

Mendlesham Parish Council

Planning response

Proposal: Outline Planning Permission (access to be considered) - Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

Location: Land off Station Road and Glebe Way, Mendlesham

Application no: DC/18/03147

Planning Officer: Alex Scott

Mendlesham Parish Council unanimously recommends refusal of this application for the following reasons.

As a parish council, we recognise 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, but this has already been exceeded very early on within the time period. MP1 also states that small sites to provide 20 dwellings or less is preferred.

Whilst we appreciate the availability of CIL and S106 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.

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 only 620 homes more than a “slow pace” with another 28 dwellings and yet another building site for residents not reasonable or able for the community to accommodate.

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.

Access:

This application covers two sites, each with a different access. The access to Old Station Road, needs consideration due to the immediate proximity of Elms Farm, a Grade 2* listed building and also the new access to the Station Fields new development. The access proposed via the Glebe Way estate has caused much concern and is not considered suitable or acceptable for either construction traffic or future resident traffic. The road is not wide enough and would be an accident risk for children either playing or walking to school. Access for emergency services is also questioned with increasing traffic and cars parked on the highway. The residential amenity for those living in Glebe Way will be negatively affected and the highway damaged from construction works. There is an extremely strong public and parish council view that traffic from these developments should not be via Glebe Way.

Road infrastructure:

The two accesses proposed for this application will lead to increased traffic via Mendlesham's conservation area, including Front Street, Old Market Street and Church/Chapel Road to access either the A140 or the A14 via Stowupland.

Residents are already suffering and damage is being caused to our historic and listed properties as these roads are not wide enough or fit for purpose to take the existing volume of traffic which also includes buses and HGV's. It is also already difficult to quickly access the A140 and the road to and through Stowupland is struggling and likely to experience more traffic with the new developments at Stowupland.

The land covered by this application, could provide some sort of "relief" road enabling access out of the village for both residents of further development on this site and other residents which would ease the traffic issue for the Mendlesham Conservation area. We do appreciate that economically and even for planning purposes for a rural parish, this will not be of motorway/trunk road specification, but this is an ideal opportunity to consolidate, plan and expand our road infrastructure which is a must if Mendlesham village is going to grow further in a sustainable way.

Flooding: We have found the Flood Risk report difficult to comprehend, but note that a "holding" objection has been received from Jason Skilton, Suffolk County Council, Growth, Highway and Infrastructure .

Application documents:

There are a number of inaccuracies and gaps with the documents supplied with this application.

For example, the Groundsure Enviro Insight report does not cover the location nearest to Old Station Road and the Bullard Highways report states 26 houses. Whilst the difference of two houses is not significant, it does question reliance on these documents when considering this application? The Bullard report photos 19 -21 show the proposed walk to school along Church Road, including the closed pavement due to damage at Ropers Farm House, opposite the Church, from passing HGVs and providing evidence of our earlier comments regarding the existing road system.

It is also unclear where the utilities will be connected. Where will the electricity be connected, does the existing infrastructure have the capacity and is it (Station Fields) available? Management of water polluted ground is not clear.

Summary:

This application should be refused on the basis that it does not comply with the Mendlesham Adopted Neighbourhood Plan and MSDC has a five-year land supply so the need for this application is not proportionate to demand. Access particularly via Glebe Way is not suitable, the location is outside the Mendlesham settlement boundary and the application does not take into consideration our road infrastructure or the protection of our historic and listed buildings, including Elms Farm.

If approved, please note the comments from Peter Chisnall, MSDC Environmental Protection Officer regarding submission of a Construction Management Plan, including the restrictions on working hours.

Sharon Jones

Parish Clerk

Mendlesham Parish Council

12th September 2018

Mendlesham Parish Council

Planning response: consultation revised drawings and documents 25.3.19

Proposal: Outline Planning Permission (access to be considered) - Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

Location: Land off Station Road and Glebe Way, Mendlesham

Application no: DC/18/03147

Planning Officer: Alex Scott

Thank you for the opportunity to consider the documents received 25.3.19.

Mendlesham Parish Council still unanimously recommends refusal of this application. Whilst we note and welcome withdrawal of the previous proposed access via Glebe Way, the comments in our response dated 2nd April 2019 still apply plus we also ask for consideration of the following:

Road infrastructure:

We are extremely disappointed that the applicant is proposing one access onto Old Station Road rather than an additional access on to Oak Farm Lane as detailed in our last response.

