Consultee Comments for Planning Application DC/19/05166

Application Summary

Application Number: DC/19/05166
Address: Needham Lake Coddenham Road Needham Market Suffolk IP6 8NU
Proposal: Full Planning Application - Change of Use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.
Case Officer: Gemma Walker

Consultee Details

Name: Mrs Jennie Blackburn
Address: 1 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF
Email: clerk.csmpc@yahoo.co.uk
On Behalf Of: Creeting St. Mary Parish Clerk

Comments

The Parish Council have no objection to the application.

Consultee Comments for Planning Application DC/19/05166

Application Summary
Application Number: DC/19/05166
Address: Needham Lake Coddenham Road Needham Market Suffolk IP6 8NU
Proposal: Full Planning Application - Change of Use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.
Case Officer: Gemma Walker

Consultee Details
Name: Mr Kevin Hunter
Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB
Email: clerk@needhammarkettc.f9.co.uk
On Behalf Of: Needham Market Town Council

Comments
Needham Market Town Council supports approval of the application. The Town Council wishes the following comments to be taken into account:
1. The wall between the Flexible and Cafe areas, that it should be either sliding/folding (rather than fixed/solid) to facilitate one larger room at appropriate times, there seems to be no indication in the Design and Access Statement concerning this detail.
2. Although in general the Town Council approves the unisex toilet facilities, it considers that some females find using a WC which has previously been used by a male visitor unpleasant due to the unsocial behaviour of some men not lifting the lavatory seat. Perhaps one exclusive female WC might be considered.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 11 November 2019 08:33
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/05166 Consultation Response

Our ref: 299888
Your ref: DC/19/05166

Dear Sir or 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 http://magic.defra.gov.uk/ 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

Alice Watson
Consultations Team
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
Tel: 0300 060 3900

consultations@naturalengland.org.uk

www.gov.uk/natural-england

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

Our ref: AE/2019/124632/02-L01
Your ref: DC/19/05166

Date: 29 November 2019

Dear Ms Walker

CHANGE OF USE OF LAND AND ERECTION OF VISITOR CENTRE AND CAFE, WITH OUTSIDE DECKED SEATING AREA AND BICYCLE RACKS.

NEEDHAM LAKE, CODDENHAM ROAD, NEEDHAM MARKET, SUFFOLK, IP6 8NU

Thank you for your email referenced "AE/2019/124632/01-L01 DC/19/05166" dated 29 November 2019 at 14:18 in which you confirmed that you consider this application is classed as water compatible in relation to Table 2: Flood Risk Vulnerability Classification of the PPG. On that basis, Table 3 of the PPG states this flood risk vulnerability classification is compatible with Flood Zone 3b. Based on your decision we are therefore able to remove our objection raised within our letter referenced AE/2019/124632/01-L01 and dated 27 November 2019. If you review this flood risk classification, please re-consult us and we will provide our updated comments within 21 days.

We request that you include a condition(s) should the permission be granted ensuring a maintenance plan is in place to ensure the structure does not restrict or impede flood flow.

Informative – Environmental Permit for Flood Risk Activities

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

Application forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits. Anyone carrying out these activities without a permit where one is required, is breaking the law.

We trust this advice is useful.

Cont/d..

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923
Direct e-mail Liam.Robson@environment-agency.gov.uk

End

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

Our ref: AE/2019/124632/01-L01
Your ref: DC/19/05166

Date: 27 November 2019

Dear Ms Walker

CHANGE OF USE OF LAND AND ERECTION OF VISITOR CENTRE AND CAFE, WITH OUTSIDE DECKED SEATING AREA AND BICYCLE RACKS.

NEEDHAM LAKE, CODDENHAM ROAD, NEEDHAM MARKET, SUFFOLK, IP6 8NU

Thank you for your consultation dated 7 November 2019. We have reviewed the application as submitted and object to this application in principle because the proposed development falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. We therefore recommend that the application is refused planning permission on this basis. We have expanded on this within the Flood Risk section below.

Flood Risk

The Planning Practice Guidance (PPG) classifies development types according to their vulnerability to flood risk and gives guidance on which developments are appropriate in each flood zone. In this case, the application site lies within the fluvial Flood Zone 3b, the functional floodplain, as delineated by the 1 in 20 annual probability event outline.

The proposed development is classified as 'less vulnerable' in Table 2: Flood Risk Vulnerability Classification of the PPG. Table 3 of the PPG makes clear that this type of development is not compatible with Flood Zone 3b and should not therefore be permitted.

Further to this, the FRA proposes the use of voids as mitigation for a loss in floodplain storage. This should be avoided as they can become blocked over time by debris or domestic effects.

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us in line with the Town and Country Planning (Consultation) (England) Direction 2009.

Cont/d..

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.

