space in Flood Zones 2 and 3a.

Our maps show the site boundary lies within fluvial Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for 63 residential dwellings and community open space, which is classified as a 'more vulnerable' development, as defined in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance. We are satisfied that the flood risk assessment, referenced IP16-164-08 Mendlesham and dated February 2019, provides you with the information necessary to make an informed decision.

In particular:

- Drawing 1712_132_ST003 shows the proposed site layout. This shows that all proposed development lies within Flood Zone 1.
- The access and egress route travels through Flood Zones 1 and therefore does have a safe route of access.
- Flood depths on the site and within the building remain unknown because the

- Flood Zones are derived from JFLOW modelling.
- Flood Storage Compensation is not required.
- A Flood Evacuation Plan has not yet been proposed.

Incorporating New Climate Change Allowances

As the applicant has sequentially sited their proposed development to be wholly within Flood Zone 1, we feel it is unnecessary to request the applicant to re-model the River Dove; designated Main River in order to incorporate the new climate change allowances. This is because the majority of the new climate change allowances have not exceeded the current extent of the existing flood zone 2.

JFLOW

The Flood Zone maps in this area are formed of national generalised modelling, which was used in 2004 to create fluvial floodplain maps on a national scale. This modelling was improved more recently, using a more detailed terrain model for the area. This modelling is not a detailed local assessment, it is used to give an indication of areas at risk from flooding.

JFLOW outputs are not suitable for detailed decision making. Normally, in these circumstances, an FRA will need to undertake a modelling exercise in order to derive flood levels and extents, both with and without allowances for climate change, for the watercourse, in order to inform the design for the site.

However, as the applicant has sequentially sited their proposed development to be wholly within Flood Zone 1, we feel it is unnecessary to request the applicant to model the River Dove; designated main river with regards to the safety of the proposed development because the development should remain dry and provide refuge throughout the 0.1% (1 in 1000) annual probability event.

If you feel you do not have sufficient information with regards to flood levels on the access/egress routes, we advise that modelling should be undertaken to accurately establish the risk to the access/egress routes in terms of potential depths and locations of flooding. The watercourse should be modelled in a range of return period events, including the 1 in 20 (5%), 1 in 100 (1%) and 1 in 1000 (0.1%) year events, both with and without the addition of climate change. Please remember to request the new climate change allowances. The flood levels on the access/egress routes should be determined and compared to a topographic site survey to determine the flood depths and extents along the access/egress routes. This should be used to establish a route of safe access.

Further flood risk advice can be found in the technical appendix at the end of this letter.

Environmental Permit for Flood Risk Activities

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. The River Dove, is designated a 'main river'.

Application forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923

Direct e-mail Liam.Robson@environment-agency.gov.uk

cc Evoultion Town Planning

Flood Risk Technical Appendix

Guidance for Local Council

Safety of Inhabitants – Emergency Flood Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [Planning Practice Guidance](#) to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

We have considered the findings of the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:

- No danger to people

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.

If you would like to seek further advice on the emergency planning implications of this proposal please pass the application to the Suffolk Resilience Forum Partnership Manager, who will ensure that it is discussed at the next SRF meeting.

Other Advice

Sequential Test / and Exception Tests

The site is located within Flood Zone 1 with a 'low probability' of flooding, with less than a 1 in 1000 annual probability of river flooding in any year (<0.1%). Therefore, the Sequential and Exception Tests will not need to be undertaken as part of this planning application.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.



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: 145377/1/0066024

Local Planning Authority: Mid Suffolk District

Site: Land North East Of Chapel Road
Mendlesham Suffolk

Proposal: Outline Planning Application (Access to be considered) - Erection of up to 49 no. dwellings

Planning application: DC/19/00959

Prepared by: Pre-Development Team

Date: 3 September 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 Mendlesham Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

It is noted that the number of dwellings has reduced. In order to make an accurate capacity assessment, we require confirmation of a foul water discharge regime and connection point. We therefore request a condition requiring an on-site drainage strategy (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.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

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)

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

From: Planning Department <Planning@wlma.org.uk>

Sent: 28 March 2019 15:34

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

Subject: RE: MSDC Planning Re-consultation Request - DC/19/00959 - Our Ref: 19_01363_P

Our Ref: 19_01363_P

Good Afternoon,

Thank you for your consultation on planning application DC/19/00959. The location you are referring to does not fall within our Internal Drainage District, therefore we have no comments to make.

Kind Regards,

Jess

Jessica Nobbs

Flood and Water Officer (Planning/Enforcement)

e: planning@wlma.org.uk

Water Management Alliance

Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK

t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: info@wlma.org.uk | www.wlma.org.uk

Consisting of:

Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board Norfolk Rivers Drainage Board and South Holland Drainage Board in association with Pevensey and Cuckmere Water Level Management Board

Defenders of the Lowland Environment

The information in this e-mail, and any attachments, is confidential and intended solely for the use of the individual or entity to whom it is addressed. The views expressed in this e-mail may not represent those of the Board(s). Nothing in this email message amounts to a contractual or legal commitment unless confirmed by a signed communication. All inbound and outbound emails may be monitored and recorded.

With our commitment to ISO 14001, please consider the environment before printing this e-mail.

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

From: planningyellow@baberghmidsuffolk.gov.uk

[<mailto:planningyellow@baberghmidsuffolk.gov.uk>]

Sent: 25 March 2019 10:04

To: Giles Bloomfield <Giles.Bloomfield@wlma.org.uk>

Subject: MSDC Planning Re-consultation Request - DC/19/00959

Please find attached planning re-consultation request letter relating to planning application - DC/19/00959 - Land North East Of, Chapel Road, Mendlesham, Suffolk

Kind Regards

Planning Support Team

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**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/19/00959

Our Ref: IESCCG/000319/MEN

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

11/03/2019

Dear Sirs,

Proposal: Hybrid Planning Application - Outline Planning Application (some matters reserved) Erection of up to 63no. dwellings and new access; Full Planning Application - Creation of 2.38 hectares of Community Open Space.