This will mean, assuming each dwelling uses two cars each, some 60 vehicles minimum will access Old Station Road at least twice a day. Whilst some may head away from Mendlesham village towards Stowmarket, those wanting to access the Health Centre, Bacton/Cotton etc or the A140 will need to pass through the Mendlesham Conservation area, including Front Street, Chapel Road/Church Road. Employment and secondary/ further education opportunities within the parish for these new residents are not available, so people will need to travel by car to work, study and access services not domiciled in Mendlesham. Whilst we do have a public bus service, this is not an alternative for those needing to travel early in the morning or later in the evening.

Our road infrastructure can take no more, we have recently obtained current data which shows around 2000 vehicles per day using Front Street, regularly 100 an hour, including all types of vehicles including HGV's and coaches. Our medieval listed buildings in the Conservation area are being damaged and our residents are suffering noise and fumes that is unacceptable. The narrow road, always has a line of parked cars, meaning Front Street is in reality single file and the tight corners at both end of the road means the road surface and pavements are consistently being damaged.

The proposed access onto Old Station Road, is extremely close to the new Station Fields development which has provided 56 new dwellings, our Primary School, Community Centre and Playingfields and this area is already severely congested, particularly at school pick up and drop off times. Children walk from the Glebe Way estate, along the existing footpath, crossing the road at the same location. Whilst data will show there has not been a record of accidents in this area- this is luck rather than the suitability of the road itself and increased volumes of traffic are not required or sustainable. We would also question the safety of creating a staggered crossroads with the Station Fields development?

A second road access onto Oak Farm Lane/Brockford Road, straight out to the A140 would help to mitigate this? If Mendlesham is to grow, this is essential. This location provides the best and only opportunity to improve the road infrastructure to mitigate the additional traffic this proposal and any future developments will bring and protect our Conservation area including many listed, medieval buildings and the health and amenity of our residents.

Pumping Station:

We appreciate this is an outline application and the proposed layout of dwellings are indicative only. However, the proposed layout includes dwellings extremely close to the Anglian Water Pumping station. We ask the response from Anglian Water, including the comment that “dwellings located within 15 metres would place them at risk of nuisance in the form of noise, odour and general disruption.....” is considered further.

Elms Farm:

The new “ red line” and proposed developments brings dwellings and road, extremely close to Elms Farm, a Grade 2* listed building. The impact on this building and its curtilage, was an important consideration for the Station Fields Development, including the support of a Planning Appeal Inspector, requiring open space closest to Elm Farm. This was also an important consideration for application DC/18/05244 which has subsequently been withdrawn, but received significant concerns from heritage consultees. We consider the new proposals would severely impact on Elms Farm and its historical importance.

Road and footpath:

The new proposed road is extremely close to the back of the existing Community Housing development . Is this acceptable for existing resident amenity?

The right of way footpath from Oak Farm Lane towards Old Station Road is extremely popular forming a circular walk around the village and providing between Oak Farm Lane and Glebe Way, open views out into the countryside. The indicative layout now suggests this will provide urban views of the back of the new properties. This will mean an important loss of amenity to those using the right of way. Whilst we understand the right of way will be protected, consideration to mitigate the loss of the countryside views, would be appreciated?

Landscaping:

Whilst this an outline application, if approved, this new development will be the new boundary of this side of Mendlesham and seen from afar . The landscaping, of a handful of trees shown on the proposed layout is totally inadequate.

Flooding: we note that there is still a holding response from Suffolk County Council, Growth , Highway and Infrastructure.

Utilities: we still have concerns about the ability of our services to cope with the additional houses?

Summary:

We understand that the position regarding the MSDC five year land supply has recently strengthened and a five year supply is available.

This, our concerns as previously reported, plus more contained in this response, provides absolutely no reason to approve this application. It is outside the Mendlesham settlement boundary , does not comply with the Mendlesham Adopted Neighbourhood Plan or the Mid Suffolk District Council Community Strategy.