Informative – Environmental Permit for Flood Risk Activities

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

Application forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits. Anyone carrying out these activities without a permit where one is required, is breaking the law.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923
Direct e-mail Liam.Robson@environment-agency.gov.uk

End

Your Ref: DC/19/05166
Our Ref: SCC/CON/4649/19
Date: 5 November 2019
Enquiries to: isaac.nunn@suffolk.gov.uk

Suffolk County Council

The Planning Department
Babergh District Council
1st Floor
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 1BX

For the attention of: Gemma Walker

Dear Gemma,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:

PROPOSAL: Full Planning Application - Change of use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.

LOCATION: Needham Lake Coddenham Road Needham Market Suffolk IP6 8NU

Notice is hereby given that the County Council as Minerals and Waste Authority make the following comments:

Thank you for consulting us on this application. The site falls within the Minerals Consultation Area (MCA). Under Policy 5 of the Suffolk Minerals Core Strategy (adopted 2008), Suffolk County Council will safeguard mineral resources on sites over one hectare within the MCA unless they are allocated in the local development framework.

This site falls under the one hectare threshold for safeguarding so I do not have any minerals safeguarding concerns to raise in relation to this proposal.

Please note that the equivalent policy in the emerging Suffolk Minerals & Waste Local Plan, Policy MP10, will have a higher threshold of five hectares.

Yours sincerely,

Isaac Nunn
Planning Officer
Planning Section
Strategic Development - Growth, Highways & Infrastructure

Your Ref:DC/19/05166
Our Ref: SCC/CON/4652/19
Date: 22 November 2019

Suffolk County Council

planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Gemma Walker

Dear Gemma,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION REF: DC/19/05166
PROPOSAL: Change of Use of land and erection of Visitor Centre and

Cafe, with outside decked seating area and bicycle racks

LOCATION: Needham Lake , Coddenham Road, Needham Market, Suffolk IP6 8NU

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:

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 in accordance with Suffolk Parking Guidance 2019 and carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

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

- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

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

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 06 November 2019 09:27
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Subject: 2019-11-06 Needham Lake , Coddenham Road, Needham Market IP6 8NU DC/19/05166

Dear Gemma Walker,

Subject: Needham Lake , Coddenham Road, Needham Market IP6 8NU DC/19/05166

Thank you for your notification of planning application DC/19/05166 for the proposed development of Needham Lake , Coddenham Road, Needham Market IP6 8NU received on the 4th November 2019.

Suffolk County Council, Flood & Water Management is a statutory consultee under the Town and Country Planning Act for major applications only.

Therefore, as this is a minor application we have no comment to make and we would point the LPA and the applicant towards the following guidance:-

Long Term Flood Risk - https://flood-warning-information.service.gov.uk/long-term-flood-risk
Flood risk assessment: standing advice - https://www.gov.uk/guidance/flood-risk-assessment-standing-advice

The Local Planning Authority should be mindful that the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water drainage.

Relevant Policies in relation to Flood Risk & SuDS

National Planning Policy Framework

- National Planning Policy Guidance
- Planning Policy Guidance
- House of Commons Written Statement HCWS161
- Defra's Non-Statutory Technical Standards
- Building Regulations: Approved Document H - Drainage and Waste Disposal (2015 edition)

Local Policy

- Suffolk Flood Risk Management Strategy and Appendices
- Mid Suffolk District Council (Policy CS 4 Adapting to Climate Change)

Kind Regards

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

Suffolk County Council I Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

T: 01473 260411 I https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/

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

-----Original Message-----
From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 04 November 2019 15:47
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/19/05166

Please find attached planning consultation request letter relating to planning application - DC/19/05166 - Needham Lake , Coddenham Road, Needham Market, Suffolk IP6 8NU

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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

Suffolk Fire and Rescue Service

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

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

Your Ref:
Our Ref: FS/F216272
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 22/11/2019

Dear Sirs

Needham Lane, Coddenham Road, Needham Market IP6 8NU
Planning Application No: DC/19/05166/FUL

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends the use of an existing area of open water as an emergency water supply (EWS).

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

/continued

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Flood Risk Letter

Copy: Mr D Towers, Hamson Barron Smith, Townshend House, 30 Crown Road, Norwich NR1 3DT
Enc: Sprinkler information

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 22 November 2019 17:54
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/05166 - Heritage response

Hello Gemma,

DC/19/05166 – Needham Lake, Coddenham Road, Needham Market

This application is for the change of use of land and the erection of a visitor centre and café with associated facilities at Needham Lake. The issues of the Heritage Team's concern relate to the potential impact of the proposals on the setting of the nearby Grade II listed Bosmere Mill to the south east.