Location: Land North East Of, Chapel Road, Mendlesham, Suffolk

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

Background

2. The proposal comprises a development of up to 63 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

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

Healthcare Impact Assessment

High quality care for all, now and for future generations

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 (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Mendlesham Health Centre (and its branch Bacton Surgery)	7,647	510.49	7,445	-14
Total	7,647	510.49	7,445	-14

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice.
 3. Based on 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 Mendlesham Health Centre or its branch Bacton Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
 7. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

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

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

Yours faithfully



Chris Crisen

Estates Planning Support Officer

Ipswich and East Suffolk Clinical Commissioning Group

16 April 2019

Mr Alex Scott
Planning Officer
Mid Suffolk District Council
Endeavour House
8 Russell Rd
Ipswich , IP1 2BX

Dear Mr Scott,

DC/19/00959 Hybrid Planning Application - Outline Planning Application (Access to be considered) Erection of up to 63 no. dwellings. Full Planning Application - Creation of 2.38 hectares of Community Open Space. Land North East Of Chapel Road Mendlesham Suffolk

Following a request from a resident to review this application, I am writing to object to the development of this greenfield site which is outside, but adjoining, the current physical limit of Mendlesham. The proposals are contrary to the adopted Mendlesham Neighbourhood Plan and will have a detrimental impact on the countryside edge of village and the setting of grade II listed Claves Pightle.

The Mendlesham Neighbourhood Plan has recently been updated to allocate 5 sites for housing which will enable growth of up to 164 dwellings in the period 2017-2036. The application site is not one of those brought forward by the Neighbourhood Plan and policy MP1 is clear that only small scale developments of up to 20 dwellings will be supported outside the village boundary.

Moreover, although the character of the northern edge of the village is compromised by modern development, the views analysis used to inform the Neighbourhood Plan site selection, clearly shows that the views of the village across the application site are considered to be of 'high significance'. Moreover, although the setting of Calves Pightle has been impacted by post war development, its historic agricultural context and isolation from the village is significant. Its setting is arguably now more sensitive to change and weight must be given to the surviving rural context that affords greater significance to the setting of the heritage asset as a result. Historic England GPA Note 3 The Setting of Heritage Assets is clear "*that a negative cumulative change could include severing the last link between an asset and its original setting.*" This is clearly the case here. Due to the post war housing along Chapel Road, the proposal site provides the only remaining agricultural context to this heritage asset. The introduction of a suburban estate of 63 dwellings on the rural edge of the village will irrevocably change the character of the approach to the village and will completely surround the once isolated listed cottage. SPS considers therefore that the proposed

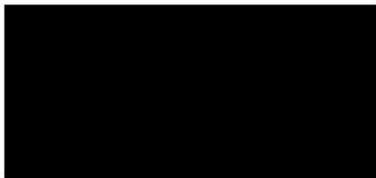
scheme would cause a degree of harm, albeit less than substantial, which must be weighed against the public benefits provided by the proposals.

Conclusion

This speculative application is contrary to the clearly laid out aspirations of the community on the future housing development of Mendlesham. The Neighbourhood Plan identifies sufficient sites for housing development and has highlighted that views over the application site are highly significant. Moreover MSDC has recently announced that is able to demonstrate a 5 year supply of housing land and therefore all housing supply policies of the Core Strategy remain relevant including CS2 Development in the Countryside and FC1 Presumption in Favour of Sustainable Development.

We trust you will find these comments helpful in the consideration of this application.

Yours sincerely,



Bethany Philbidge
BSc (Hons) MSc (Town Planning)
Planning Officer

Ward Councillor – Andrew Stringer
Heritage Team
Chairman Mendlesham Parish Council
Phil Butler - SPS Mid Suffolk District

20 August 2019

Mr Alex Scott, Planning Officer
Mid Suffolk District Council
Endeavour House, 8 Russell Rd
Ipswich, IP1 2BX

Dear Mr Scott,

DC/19/00959 Hybrid Planning Application - Outline Planning Application (Access to be considered) Erection of up to 49 no. dwellings. Land North East Of Chapel Road Mendlesham Suffolk

Thank you for consulting SPS on the amendments to this application now reduced from 63 to 49 dwellings. I would refer you to our previous letter of 16 April 2019 (attached) in which we objected to the proposals which were contrary to the adopted Mendlesham Neighbourhood Plan (NP) and would have a detrimental impact on the countryside edge of village.

We note that this site is now included as an allocation in the draft Joint Babergh/ Mid Suffolk local plan, currently out to consultation. This ignores the clearly laid out aspirations of the community within the Mendlesham NP on the future housing development of Mendlesham. The site is not one of those being brought forward within the NP; policy MP1 is clear that only small scale developments of up to 20 dwellings will be supported outside the village boundary; and the views analysis used to inform the NP site selection, clearly shows that views of the village across the application site are considered to be of 'high significance'.

SPS is very supportive of neighbourhood plans as an important part of the plan-led system and therefore strongly urge that this application is refused. We trust you find these comments helpful in the consideration of this application.

Yours sincerely,

Bethany Philbidge
BSc (Hons) MSc (Town Planning)
Planning Officer

Cc: Ward Councillor - Andrew Stringer
Chairman Mendlesham Parish Council
Phil Butler - SPS Mid Suffolk District



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/00959

Referring to the planning application referenced above, dated 5 March 2019, application the erection of up to 63 dwellings and new access and creation of 2.38 hectares of Community Open Space, Land north east of Chapel Road, Mendlesham, Suffolk, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Signature:	Date: 7 March 2019
Name: Mark Norman	Position: Spatial Planning Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW shamsul.hoque@highwaysengland.co.uk	

Annex A

This development is unlikely to have a severe affect upon the Strategic Road Network.

Your Ref:DC/19/00959
Our Ref: SCC/CON/0880/19
Date: 20 March 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: Alex Scott

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/00959

PROPOSAL: Hybrid Planning Application - Outline Planning Application (some matters reserved)

Erection of up to 63no. dwellings and new access; Full Planning Application -

Creation of 2.38 hectares of Community Open Space.