Sharon Jones

Parish Clerk

Mendlesham Parish Council

17th April 2019

Alex Scott
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2018/123133/01-L01
Your ref: DC/18/03147
Date: 30 August 2018

Dear Alex

**OUTLINE PLANNING APPLICATION (ACCESS TO BE CONSIDERED)-
ERECTION OF UP TO 28 DWELLINGS (INCLUDING 9 AFFORDABLE HOMES)
AND PROVISION OF PUBLIC OPEN SPACE.**

**LAND OFF STATION ROAD AND GLEBE WAY MENDLESHAM STOWMARKET
IP14 5RT**

Thank you for your consultation dated 10 August 2018. We have inspected the application, as submitted, and have no objections to the proposal, provided that you are satisfied the development would be safe for its lifetime and you assess the acceptability of the issues within your remit.

Flood Risk

The applicant has sequentially sited all proposed development within Flood Zone 1. 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 the erection of up to 28 dwellings and provision of public 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 (FRA), referenced 051/2017/FRA and dated July 2018, provides you with the information necessary to make an informed decision.

In particular:

- Drawing reference 01 in Appendix b shows 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.
- Drawing reference 051-2017.DWG in Appendix C shows an attenuation basin within Flood Zone 3. We are unsure if this is appropriate however surface water is under the remit of the Local Authority.

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.

Guidance for Local Council

Safety of Inhabitants – Emergency Flood Plan

We do 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).

Other Advice

Sequential 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.

We trust this information is useful.

Yours sincerely

Miss Charlie Christensen
Planning Adviser

Direct dial 02084 745593

Direct e-mail charlie.christensen@environment-agency.gov.uk

From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 17 August 2018 09:49
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC-18-03147 Consultation Response

Application ref: DC/18/03147
Our ref: 255634

Dear Sir/Madam

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 faithfully

Matthew Dean
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

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

18th April 2019

Dear Alex,

RE: DC/18/03147 Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space. Land Off Station Road and Glebe Way, Mendlesham, Stowmarket, IP14 5RT

Thank you for sending us further details of this application, we have the following comments:

The required visibility splay equals 102m, which is almost the entire length of hedgerow along the western edge of the site. As previously stated, removal of this hedgerow should not be carried out during the bird nesting season from March to August (inclusive). In addition, the loss of this habitat should be compensated for by the planting of a new species-rich hedgerow elsewhere within the development. This hedgerow should equal or exceed the length removed.

The pond on the adjacent property, Elms Farm, should also be protected during construction should permission be granted.

We also note that, although advised in our previous letter, no ecological enhancements have been secured. Paragraph 118 of the NPPF comprises a number of principles, which Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments. Should it be determined that development at this site is acceptable, appropriate enhancement measures should be included in the design, these could include (but are not limited to) the following:

- Roosting opportunities for bats (including integrated roost features);
- Nesting opportunities for birds (in particular integrated nesting features for swifts);
- High quality landscaping and open spaces using native plant species of local provenance;
- Boundary features (including garden boundaries) which are permeable to hedgehogs.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jill Crighton
Conservation Planner

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

23rd August 2018

Dear Alex,

RE: DC/18/03147 Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space. Land Off Station Road and Glebe Way, Mendlesham, Stowmarket, IP14 5RT

Thank you for sending us details of this application, we have the following comments:

Although the main area of this site is arable field with little ecological value, the visibility splay for the access from Old Station Road will require the removal of an unknown length of hedgerow. This could have an impact upon nesting birds. We therefore request that care is taken with the timing of these works and advise vegetation clearance including trees, bramble, scrub and ivy should not be carried out during the bird nesting season from March to August (inclusive).

Nesting birds are protected under the Wildlife and Countryside Act (1981) (as amended), which gives protection to all wild birds and makes it an offence to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird, whilst it is in use or being built;
- or take or destroy the egg of any wild bird (subject to certain exceptions).

In addition to this, new development can offer the opportunity to provide certain ecological enhancements. Paragraph 118 of the NPPF comprises a number of principles, which Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments. Should it be determined that development at this site is acceptable, appropriate enhancement measures should be included in the design, these could include (but are not limited to) the following:

- Roosting opportunities for bats (including integrated roost features);
- Nesting opportunities for birds (including integrated nesting features for species such as swift and house sparrow);
- High quality landscaping and open spaces using native plant species of local provenance;
- Boundary features (including garden boundaries) which are permeable to hedgehogs.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jill Crighton
Conservation Planner



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 0345 60 66 087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site 1084/1/0000747

Reference:

Local Mid Suffolk District

Planning

Authority:

Site: Land Off Station Road And Glebe Way Mendlesham
Stowmarket IP14 5RT

Proposal: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes)

Planning DC/18/03147

application:

Prepared by: Pre-Development Team

Date: 4 September 2018

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

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

The sewerage system at present has available capacity for these flows via a gravity discharge regime only without further consultation with Anglian Water. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. We can confirm infiltration logs have been viewed, however, further exploration into discharging to a watercourse must be first considered before we can permit a connection to the surface sewer. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.