The proposal site is considered to form part of the setting of Bosmere Mill and in its current, largely undeveloped form, makes a modest contribution to the significance of Bosmere Mill. The open land to the north of the mill – which includes the proposal site – is characteristic of the generally rural locations of mills which stand along watercourses, and sometimes on the edge of towns. Following a site visit, it is apparent that there are views across to the mill from various points within the general proximity of the proposed visitor centre. It is also clear that the mill is slightly elevated above the proposal site. Due to the topography and in combination with the scale of the listed building, the mill appears large and imposing.

The proposed visitor centre and café building would not be inappropriate within the setting of the listed mill. It is of contemporary appearance and is reasonably modest in scale. The form of the roof enables relatively low finished levels in combination with the lower land level of this part of the site. Therefore, it would be subservient to the listed building and would not appear overly prominent within its setting. Its use of materials reflects the rural feel of the site and would complement the material palette seen in listed buildings in the wider area. It is also acknowledged that Needham Lake is a public facility and this form of building is not uncommon in this type of public area. Its form and location ties it to the use of the lake and surrounding park, which would ensure it does not confuse the legibility or narrative of the mill.

I therefore consider the proposals would cause *no harm* to the significance of the listed building as it would accord with the requirements of S.66 of the P(LBCA)A1990 to preserve the setting of the building.

Tegan Chenery BA(Hons) MSt
Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together
tel: 01449 724677 | 07860 827107
email: tegan.chenery@baberghmidsuffolk.gov.uk
email: heritage@baberghmidsuffolk.gov.uk
web: www.babergh.gov.uk www.midsuffolk.gov.uk

RTPI AWARDS FOR PLANNING EXCELLENCE FINALIST 2019
iese Awards BRONZE Winner 2019
10TH ANNIVERSARY OF The Public Sector Transformation Awards

Please be advised that any comments expressed in this email are offered as an informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email.

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 18 November 2019 09:56
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/19/05166

Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/19/05166
Proposal: Full Planning Application - Change of Use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.
Location: Needham Lake , Coddenham Road, Needham Market, Suffolk IP6 8NU

Thank you for consulting me on this application. Environmental Protection have no comments or objections to make in terms of Noise/Odour/Light/Smoke matters.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

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

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

Consultation Response Pro forma

1	**Application Number**	DC/19/05166	
2	**Date of Response**	13/11/2019	
3	**Responding Officer**	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	**Recommendation** (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	**Discussion** Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	The waste/recycling bins for the visitor centre and café will need to be presented at the end of the green grass grid for collection. The 32 tonne refuse collection vehicle cannot access any nearer than the car park entrance due to the access. For this site 1100l bins would be used and moving these bins along a long grass grid is not suitable. Recommend that the bin storage point is relocated to next to the carpark to limit the distance that these bins need to be moved. Amend plans to reflect comments for approval.	
6	**Amendments, Clarification or Additional Information Required** (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	**Recommended conditions**	Meet the conditions in the discussion.	

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

-----Original Message-----
From: BMSDC Economic Development <BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk>
Sent: 11 November 2019 11:38
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/05166

Dear Gemma

Thank you for consulting the Economic Development team on this application. The team supports the proposal and recommends approval of the permission.

The Lake facility is one of the most visited free attractions in East Anglia with in excess of 300k visits per annum. The development of a visitor centre and café at Needham lake would deliver opportunities for improving the linkages between the Lake and the town centre: with more promotion the increased visitor numbers could spill into the town centre to boost footfall and encourage linked-trips and increased spending. A boost in Regional tourism is also likely, as one of the top attractions already, the Lake could act as a hub for more tourist activities to be discovered and undertaken.

The proposal is supported in principle by the extant Local plan in "PROPOSAL 20": A SITE FOR A VISITOR CENTRE, INCORPORATING COUNTRYSIDE INTERPRETATION AND EDUCATION FACILITIES, IS IDENTIFIED AT NEEDHAM LAKE, NEEDHAM MARKET. (0.7 HECTARES) (INSET MAP 55A).

Accordingly, the team considers the proposal to be an asset for the whole District in terms of its role as a key gateway to increased leisure and tourism activity across the area, and subsequently supports the proposal.

With best regards

Andrew McMillan
Economic Development Officer – Open For Business

Babergh and Mid Suffolk District Councils - Working Together
0300 1234 000 - switchboard
01449 72 4931 - desk
07860 829 428 – mobile
Email: Andrew.McMillan@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 19 November 2019 09:13
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/19/05166

Please accept this email as the Public Realm consultation response to DC/19/05166- Needham Lake.

The Public Realm team fully supports this application.

Such a visitor facility will be an excellent addition to the offer already available at Needham Lake and will add another, most welcome, dimension for visitors to enjoy at this very popular recreation site. If granted permission the team will continue to offer our help and support throughout the future stages of this facilities build and implementation.