LOCATION: Land North East Of Chapel Road Mendlesham

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

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

- The proposed visibility splays for the accesses are sufficient for this application.
- The proposal for 63 dwellings would create approximately 38 vehicle movements within the peak hour (1 vehicle every 1.5 minutes) therefore the additional vehicles from the development will not affect the capacity of the highway network in the area.
- The closest bus stop is 350m from the centre of the site with good public transport services.
- There is a proposal to create a footway from the site to Mayfield Way. We would require a footway link to Ducksen Road to make it a continuous link to the Bus Stops, facilities and primary school.

The development would not have a severe impact on the highway network (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

AL10 - Condition: Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

V 1 - Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 5787/PA05B with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

ER 1 - Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

ER 2 - Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

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

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

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

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

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

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

P 2 - Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including electric vehicle charging points and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

B 2 - Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

HGV CONSTRUCTION - 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.

CONTRIBUTIONS

PUBLIC TRANSPORT

63 dwellings would certainly warrant improvements to the nearest bus stops to assist new residents in making use of the bus services. These bus stops benefit with improvements, including wheelchair accessible kerbs. Ideally, these works could be carried out under a S278 agreement with SCC however, if not, the county may consider a CIL contribution for these improvements by requesting .£6,000 towards these works.

PROW

The proposed development will have a direct impact on the local public rights of way (PROW) network. They are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism.

The anticipated increased use of the PROW network as a result of the development will require the offsite improvement works by resurfacing and widening of the PROW therefore, s106 funding will be requested from this development. Contribution totals will follow.

NOTES

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

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

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

Your Ref:DC/19/00959
Our Ref: SCC/CON/3297/19
Date: 27 August 2019
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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: Alex Scott

Dear Alex,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REF: DC/19/00959

PROPOSAL: Outline Planning Application (Access to be considered) - Erection of up to 49 no. dwellings.

LOCATION: Land North East Of, Chapel Road, Mendlesham, Suffolk

Further to our response dated 20th March 2019, we recommend that any permission which that Planning Authority may give should include the additional conditions shown below:

FW - Condition: The footways to be provided in it's entirety before the development is brought into use in accordance with Drawing Number 5287/PA10.

Reason: To ensure that suitable footways are provided to access the application site and to connect the sites with public rights of way and footway network.

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
Endeavour House
8 Russell Road
Ipswich IP1 2BX.

Enquiries to: Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_00959
Date: 12/03/2019

For the Attention of Alex Scott

Dear Mr Isbell

Planning Application DC/19/00959 – Land North East of Chapel Road, Mendlesham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record previously un-investigated on the ground. On the site a medieval silver coin was found (MDS 177) and there have been numerous finds of medieval, Saxon and Roman Material in adjacent fields, (MDS 035, 034, 166, 170) and finds recorded on the Portable Antiquities Scheme Database. Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 05 March 2019 09:32
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Subject: 2019-03-05 JS Reply Land North East Of, Chapel Road, Mendlesham Ref DC/19/00959

Dear Alex Scott,

Subject: Land North East Of, Chapel Road, Mendlesham Ref DC/19/00959

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/00959.

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

- Site Location Plan Ref 5287-PA01 Rev B
- Indicative Site Layout Ref 5287-PA01 Rev B
- Topographical Survey Ref 21021ea-01 to 04
- Desk Based Contaminated Land Assessment Ref 72860/R/001
- Flood Risk Assessment and Drainage Strategy Ref IP16-164-08 Mendlesham
- Landscape and Visual Appraisal dated January 2019

The reason why we are recommending a holding objection is because the submitted flood risk assessment (FRA) is factually incorrect and has not correctly referenced that parts of the site is within fluvial flood zone 1,2 and 3 of the River Dove. The FRA needs to assess all of the flood risk fluvial, pluvial, groundwater etc across the outline and full applications.

We also note that the proposed attenuation basin (referenced as a swale) is to be constructed in the full application boundary, therefore more detail is required as the basin is shown to have water depths of up to 1.7m. Applicant needs to refer to SCC policy document Suffolk Surface Water Drainage (SuDs) Guidance, Standards and Information May 2018, section 6.

<https://www.suffolk.gov.uk/assets/Roads-and-transport/Flooding-and-drainage/Strategy-Appendices/2018-10-01-SFRMS-SuDS-Guidance-Appendix-A-.pdf>

The proposed discharge rate into the River Dove, is acceptable subject to the Environment Agency granting an Environmental Permit (<https://www.gov.uk/topic/environmental-management/environmental-permits>)

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

1. Amend the flood risk assessment to clearly show that that the site is within all three flood zones (1,2, and 3) and is affected by surface water flood risk
 - a. The flood mapping in appendix B does not reflect the red line plan documents as submitted (Site Location Plan Ref 5287-PA01 Rev B)
2. Submit a revised plan demonstrating no dwellings will be at risk of flooding or any surface water attenuation areas will located within fluvial flood zone 3
3. Amend 3.2, SCC will require all surface water drainage conveyance to be above ground, as a piped network is not a suitable sustainable drainage system
4. Submit a detailed design of the proposed attenuation basin that is to be located within the boundary of the full application
5. Submit details demonstrating how the attenuation basin will offer amenity and ecological value

6. Demonstrate how the visitor parking area in the full application will be drained, ensuring that it meets the requirement of the pollution indices

Kind Regards

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

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

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

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 17 June 2019 13:44
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Subject: 2019-06-17 JS reply Land North East Of, Chapel Road, Mendlesham Ref DC/19/00959

Dear Alex Scott,

Subject: Land North East Of, Chapel Road, Mendlesham Ref DC/19/00959

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/00959.

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

- Flood Risk Assessment and Drainage Strategy Ref 1712-132 Rev. B
- Site Location Plan Ref 5287-PA01 Rev B
- Indicative Site Layout Ref 5287-PA01 Rev B
- Topographical Survey Ref 21021ea-01 to 04
- Desk Based Contaminated Land Assessment Ref 72860/R/001
- Landscape and Visual Appraisal dated January 2019

Our previous consultation reply of the 1st April 2019 has not been taken into account by the applicant.