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.

Surface Water Disposal (Section 4)

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. 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)



Historic England

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

Direct Dial: 01223 582740

Our ref: P01035233

01 March 2019

Dear Mr Scott

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990
LAND OFF STATION ROAD AND GLEBE WAY, MENDLESHAM, STOWMARKET,
IP14 5RT
Application No. DC/18/03147**

Thank you for your letter of 12 February 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This application seeks outline planning permission for the construction of up to 28 dwellings, including nine affordable homes, at Land off Station Road and Glebe Way, Mendlesham. The current application site is immediately north of The Elms, a grade II* listed building. Historic England has previously raised concerns to the development opposite The Elms and more recently to an application to the south. We consider the current application would result in harm to the significance of the historic farmhouse through development within its setting. We do not consider that a full assessment has been made of the contribution the application site makes to the understanding of The Elms and the impact development would have on the listed building's significance. We are particularly concerned about the plot of land adjacent to The Elms which would be accessed from Old Station Road.

Historic England Advice

Elms Farmhouse dates from the 15th century and is grade II* listed in recognition of it possessing more than special architectural and historic interest. The Elms originated as an isolated farmhouse in the late medieval period, set at some distance from the village and surrounded by its own agricultural land. Despite the growth of Mendlesham in recent years this is still the essential character of the listed building's setting and the surviving agricultural fields contribute to this. The house has several ancillary buildings, including a timber-framed barn of some interest and less appealing concrete block buildings facing the road. All these structures are in a recognizable tradition of agricultural building and so make some degree of



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





contribution to the character of the site. The application site forms two separate plots, one immediately north of Elms Farm and another larger plot to the north east. Historic maps dating back to 1886 show these fields as being open without any development and it is likely this land was once associated with the farmstead as agricultural land.

While the age, fabric, architectural quality and features of The Elms undoubtedly contribute to its significance so too does its setting. Setting contributes to our understanding of the farmhouse and its historic development and therefore adds to its significance. Furthermore, setting is not limited to views of a heritage asset but *'what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. As noted in our own guidance (Historic Environment Good Practice Advice in Planning Note 3) and in PPG, Paragraph: 013 Reference ID: 18a-013-20140306; *'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.'* In this instance the surviving agricultural fields that surround Elms Farmhouse contribute to its significance through being undeveloped as it reinforces the understanding of it being an isolated and rural farmstead set outside of Medlesham village.

The rural character of The Elms has unfortunately been partially compromised through recent development in the field opposite and from the expansion and growth of the village of Medlesham from the north. The current application proposes the development on the plot of land adjacent to The Elms Farmhouse, this would result in the permanent loss of open space that contributes to the understanding of the grade II* listed building and also would bring development up to The Elms boundary eroding its rural and isolated character. This would result in harm to the significance of The Elms through development within its setting.

The second plot is larger and to the north east of the Elms. While development on this land would also erode the rural character by bringing development closer to The Elms farmhouse, there is potentially some scope for development here due to existing development adjacent to it having already eroded the listed buildings setting. However, a full impact assessment should be undertaken in order to inform development and causing the minimum impact on the significance of the listed building. Open space and landscaping along the southern boundary should also be considered.

There is little information accompanying the application regarding the application site and its historic relationship with The Elms. We do not agree that the proposed application would result in no harm to the setting of The Elms Farmhouse and do not consider that a full and robust assessment has been carried out. We are concerned that developing the plot immediately north of The Elms would be particularly harmful as this land is the only buffer between the village and the farmhouse. Development on this land would result in the permanent loss of open space between the settlement and the farmhouse.





The National Planning Policy Framework identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184). In determining applications it is a requirement that the applicant describe the significance of any heritage asset affected, including any contribution made by their setting and that this detail should be proportionate to the asset's importance (paragraph 189). Paragraph 192 of the NPPF states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 193 also states that when considering impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the level of harm. We would stress that The Elms is grade II* putting it in the top 5.8% of listed buildings nationally. Paragraph 194 states that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. Finally, where development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the scheme (paragraph 196).