We have no specific comments to make relevant to this planning application other than offer it our full support.

Yours Sincerely

Peter Garrett
Corporate Manager for Countryside and Public Realm Babergh and Mid Suffolk District Councils - Working Together
t: 01449 724944
m: 07860595369
e: peter.garrett@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk or www.midsuffolk.gov.uk

25 November 2019

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

By email only

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

Application: **DC/19/05166**
Location: **Needham Lake Coddenham Road Needham Market Suffolk IP6 8NU**
Proposal: **Full Planning Application - Change of Use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.**

Dear Gemma,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary
We have reviewed the Ecological Impact Assessment (Hopkins Ecology, October 2019) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats.

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

This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Ecological Impact Assessment (Hopkins Ecology, October 2019) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species. However, it is recommended that a Construction Environmental Management Plan should be submitted to the LPA. This shall include the mitigation as outlined within the Ecological Impact Assessment, as well as, precautionary mitigation measures to protect the River Gipping and the adjacent designated sites and measures for the removal and safe disposal of the Himalayan Balsam found onsite.

Additionally, we note that no biodiversity enhancement measures are identified in the Ecological Impact Assessment (Hopkins Ecology, October 2019). Therefore, to secure measurable net gains for biodiversity as outlined under Paragraph 170d of the National Planning Policy Framework 2019, we recommend that reasonable biodiversity enhancement measures will need to be provided. This should be provided via a Biodiversity Enhancement Strategy for protected and Priority Species and should be secured as a condition of any consent, prior to slab level.

Furthermore, we have reviewed the External Lighting Proposals (NPS South East Ltd, October 2019) and are satisfied with the proposed plan. This is because led lighting will be used which are set on timers / sensors, which will limit the time they are on and their impact to foraging and commuting bats. The Lux diagram also demonstrates that excessive illumination will not be used and impacts to boundary features or the River Gipping caused. However, we request that warm-white lights, preferably 2700k to 3000k, should be used to avoid insects being attracted to lights. This is because bright lights can result in a reduction in prey availability for light sensitive bat species that will not forage in lit areas.

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

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

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

Recommended conditions:

1. **PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**
   "A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, following the details contained in the Ecological Impact Assessment (Hopkins Ecology, October 2019)

   The CEMP (Biodiversity) shall include the following.
   - *a) Risk assessment of potentially damaging construction activities.*
   - *b) Identification of "biodiversity protection zones".*
   - *c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
   - *d) The location and timing of sensitive works to avoid harm to biodiversity features.*
   - *e) The times during construction when specialist ecologists need to be present on site to oversee works.*
   - *f) Responsible persons and lines of communication.*
   - *g) Use of protective fences, exclusion barriers and warning signs (if required)*
   - *h) Containment, control and removal of any Invasive non-native species present on site*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason*:* To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. **PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**
"A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:
   a) Purpose and conservation objectives for the proposed enhancement measures;
   b) detailed designs to achieve stated objectives;
   c) locations of proposed enhancement measures by appropriate maps and plans;
   d) persons responsible for implementing the enhancement measures;
   e) details of initial aftercare and long-term maintenance (where relevant).

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

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB
Ecological Consultant
ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Comments for Planning Application DC/19/05166

Application Summary
Application Number: DC/19/05166
Address: Needham Lake Coddenham Road Needham Market Suffolk IP6 8NU
Proposal: Full Planning Application - Change of Use of land and erection of Visitor Centre and Cafe, with outside decked seating area and bicycle racks.
Case Officer: Gemma Walker

Customer Details
Name: Mrs Linda Hoggarth
Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Comment Details
Commenter Type: Amenity Group
Stance: Customer made comments in support of the Planning Application
Comment Reasons:
Comment:The Mid Suffolk Disability Forum welcomes the development of a new Visitor Centre and Café for Needham Lake. We particularly welcome the comments in the Design and Access Statement that access for wheelchair users will be taken into account i.e. level access throughout, wide doors and corridors and adequate turning spaces.

We are extremely pleased to note the intention to have a Changing Places facility and ask that this meets the specifications for such a facility so that there are toilet facilities for all people including those who are severely disabled. Therefore it must be equipped with a hoist and an adult sized changing bed. This facility should not double up as baby changing.

We have some concerns regarding the location of the new centre as it is not close to the current parking for blue badge holders and necessitates negotiating the pathways to reach it. The width of these paths needs to accommodate wheelchair users and the surface of them needs to be all weather so that they do not become muddy and impossible to use in wet weather.

Can some consideration be given to providing parking for blue badge holders closer to the Visitor Centre?

We agree with comments that the access to the Lake from the Station and from the Town of Needham Market needs to be significantly upgraded to enable ease of access. This includes access from both Station Platforms and through the Cattle Tunnel.