The reason why we are recommending a holding objection is because whilst a new flood risk assessment and drainage strategy has been submitted, there are still elements that need to be address. It is not clear whether the surface water basin/wetland forms part of the outline or is an integral part of the full application for public open space. If the basin is part of the full application, the further detailed design and landscaping detail is required as a minimum.

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

1. Clarify if the basin is with the outline or full application
 - a. If the basin is part of the full then a cross section with marked depths if to be submitted along with landscaping plans and management and maintenance

Kind Regards

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

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

***Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here;

https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/**

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 20 August 2019 07:13
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Subject: 2019-08-20 JS reply Land North East Of, Chapel Road, Mendlesham, Ref DC/19/00959

Dear Alex Scott,

Subject: Land North East Of, Chapel Road, Mendlesham Ref DC/19/00959

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/00959.

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

- Flood Risk Assessment and Drainage Strategy Ref 1712-132 Rev. D
- Site Location Plan Ref 5287-PA01 Rev B
- Indicative Site Layout Ref 5287-PA01 Rev B
- Topographical Survey Ref 21021ea-01 to 04
- Desk Based Contaminated Land Assessment Ref 72860/R/001
- Landscape and Visual Appraisal dated January 2019

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 Q_{bar} or 2l/s/ha 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 flow paths 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. Within 28 days of final occupation, 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 that the Sustainable Drainage System has been implemented as permitted and that 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

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

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

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



Planning Application (DC/19/00959)

SITE: Outline Planning Application for 63 dwellings at Land East of Chapel Road, Mendlesham, IP14 5SQ

Applicant: Mr & Mrs Baully, Poplar Farm, C/o Evolution Town Planning Ltd, Thurston

Planning Officer: Mr Alex Scott

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.

Dear Mr Scott

Thank you for allowing me to provide an input for the above planning application for the proposed development of 63 dwellings at Land East of Chapel Road, Mendlesham.

On behalf of Suffolk Constabulary I have viewed the available plans regarding this proposed application and would like to register the following comments 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.

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/>

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

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

It is good to note that the area around the public open space will be railed off, to prevent vehicles from obtaining access to the area. I trust the pumping and electricity sub-stations perimeters will both be secured?

I take on board that this is an outline proposal and further details will be forthcoming. As a result I feel that at present I do not have the level of detail I require to make specific individual comments in relation to 'designing out crime' for this application. However, the following points are of concern:

- a) **The amount of garages at the side of drives, which are set back too far and allow an offender to enter the rear of these areas undetected. Particularly at plots 7-9; plots 17-18; plots 22-27; plot 33; plots 38-40. Designing garages and/or parking spaces set too far back, allows an offender easier access to the rear of a property without being seen, which is the more**

common method of entry preferred by most offenders. It is preferred that garages are flush by the side of properties. Secure By Design (SBD) New Homes 2016 section 1, para 16 entitled “Car Parking”, para 16.1- 16.2 and 16.5-16.7 pages 22-23 refers. Along with section 3 at para 52, also entitled “Car Parking”, (para 52.1-52.2, pages 62-63 refers).

b) I note that parking has been allocated to the north east of the development by the pumping station and communal area, just east of plot 13. This area has hedging all around, so there does not seem to be any surveillance. It would be preferable if there could be active windows at plot 13 and either no or low hedging, in order to facilitate at least some form of surveillance.



c) I would appreciate more details on the parking plan for the development. I note that rear parking has been incorporated for plots 21-22. The police nationally discourage the incorporation of rear parking as it tends to lack any form of surveillance and increases the likelihood of crime. I note however, in this instance the parking for these plots will be near to the front of plots A16-A18. It is hoped these plots will have active front windows so there is at least some surveillance (SBD New Homes 2016, page 22, para 16.3-16.4 refers).



d) I would appreciate future plans to ascertain the exact details of all the perimeter areas. I note that a number of rear perimeters from the outline drawings (pictured below) have hedging incorporated, if only hedging remains, then it is strongly recommended to deter intruders these perimeters comprise of defensive vegetation, such as Berberis, Pyrocantha or Hawthorn (SBD New Homes 2016 page 21, para 10.8.4 refers).



e) The above pictures show how a number of rear plots, including plots 31-32; plots 34-35 and plots 39-41 border the main existing southern to south eastern footpath. The police nationally discourage the sighting of footpaths by the rear of properties (SBD New Homes 2016 page 14-17, paras 8.1-8.29, entitled “Layout of Roads and Footpaths” refers).

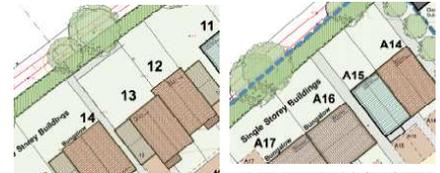
f) Footpaths should be designed to ensure that they are visually open, direct, well used and should not undermine defensible space areas, so that residents will feel safe to use them and enhance their feeling of safety to continue to use them. Footpaths should not run to the rear of, and provide access to rear gardens, or dwellings as they are proven generators of crime (SBD New Home 2016, page 15-16, para 8.1-8.7 refers).

g) The footpath entrance around the southern area of the development and next to the existing “Meadowsweet” property, looks like it will comprise dense vegetation, I realise the need for privacy for this property, however if the main footpath area is not properly maintained with hedging kept to low levels and well lit, it could become an area that locals would avoid for fear of crime occurring.



h) It is strongly recommended that all pathways are at least 3m wide to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles. All vegetation needs to be regularly maintained and cut back to prevent hiding areas for offenders and it is strongly recommended that these areas are well lit (SBD new Homes 2016, “Layout of Roads and Footpaths” at pages 14-17, para 8.1-8.19 refers).

i) I note that three alleyway/footpaths have been incorporated between plots 13-14 in order to access the rear of plot 12; between plots A15-A16 and by the parking areas for plots A9-A12, to access the rear of plot 12. If these are to remain then



they would make the rear of other adjoining plots also susceptible to the possibility of crime occurring. Of particular concern is the alley for plot A12, which could open up the rear of plots 22-25 to be more susceptible to criminal incursion. It would be preferred if these alleys could be removed. If they have to remain in place then it is strongly recommended that all alleys are securable with gated entry for residents only (SBD new Homes 2016, page 22, paras 16.3-16.4 refers).



j) I have concerns that the western side between plots A19 and A20 could become a congregating area for antisocial behaviour. It is strongly suggested that active windows are incorporated at these two plots in order to provide surveillance for the area to deter any such gatherings.