The NPPF requires that in determining applications applicants should describe the significance of any heritage asset affected, including any contribution made by their setting (paragraph 189). While the application makes reference to the architectural and historical importance of the grade II* listed building itself it has not considered the historic association of the proposed site nor the contribution it makes to the building's significance and therefore we do not consider it has met this requirement. The NPPF also asks the Council to consider any public benefit which might be delivered by the proposals and to weigh this against the harmful impact (paragraph 196).

Historic England consider that the application would result in harm to grade II* listed building's significance through development within its setting. The application site makes an important contribution to the historic significance of The Elms. The proposed scheme would further erode the isolated and rural character in which the building sits. We would suggest that the plot immediately to the north of The Elms is removed from the scheme as development on this part of the land would result in a serious level of harm to the significance of the listed building through inappropriate development within its setting. We would also suggest that a Heritage Statement is produced, and a Visual Impact Assessment is carried out in order to inform potential development to the north east plot.





Historic England

Recommendation

Historic England has concerns regarding the application on heritage grounds as the proposed development will further erode the rural and isolated character of the grade II* listed farmhouse resulting in harm to its significance through development within its setting. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 184, 192, 193, 194, and of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

Yours sincerely



Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk
Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



From: Cattier, Sophie <Sophie.Cattier@HistoricEngland.org.uk>
Sent: 18 April 2019 16:33
To: Robinson, Joanne <Joanne.Robinson@HistoricEngland.org.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Re: DC/18/03147 - Land off Station Road and Glebe Way, Mendlesham

Dear Katherine and Alex

Thank you for consulting Historic England on the revised plans for Land off Station Road, Mendlesham. We previously raised concerns in our letter of 01 March 2019 regarding the housing proposed to the immediate north of the site and recommended that this be deleted from the scheme in order to help reduce the level of harm to the significance of the grade II* listed building.

The current proposed amendments have not addressed our concerns and therefore we maintain our previous position and refer you to our letter of 01 March. However the new plans propose bringing the access road from Old Station Road round the existing development linking to the two previously separate plots of land which would increase development and even further erode the rural character of the listed farmhouse.

Not only have the amendments not addressed our concerns but they have increased the amount of development towards the grade II* farmhouse. We continue to advise the Council to seek the deletion of the north plot of housing and consider the currently proposed access road to increase the level of harm. If the Council are minded to approve this application as it currently stands then we would recommend that a much denser and intense tree screen is adopted along the entire of the southern boundary of the site.

Kind regards

Sophie

Your Ref: DC/18/03147
Our Ref: 570\CON\3274\18
Date: 15th August 2018

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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
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/18/03147

PROPOSAL: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

LOCATION: Land Off Station Road And Glebe Way, Mendlesham, Stowmarket, IP14 5RT

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

A plan of the access onto highway showing the visibility splays has not been provided:

- The vehicular access off Old Station Road is within a 30mph speed limit - visibility splays for this location is $x=2.4m$ and $y=90m$, as standards in the Design Manual for Roads and Bridges.
- The access off Glebe Way is also in 30mph speed limit but the visibility requirements are to be to Manual For Streets; $x=2.4m$ and $y=43m$

If the site cannot achieve the required standards, a speed survey will provide acceptable evidence of actual speeds to enable a lower standard of visibility to be accepted. If the required dimensions cannot be met, the proposed vehicular access will not safely facilitate the intensification of use the development would create.

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

Yours sincerely,

Sam Harvey
Senior Development Management Engineer

Your Ref:DC/18/03147
Our Ref: SCC/CON/1285/19
Date: 17 April 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/18/03147

PROPOSAL: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

LOCATION: Land Off Station Road And Glebe Way Mendlesham Stowmarket IP14 5RT

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:

V 1 - Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 051/2017/01 - P2 with an X dimension of 2.4m and a Y dimension of 49m and 53m 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.

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.