1.0 **Street Lighting:** Lighting should conform to Section 18.1 SBD 2016, in particular, “**Lighting in communal areas**” which can be found in Section 25.2 SBD 2016. Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

2.0 **Car Parking:** Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.

3.0 **Should any play equipment be installed it should meet BS EN 1176 standards and be disabled friendly. I Would recommend that any such area has suitable floor matting tested to BS EN1177 standards.**

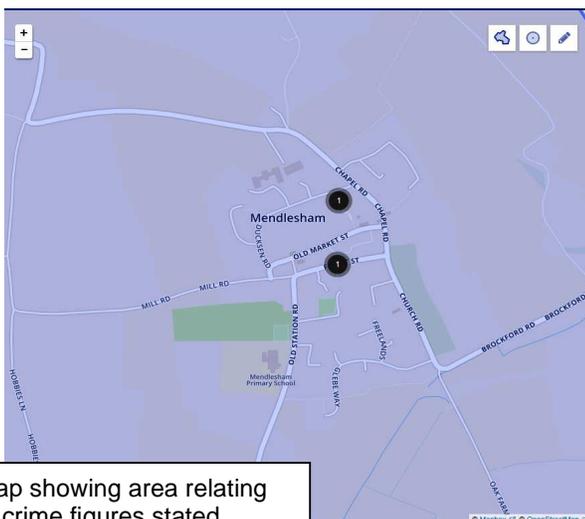
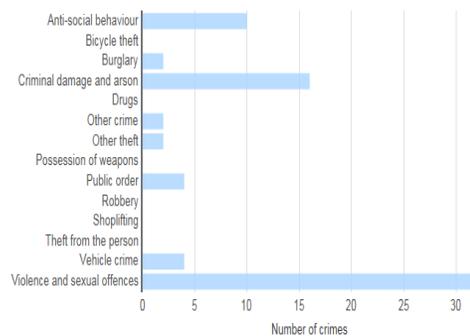
4.0 **Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.**

5.0 **All litter bins should be of a fire retardant material.**

6.0 **Attention should be paid to the sighting and fixing of Gates, Fences, Seats and Pathways. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading “Communal Areas” refers.**

7.0 **CRIME STATISTICS FOR CHAPEL ROAD, MENDLESHAM AND THE SURROUNDING IP14 5SQ POST CODE AREAS**

Comparison of crime types in this area between February 2018 and January 2019



Map showing area relating to crime figures stated

Crime type ⇅	NUMBER OF CRIMES	
	Total ⇅	Percentage
Anti-social behaviour	10	13.89%
Bicycle theft	0	0.00%
Burglary	2	2.78%
Criminal damage and arson	16	22.22%
Drugs	0	0.00%
Other crime	2	2.78%
Other theft	2	2.78%
Possession of weapons	0	0.00%
Public order	4	5.56%
Robbery	0	0.00%
Shoplifting	0	0.00%
Theft from the person	0	0.00%
Vehicle crime	4	5.56%
Violence and sexual offences	32	44.44%

7.1 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/+pG FY8y/stats/>

7.2 The graph left indicates a breakdown of the offences committed around this area between February 2018 to January 2019, totalling 72 offences, the majority involving violent and sexual offences totalling 32, followed by 16 offences relating to criminal damage and arson. With 10 offences relating to antisocial behaviour.

8.0 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.

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'.

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 New Homes 2016 accreditation. Further information on SBD can be found at www.securedbydesign.com

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

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

9.0 REFERRALS

9.1 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.

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

9.3 The National Planning Policy Frame work 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.

- 9.4 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.
- 9.5 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.

10.0 FINAL CONCLUSION

10.1 To reiterate, concerns around this development are:

- a) **The amount of garages allocated which are set too far back and could allow an offender to enter these areas undetected (page 2, para A refers).**
- b) **Parking has been allocated to the north east of the development by the pumping station and communal area, just east of plot 13. This area has hedging factored in all around, so there does not seem to be any surveillance. (page 2, para, B refers).**
- c) **I would appreciate more details on the parking plan for the development. I note that rear parking has been incorporated for plots 21-22. (page 2, para, C refers).**
- d) **I would appreciate future plans to ascertain the exact details of all the perimeter areas. I note that a number of rear perimeters from the outline drawings have hedging incorporated, if only hedging remains, then it is strongly recommended to deter intruders these perimeters comprise of defensive vegetation. (page 2, para D refers).**
- e) **A number of the rear of plots, including plots 31-32; plots 34-35 and plots 39-41 border the main existing southern to south eastern footpath. The police nationally discourage the sighting of footpaths by the rear of properties (page 2, para E refers).**
- f) **The footpath entrance around the southern area of the development and next to the existing “Meadowsweet” property, looks like it will comprise dense vegetation, it needs to be regularly maintained, kept to low levels and the area well lit (page 2, para G refers).**
- g) **Three alleyway/footpaths have been incorporated between plots 13-14 in order to access the rear of plot 12; between plots 15-16 and by the parking areas for plots 9-12, to access the rear of plot 12. If these are to remain then they would make the rear of other adjoining plots also susceptible to the possibility of crime occurring. Of particular concern is the alley for plot 12 (page 3, para I refers).**
- h) **The western side between plots A19 and A20 could become a congregating area for antisocial behaviour. Active windows should be incorporated. (page 3, para J 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

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/F221442
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 21/03/2019

Dear Sirs

Land North East of Chapel Road, Mendlesham IP14 5SQ
Planning Application No: DC/19/00959/
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: david@evolution-planning.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: 21 March 2019

Planning Ref: DC/19/00959

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land north east of Chapel Road, Mendlesham IP14 5SQ
DESCRIPTION: 63 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

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 08 March 2019 15:18

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

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

Subject: RE: MSDC Planning Consultation Request - DC/19/00959

Dear Alex,

Thank you for consulting me about the proposed residential development off Chapel Road in Mendlesham. I will be providing some Travel Plan and sustainable transport related comments, however these will form part of the Suffolk County Council Highways response that Sam Harvey is leading on to comply with internal protocol.

If this causes you any issues please feel free to get in contact with me to discuss.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

Your ref: DC/19/00959
Our ref: Mendlesham – land to the north-east
of Chapel Road 00053723
Date: 11 March 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Alex,

Mendlesham: land to the north-east of Chapel Road – developer contributions

I refer to the proposal: hybrid planning application – outline planning application (some matters reserved) erection of up to 63no. dwellings and new access; full planning application – creation of 2.38 hectares of community open space.

Ideally, the County Council would like to see a plan-led approach to housing growth in the locality, which would also identify the infrastructure requirements based on cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including highway impacts and school provision.

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

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

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

The National Planning Policy Framework (NPPF) paragraph 56 sets out the requirements of planning obligations, which are that they must be:

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

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

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

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

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

The Joint Local Plan proposals include:

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

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

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

Under Decision-making in paragraph 38 of the NPPF it says “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

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

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

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted 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 current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at *existing* establishments
- Provision of primary school places at *existing* schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

The details of the impact on local infrastructure serving the development is set out below and, apart from the s106 school transport contribution, will form the basis of a future CIL bid for funding:

- 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.'

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

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

SCC anticipates the following **minimum** pupil yields from a development of 63 dwellings, namely:

- a) Primary school age range, 5-11: 15 pupils. Cost per place is £12,181 (2018/19 costs).
- b) Secondary school age range, 11-16: 10 pupils. Cost per place is £18,355 (2018/19 costs).
- c) Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2018/19 costs).

The local schools are Mendlesham Primary School (catchment school and within walking distance from the proposed development), and Stowupland High School (catchment school and nearest but over 3-miles away from the proposed development).

The strategy is to expand the primary school up to 140 places, but the site is large enough to expand up to 210 places if required.

Based on existing forecasts SCC will have surplus places available at the local primary and secondary schools. For primary school provision a future minimum CIL funding bid of at least £182,715 (2018/19 costs) will be made to Mid Suffolk District Council and for secondary school provision a future minimum CIL funding bid of at least £223,364 (2018/19 costs) will be made.

If the District Council considers that planning permission should be granted for the outline application for up to 63 dwellings, this must be on the basis that s106 developer funding is secured by way of a planning obligation for the costs of secondary school transport. Contribution required is as follows:

- a) **School transport contribution** – 10 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Annual school transport cost per pupil is £960. Therefore, contribution is £960 x 10 pupils x 5 years = £48,000, increased by the RPI.

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

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

From these development proposals SCC would anticipate up to 10 pre-school children arising which equates to 6 FTE places (one place is 30 hours per week), at a cost per place of £8,333.

This proposed development is in the Mendlesham ward, where there is an existing deficit of places. Therefore, a future CIL funding bid of at least £49,998 (2018/19 costs) will be made.

- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

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).

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

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £13,608, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

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

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

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. 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.

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

9. Ecology, landscape & heritage. These are matters for Mid Suffolk District Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals.

10. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

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.

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

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

Apart from the site-specific s106 school transport contribution, the above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

Yours sincerely,

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

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

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 14 March 2019 13:26
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/00959 - Land North East Of, Chapel Road, Mendlesham, Suffolk

EP Ref: WK/000256412

DC/19/00959 - Hybrid Planning Application - Outline Planning Application (some matters reserved)
Erection of up to 63no. dwellings and new access; Full Planning Application - Creation of 2.38 hectares of Community Open Space. - Land North East Of, Chapel Road, Mendlesham, Suffolk

Thank you for the opportunity to comment on this application

EP have no objections to this application but due to the location of the site and the proximity of existing residential premises, I would however ask that the following are controlled by way of condition.

Suggested conditions as below:

1. Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs. Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

2. No materials produced as a result of the site development or clearance shall be burned on site. All waste arising from the ground clearance and construction processes to be recycled or removed from the site All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason – To minimise detriment to nearby existing residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

Dear Alex

EP Reference : 256411

DC/19/00959 - Land Contamination

Land North East Of, Chapel Road, Mendlesham, STOWMARKET, Suffolk.

Outline Planning Application (some matters reserved) Erection of up to 63no. dwellings and new access; Full Planning Application - Creation of 2.38 hectares of Community Open Space.

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 11.03.2019

YOUR REF: 19/00959

OUR REF: 256413

SUBJECT: Land North East Of Chapel Road Mendlesham Suffolk
Hybrid Planning Application - Outline Planning Application (Access to be considered) Erection of up to 63no. dwellings. Full Planning Application - Creation of 2.38 hectares of Community Open Space.

Please find below my comments regarding 'Environmental Health – Air quality' only.

Thank you for your consultation.

I have referred to the Environmental Protection UK (EPUK) Guidance, 2017 – Land Use Planning and Development Control: Planning for Air Quality, in assessing this application with regard to air quality. The data in the Transport Statement by Willow Consulting, dated 5 February 2019 shows that the development would not meet the criteria in the EPUK Guidance for requiring an air quality assessment. The predicted vehicle movements would be significantly below these criteria.

Therefore, I have no objections to make with regard to this application.

Kind regards

Jennifer Lockington
Environmental Protection Officer

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 14 March 2019 13:26
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/00959 - Land North East Of, Chapel Road, Mendlesham, Suffolk

EP Ref: WK/000256412

DC/19/00959 - Hybrid Planning Application - Outline Planning Application (some matters reserved)
Erection of up to 63no. dwellings and new access; Full Planning Application - Creation of 2.38 hectares of Community Open Space. - Land North East Of, Chapel Road, Mendlesham, Suffolk

Thank you for the opportunity to comment on this application

EP have no objections to this application but due to the location of the site and the proximity of existing residential premises, I would however ask that the following are controlled by way of condition.