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

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

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

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

B 2 - Condition: Before the development is commenced details of the areas to be provided for presentation and storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Your Ref: DC/18/03147
Our Ref: 570\CON\3522\18
Date: 12th September 2018



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
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/18/03147**

PROPOSAL: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.
LOCATION: Land Off Station Road And Glebe Way, Mendlesham, Stowmarket, IP14 5RT
ROAD CLASS:

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

The Highway Statement supplied with this application states the existing features will 'mean that drivers should maintain their speed at or below 30 mph past the site' and 'Manual For Streets standards should be applied to this application'. However, we consider the site is not applicable for Manual for Streets standards; Old Station Road is a 'C' classified road (C566) which is a bus route. It is a location where the function of greater significance is 'movement' and not 'place'. The proposed visibility splays for the development's vehicular access onto Station Road are shown as X = 2.4m and Y = 43m in both directions and to allow a departure from the standards set out in the DMRB, we need this evidence giving the 85%tile vehicle speeds are lower than 30mph to make the proposed visibility splays acceptable.

We continue to recommend that permission for the application have a holding refused. We look forward to receiving information requested in due course.

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development

From: RM Floods Planning

Sent: 14 August 2018 07:54

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

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

Subject: 2018-08-14 JS reply Land Off Station Road And Glebe Way , Mendlesham, Stowmarket, IP14 5RT Ref DC/18/03147

Dear Alex Scott,

Subject: Land Off Station Road And Glebe Way , Mendlesham, Stowmarket, IP14 5RT Ref DC/18/03147

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/03147.

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

- Site location Plan (no ref)
- Proposed Site Plan ref 4294-01 June 2016
- Land Contamination report ref 72747/R/001
- Flood Risk Assessment & Drainage Strategy ref 051/2017/FRA P1

The reason why we are recommending a holding objection is because whilst the FRA element is acceptable, the drainage strategy proposed solution has not been suitably assessed in line with national and local policy/guidance.

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

1. Submit infiltration test results for the site
 - a. If infiltration is shown not be viable, the applicant should provide a route map of from the proposed discharge point to a mapped OS watercourse.
2. Submit a revised indicative surface water drainage plan utilising an above ground Suds system

- a. NPPF July 2018 para 165 , states that “Major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate”
- b. NPPF July 2018 para 165 (d) states that where possible, provide multifunctional benefits
3. Submit a revised indicative surface water drainage plan showing that the attenuation basins are not within fluvial flood one 3

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

Tel 01473 260411

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: 2018_03147
Date: 20/08/18

For the Attention of Alex Scott

Dear Mr Isbell

Planning Application DC/18/03147/OUT – Land off Old Station Road and Glebe Way, Mendlesham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record near various finds of Roman Pottery and Metalwork (MDS 028, 029, 114, 164). The northern part of the site was likely disturbed by the former Mid Suffolk Light Railway (SUF 076), but the south of the site appears undamaged. 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 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

site investigation

e. Provision to be made for archive deposition of the analysis and records of the site investigation

f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

Mid Suffolk District Council
Endeavour House
Russell Road
Ipswich

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

Your Ref:
Our Ref: FS/F221414
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 24/08/2018

Dear Sir/Madam

Land of Station Road and Glebe Way, Mendlesham
Planning Application No: DC/18/03147/OUT

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 firefighting, 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.

OFFICIAL

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 firefighting 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

Water Officer
Suffolk Fire and Rescue Service

c.c. The Agent

Mr Philip Cobbold
Philip Cobbold Planning Ltd
42 Beatrice Avenue
Felixstowe
IP11 9HB

info@philcobboldplanning.co.uk

enc. Sprinkler letter

Mid Suffolk District Council
Endeavour House
Russell Road
Ipswich

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

Your Ref:
Our Ref: ENG/AK/LGZ
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.businesssupport@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 24 August 2018

Planning Ref: DC/18/03147/OUT

Dear Sir/Madam

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land off Station Road and Glebe Way
DESCRIPTION: 28 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED:

If the Planning Authority is minded to grant approval, the Fire Authority will request that 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, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

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.

OFFICIAL

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.

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

Yours faithfully

Water Officer

Water Officer
Suffolk Fire and Rescue Service

Your ref: DC/18/03147
Our ref: Mendlesham – land off Station Road &
Glebe Way 00056039
Date: 03 April 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Alex,

Mendlesham: land off Station Road & Glebe Way – developer contributions

I refer to the proposal: outline planning application (access to be considered) – erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

Reason(s) for re-consultation: revised drawings and documents received 25.03.19.

I previously responded to the consultation by way of letter dated 13 August 2018 which set out the infrastructure implications if planning permission is granted. I have no further comments to make on the re-consultation, apart from the new requirement for site-specific school transport.