Suggested conditions as below:

1. Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs. Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

2. No materials produced as a result of the site development or clearance shall be burned on site. All waste arising from the ground clearance and construction processes to be recycled or removed from the site All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason – To minimise detriment to nearby existing residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

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From: Iain Farquharson <Iain.Farquharson@babberghmidsuffolk.gov.uk>

Sent: 02 April 2019 14:35

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

Subject: 256414. DC/19/00959 Environmental Sustainability Comment - Land North East Of Chapel Road, Mendlesham

Dear Sir/Madam

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

As these items have not been addressed the recommendation is refusal, should the planning department consider setting conditions to ensure the development meets its environmental obligations the following is suggested.

Before works extend beyond foundation level 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.

From: Environmental Health

Sent: 26 March 2019 11:15

To: Iain Farquharson <Iain.Farquharson@babberghmidsuffolk.gov.uk>

Subject: FW: DC/19/00959 Environmental Sustainability Comment - Land North East Of Chapel Road, Mendlesham

Dear Alex,

Proposal: Outline Planning Application (Access to be considered) - Erection of up to 49 no. dwellings.

Location: Land North East Of, Chapel Road, Mendlesham, Suffolk

Reason(s) for re-consultation: Revised documents submitted 23/07/19

Many thanks for your request for comments on this reconsultation.

Having reviewed the revised documents I can see no reference to the issues raised by my predecessor, Iain Farquharson, who on the 26th March 2019 made the following response to the original application.

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability. As these items have not been addressed the recommendation is refusal, should the planning department consider setting conditions to ensure the development meets its environmental obligations the following is suggested.

Before works extend beyond foundation level 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.

Therefore my response is to repeat this.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

From: Karolien Yperman
Sent: 13 March 2019 10:52
To: Alex Scott
Subject: DC/19/00959 Land North East of Chapel Road, Mendlesham

Hi Alex,

The Heritage Team will be providing full comments for this application.

Thanks,
Karolien

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

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E: karolien.yperman@babberghmidsuffolk.gov.uk

E: heritage@babberghmidsuffolk.gov.uk

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10TH ANNIVERSARY OF
The Public Sector Transformation Awards

Consultation Response Pro forma

1	Application Number	DC/19/00959 Land North East of Chapel Road, Mendlesam	
2	Date of Response	27/03/19	
3	Responding Officer	Name:	Karolien Yperman
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • No harm to a designated heritage asset because the proposed development would not have a negative impact on the setting of the nearby designated and non-designated heritage assets. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The Heritage Team was a part of pre-application discussions regarding the impact of the proposed development on the nearby Grade II listed Calves Pightle and its neighbour Ark Cottage, which is considered a non-designated heritage asset.</p> <p>Note our comments at pre-application stage: <i>'Calves Pightle is a C17 cottage, timber framed with rough-cast render and a thatched roof. Calves Pightle and Ark Cottage are the only historic properties in the immediate vicinity of the application site. The Mendlesham Conservation Area is concentrated around the Old Market Street, Front Street and the Church, further to the south. Calves Pightle and its neighbour stood apart from the historic core of Mendlesham until large residential developments in the mid C20 enveloped them. This makes the approach to the Mendlesham Conservation Area from Chapel Road overwhelmingly suburban in character.</i></p> <p><i>The Heritage Team considers that the residential development of the application site is unlikely to detrimentally impact the setting of Calves Pightle and Ark Cottage. The historic isolated character of Calves Pightle has been lost through C20 development, and the development of the application site would not further compound this.</i></p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p><i>Therefore, the Heritage Team considers that the proposal is unlikely to cause harm to the significance of the nearby designated and non-designated heritage assets.</i></p> <p>The information submitted with this outline application has not changed since the pre-application stage, therefore the Heritage Team have no additional comments to make.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

Consultation Response Pro forma

1	Application Number	DC/19/00959	
2	Date of Response	16/03/2019	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>Wheeled bin presentation points are required to be plotted on a map for approval and placed at the edge of the curtilage. Plot 1 and 2 wheeled bin presentation points would be located on Chapel Road, plots 37,36,35 to be presented beside plot 37, plot 34 and 33 to be presented side plot 33 as a RCV would not be able to access the shared drive, plot 19,20 and 21 would need to be presented on the path beside plot 21, plot 16,17 and 18 to be presented on the path beside plot 16. Plot 7,8 and 9 would be presented beside plot 9 opposite the visitor parking bays.</p> <p>Ensure that the maintenance access for swale and refuse vehicle turning area north of site is also suitable for RCV to manoeuvre on.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.



Consultation Response Pro forma

1	Application Number	DC/19/00959	
2	Date of Response	27/08/2019	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	As per original planning application DC/19/00959, please provide the bin presentation points to curtilage on plan ref PA03. Conditions reference vehicle specification including access for swale and turning points per consultation response ref DC/19/0059 for waste services.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Meet the conditions in the discussion.	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott – Planning Officer
From: Sacha Tiller - Housing Enabling Officer – Strategic Planning
Date: 13th March 2019

Application Ref: **DC/19/00959**

Proposal: Hybrid Planning Application - Outline Planning Application (some matters reserved). Erection of up to 63 dwellings and new access; Full Planning Application – Creation of 2.38 hectares of Community Open Space.

Location: Land North East Of, Chapel Road, Mendlesham, Suffolk

Key Points

1. Background Information

- | |
|--|
| <ul style="list-style-type: none">• An outline development proposal for up to 63 residential dwellings. |
| <ul style="list-style-type: none">• This is an open market development and based on 63 units should offer 22 affordable housing units = 35% policy compliant position.• This response is also given with regards to the adopted Mendlesham Neighbourhood Plan |

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

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

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

<p>Ref2 Estimated proportionate demand for affordable new housing stock by bedroom number</p>

Bed Nos	% of total new affordable stock
1	46%
2	36%
3	16%

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

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

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

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

3. Preferred Mix for Open Market homes.

3.1 There is a strong need for homes more suited to the over 55 age brackets within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. Mid Suffolk and the county as a whole faces a large increase in the population of over 65-year olds so we need to ensure there are suitable housing choices for older people to remain in their communities.