If the District Council considers that planning permission should be granted for the outline application for up to 28 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** – 5 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 5 pupils x 5 years = £24,000, increased by the RPI.

I have copied to colleagues who deal with highways and floods planning matters who will no doubt have comments to make on the re-consultation.

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

Your ref: DC/18/03147
Our ref: Mendlesham – land off Station Road &
Glebe Way 00056039
Date: 13 August 2018
Enquiries to: 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 off Station Road & Glebe Way – developer contributions

I refer to the proposal: outline planning application (access to be considered) – erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

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.

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

Whilst most 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.

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

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.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 which is implemented on planning permissions granted from 11th 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

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of the impact on local infrastructure serving the development is set out below and 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 28 dwellings, namely:

- a. Primary school age range, 5-11: 7 pupils. Cost per place is £12,181 (2018/19 costs).
- b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2018/19 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2018/19 costs).

The local schools are Mendlesham Primary School, and Stowupland High School.

Based on existing forecasts SCC will have no surplus places available at the local schools. For primary school provision a minimum CIL funding bid of at least £85,267 (2018/19 costs) and for secondary school provision a minimum CIL funding bid of at least £111,682 (2018/19 costs) will be sought.

- 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 5 pre-school children arising.

This proposed development is in the Mendlesham ward, where there is an existing surplus of places.

- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of 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.

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. £6,048, 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 $(30 \times £3,000) = £90,000$ 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. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

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

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

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

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

10. Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or

exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

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

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

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I will be grateful if the above information can be provided to the decision-taker in respect of this planning application.

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: Nathan Pittam

Sent: 28 August 2018 08:02

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

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

Subject: DC/18/03147. Air Quality

Dear Alex

EP Reference : 247148

DC/18/03147. Air Quality

Land Off Station Road And Glebe Way*

Outline Planning Application (Access to be considered) - Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that the likelihood of a development of this scale adversely impacting on the existing good air quality is low and as such I have no objection to the proposed development from the perspective of air quality.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 07769 566988 / 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

BABERGH/MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Chief Planning Control Officer For the attention of: Planning Admin
FROM: Nathan Pittam, Environmental Protection Team DATE: 31/8/18
YOUR REF: DC/18/03147
SUBJECT: Outline Planning Application (Access to be considered) - Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.
Address: SH, Street Record, Glebe Way, Mendlesham, STOWMARKET, Suffolk..

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

“There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.”

Nathan Pittam
Senior Environmental Management Officer.

From:Peter Chisnall
Sent:21 Aug 2018 15:47:14 +0100
To:BMSDC Planning Area Team Yellow
Subject:DC/18/03147

Hi Alex,

Proposal: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space.

Location: Land Off Station Road And Glebe Way , Mendlesham, Stowmarket, IP14 5RT

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

Having reviewed the application I can confirm that Environmental Protection has no objection to the proposed development.

Subject to the following conditions:

I recommend the developer submit a Construction Environmental Management Plan outlining the following:

- Noise management responsibilities and measures
- Monitoring and auditing procedures
- Complaints response procedures
- Community liaison procedures

The measures and procedures within the statement shall be agreed in writing with the Local Planning Authority and only those construction measures and procedures agreed shall be implemented by the developer.

The site preparation and construction works, including road works, shall be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.

(If 'quiet work activities' are permitted outside these hours I recommend they do not involve the use of generators, machinery and vehicles in external areas of the site).

No generators to be used in external areas on the site outside the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays, Public or Bank Holidays

The Local Planning Authority shall be provided with three days notice prior to any extended concrete pour taking place outside the agreed hours of construction for agreement that the works can proceed.

Reason: To protect the amenity of the area.

Any waste material arising from site demolition, preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason: To protect the amenity of the area.

No demolition preparation or construction works shall commence until a scheme for the mitigation of possible nuisance caused by dust has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the area.

No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

Thanks

Peter

Peter Chisnall

Environmental Protection Officer

Babergh & Mid Suffolk District Councils - Working Together

t: 01449 872247

m: 07543237715

e: peter.chisnall@baberghmidsuffolk.gov.uk

From: Iain Farquharson

Sent: 19 September 2018 14:27

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

Subject: M3 247152: MSDC Planning Consultation Request - DC/18/03147

Sir/Madam

It is acknowledged that the application is for outline permission but 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.