3.2 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

3.3 Furthermore, 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. The proposal includes 18 x 3 bedroom houses, 10 x 2 bedroom houses, 8 x 4 bedroom houses and 5 x 3 bedroom bungalows. Mendlesham already has a significant stock of 3 and 4 bedroom homes and the 2011 Census shows that 76.3% of these are under-occupied [Source: ONS 2011 Census: QS412EW]. It would therefore be beneficial to change the above housing mix to include more 2 bedroom houses and bungalows.
- 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.
- The affordable housing should be integrated into the scheme and not placed in one area.
- Although the proposed open market is a mixture of 2, 3, 4 and 5 dwellings we are disappointed that there is a large proportion of larger dwellings when the 2011 census data shows that many properties are under occupied.

4: Affordable Housing Mix:

4.1 The majority district wide need is for 1 and 2 bedrooms followed by 3 beds with a much smaller need for 4+ beds.'

4.2 The current registered need for affordable housing in Mendlesham is 9 applicants with local connection with over 80% looking for 1 bedroom accommodation. The Neighbourhood Plan Affordable Housing Policy requires a local connection in the first instance with a mechanism to allocate to district wide.

4.3 Having regard to the above housing information and to ensure a broad housing mix to reflect local and district need the following affordable housing mix is recommended:

Affordable Rent: Total: 17

- 9 x 2b x 4p houses @ 79sqm
- 4 x 3b x 6p houses @ 102sqm
- 4 x 1b x 2p bungalows @63sqm

Shared Ownership: Total: 5

- 3 x 2b x 4p houses @ 79sqm
- 2 x 3b x 5p houses @ 93sqm

5. Other requirements for affordable homes:

- Properties must be built to the Housing Standards Technical guidance March 2015 and Nationally Described Space Standards.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 75% of relets in perpetuity.
- For all shared ownership dwellings applicants must be registered with the Suffolk Homebuy agency.
- Initial share purchases for shared ownership dwellings to be capped at 75%.
- The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. The affordable homes should be distributed across the different phases of the development.
- Adequate parking provision is made for the affordable housing units and cycle storage/sheds.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott – Planning Officer
From: Sacha Tiller - Housing Enabling Officer – Strategic Planning
Date: 28th August 2019

Application Ref: **DC/19/00959**

Proposal: Outline Planning Application (Access to be considered) – Erection of up to 49 no. dwellings.

Location: Land North East Of, Chapel Road, Mendlesham, Suffolk

Reason(s) for re-consultation: Revised documents submitted 23/07/2019

Key Points

1. Background Information

<ul style="list-style-type: none">• An outline development proposal for up to 49 residential dwellings.
<ul style="list-style-type: none">• This is an open market development and based on 49 units should offer 17 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 **97 new affordable homes per annum. Ref1**

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

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

3	16%
4	2%

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

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

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

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

3. Preferred Mix for Open Market homes.

3.1 There is a strong need for homes more suited to the over 55 age brackets within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. Mid Suffolk and the county as a whole faces a large increase in the population of over 65-year olds so we need to ensure there are suitable housing choices for older people to remain in their communities.

3.2 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

3.3 Furthermore, 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. The proposal includes 18 x 3 bedroom houses, 10 x 2 bedroom houses, 8 x 4 bedroom houses and 5 x 3 bedroom bungalows. Mendlesham already has a significant stock of 3 and 4 bedroom homes and the 2011 Census shows that 76.3% of these are under-occupied [Source: ONS 2011 Census: QS412EW]. It would therefore be beneficial to change the above housing mix to include more 2 bedroom houses and bungalows.
- 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.
- The affordable housing should be integrated into the scheme and not placed in one area.
- Although the proposed open market is a mixture of 2, 3, 4 and 5 dwellings we are disappointed that there is a large proportion of larger dwellings when the 2011 census data shows that many properties are under occupied.

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From: Peter Garrett <Peter.Garrett@babberghmidsuffolk.gov.uk>
Sent: 07 May 2019 13:44
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Laura Cutter <Laura.Cutter@westsuffolk.gov.uk>
Subject: DC/19/00959 consultation comment.

There is an adequate provision of open space associated with this particular development however its use would probably be restricted to those people living on that development. There may not be the wider appeal for residents outside of this development to visit the open space from the rest of the village and wider area. I do not consider that a car park is necessary for the open space given its strictly local appeal.

This is not an open space that MSDC would consider adopting and local management arrangements need to be included with this application.

It is not clear where the LEAP is to be located however I question whether such a facility is required on this development based on the provision of play facilities elsewhere in the parish.

Peter Garrett
Corporate Manager for Countryside and Public Realm
Babergh and Mid Suffolk District Councils - Working Together
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m: 07860595369
e: peter.garrett@babberghmidsuffolk.gov.uk
w: www.babergh.gov.uk or www.midsuffolk.gov.uk

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 12 August 2019 16:14
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/00959

Hello Planning Support

The Public Realm team note the changes in the layout and the loss of the 'community field' and woodland in this new application. The proposed open space within the proposed development seems adequate. Previous comments regarding the future maintenance of public open spaces made on 7 May 2019 still apply.

Regards

Dave Hughes
Public Realm Officer

From: Tony Bass <Tony.Bass@baberghmidsuffolk.gov.uk>
Sent: 07 May 2019 13:44
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Laura Cutter <Laura.Cutter@westsuffolk.gov.uk>
Subject: DC/19/00959 - Consultee comment

Based on my work with the local Parish Council, they are committed to the continual development of their existing centrally location recreation ground which is adjacent to the school and community facilities and within easy reach of the proposed new housing. The recreation ground has sports and play provision (equipped play areas for a range of ages) and they are currently proposing to extend and enhance these. Therefore although receiving the land associated with the proposed LEAP would be beneficial, the extent of any formal equipment added to it should be as agreed with the Local Parish Council as funding for equipment would be more appropriate for the recreation ground.

Tony Bass
Strategic Leisure Advisor & Leisure Projects Manager (Community Services)
Babergh and Mid Suffolk District Councils - Working Together
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