We request that should permission be granted a condition is included, such as:

Before any development is commenced a Sustainability & Energy document 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 construction commences.

Regards

Iain Farquharson

Senior Environmental Management Officer

Babergh Mid Suffolk Council

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

Sent: 18 April 2019 12:32

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

Subject: RE: DC/18/03147 - Land off Station Road and Glebe Way, Mendlesham

Planning Team Yellow

RE: DC/18/03147 - Land off Station Road and Glebe Way, Mendlesham

Public Realm have no specific comments to make at this stage due to the level of information provided with this application. The open space provision is adequate for a development of this size and we will make more detailed comments once information on the open space design and future management proposals becomes available. The location of this public open space appears to largely serve the residents of the proposed new development and a local solution to the future management of the open space would be expected. It is not an area that the District Council would expect to manage in the future.

Regards

Dave Hughes

Countryside and Public Realm

Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639

Mob 07990 542090

Email: david.hughes@baberghmidsuffolk.gov.uk

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

From: Louise Barker (BMSDC)

Sent: 11 April 2019 14:21

To: Alex Scott

Subject: DC/18/03147 - Re-consultation - Land Off Station Road And Glebe Way , Mendlesham, Stowmarket, IP14 5RT

Dear Alex

Thank you for the re-consultation. With reference to my previous response dated 3rd September 2018, I would like to add that the scheme housing mix should also have regard to the policies identified in the Mendlesham Neighbourhood plan.

Kind regards

Louise

Louise Barker DipHE Cert CIH

Housing Enabling Officer

Strategic Planning

Mid Suffolk & Babergh District Councils Working Together

Direct dial: 01449 724787

Mobile:07860829520

Email: louise.barker@baberghmidsuffolk.gov.uk

Websites: www.midsuffolk.gov.uk and www.babergh.gov.uk



MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott – Planning Officer
From: Louise Barker – Housing Enabling Officer – Strategic Planning
Date: 3rd September 2018

Application Ref: DC/18/03147

Proposal: Outline Planning Application (Access to be considered)- Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space. |

Location: Land Off Station Road and Glebe Way Mendlesham Stowmarket IP14 5RT

Key Points

1. Background Information

An outline development proposal for up to twenty eight (28) residential dwellings.
This is an open market development and based on 28 units should offer 9 affordable housing units = 35% policy compliant position.

2. Housing Need Information:

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

2.2 The 2017 SHMA indicates that in Mid Suffolk there is a need for **94 new affordable homes per annum. 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%
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2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3Estimated 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. 743 applicants registered for affordable housing in Mid Suffolk as at September 2018.

2.7 The Council's Choice Based Lettings system currently has 8 applicants registered for affordable housing who are seeking accommodation in Mendlesham as at September 2018. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the 743 applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 There is a strong need for homes more suited to the over 55 age bracket 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.

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.
- 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.

3.4 It is noted that the planning statement accompanying this application states the housing mix will consist of one and two storey dwellings which is welcomed. Furthermore with reference to the housing needs information above, it is recommended that a broad mix of dwellings are provided incorporating 1, 2 and 3 bedrooms bungalows and houses. The affordable housing should be integrated into the scheme and not placed in one area.

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 8 applicants registered who have a connection to Mendlesham.

4.2 The housing registered need for those with a local connection by bedroom size is as follows:

1 bed = 5 applicants
2 bed = 2 applicants
3 bed = 1 applicant

4.3 This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **743** applicants registered is the important number.

4.4 The housing register shows a district wide need by bedroom size as follows:

1 bed - 379
2 bed - 260
3 bed - 86
4 bed - 17
5 bed - 1

4.5 In line with current local policy, affordable rented and shared ownership units are the preferred affordable housing options to meet local housing needs

4.6 The following affordable housing mix is recommended:

Affordable Rent:

- 3 x 1b x 2p bungalow @ 50sqm
- 2 x 2b x 4p houses @ 79sqm
- 1 x 3b x 6p houses @ 102sqm

Shared Ownership:

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

5. Other requirements for affordable homes:

- Properties must be built to the Housing Standards Technical guidance March 2015.
- 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 70%.
- 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.
- All flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.
- It is recommended that /flats are designed in blocks of no more than 6 units.
- Adequate parking provision is made for the affordable housing units and cycle storage/sheds.