

BRUNDISH PARISH COUNCIL



Brundish Parish Council response to DC/19/03659

The Council strongly objects to this proposed 5 house development.

There appear to be two parts to the application as evidenced in David Cameron's response by email of the 13th August which states: "the question that in effect is being asked of the Council is whether we would prefer the site to be converted as a Class Q barn conversion (whether that is the existing conversion to one dwelling or a future application for more), or whether we would prefer the development shown within DC/19/03659".

Part 1: Principle of development

Brundish Parish Council fully endorse the report by Portland Planning, that challenges the justification for the new application and the validity of the original Class Q applications. Their report was submitted as a Public Comment (objection) on the 14th August and is listed under submitted documents.

Brundish Parish Council objects to the proposed development for the following reasons:

1. The proposal would result in 5 new houses in the countryside, remote from any services or facilities. It does not represent sustainable development and is contrary to a number of national and local planning policies.
2. The proposed site exceeds the original agricultural building plot size and encroaches into open countryside.
3. The density, height, layout and visual appearance of the proposal would be harmful to the rural character and appearance of the area and would be a dominant and discordant development in the wider landscape setting.
4. There is no provision for affordable housing in the proposal and all the plans are for three, or more, bedroom houses albeit in some cases with a bedroom being described as a study.
5. The proposed development would have a far greater and more harmful impact on the character and appearance of the area than the fallback position of converting the buildings as permitted to one or two dwellings.
6. Evidence demonstrates that the fallback position is not economically viable and there is therefore no realistic prospect of the planning permission granted in 2018 or the permitted scheme under Class Q, Part 3 of the GPDO, being implemented.
7. The fallback position does not therefore justify the proposal.

In general terms is of great concern to Brundish Parish Council that the District Council appears to be being overly influenced by the Government grant it will receive for approving additional housing than it does by need to adhere to good planning practice, its own previous judgements, or any policy of meeting local need or preventing over development of rural areas.

BRUNDISH PARISH COUNCIL



Additional to the above, the Parish Council refers to the following planning comments from previous application at or adjacent to the site in question

Excerpts from related previous planning judgements

Highways reports

Ref: DC/19/03659 (SCC/CON/3202/19) Date: 16 August 2019

“To promote, encourage and support the principles of sustainable transport as outlined in the National Planning Policy Framework, safe and suitable access is required for bus services, pedestrians and cyclists to and from the site. The closest bus stops are over 2.5 miles from the site with minimal bus services. The catchment primary school is Wilby Primary and is 1 mile from the site with no safe walking route to school. The catchment secondary school is Stradbroke High. Pupils and students will be reliant on the private car and school transport to get to schools. *Therefore, this site is not considered a sustainable location from a transport policy perspective.*”

This report is probably a desktop assessment and is not comprehensive enough; it does not appear to have considered **NPPF 108, 110, 111, H16 and T10**.

Ref DC/17/04493 Date: 23rd January 2019

A more detailed description and conclusion on suitability of highway access etc. for the area, is described in the case officer's refusal of planning permission for the above application of Pandoras, Paddock Stradbroke Road, Brundish, Suffolk. As this proposed development borders Newtons Farm SE and the NE of the amended development site plan 002A, this part of the report must then also be relevant to the Newtons Farm application:

Principle of Development

".....Although the site is located to the side of an existing small cluster of dwellings it is within the countryside with no services nearby. The closest settlement with a number of services is Stradbroke which is approximately 2.7 miles away along roads without footpaths or street lighting. The lack of a pedestrian access and street lighting is an obstacle to access the services in Stradbroke. Walking to the village of Stradbroke and its bus stop (2.7 miles away by road) would be unsafe. As a result, whilst the site is near the existing dwellings it would nonetheless due to the significant separation between the site from the settlement be isolated from services. Therefore, the site would be totally dependent on the use of a car.



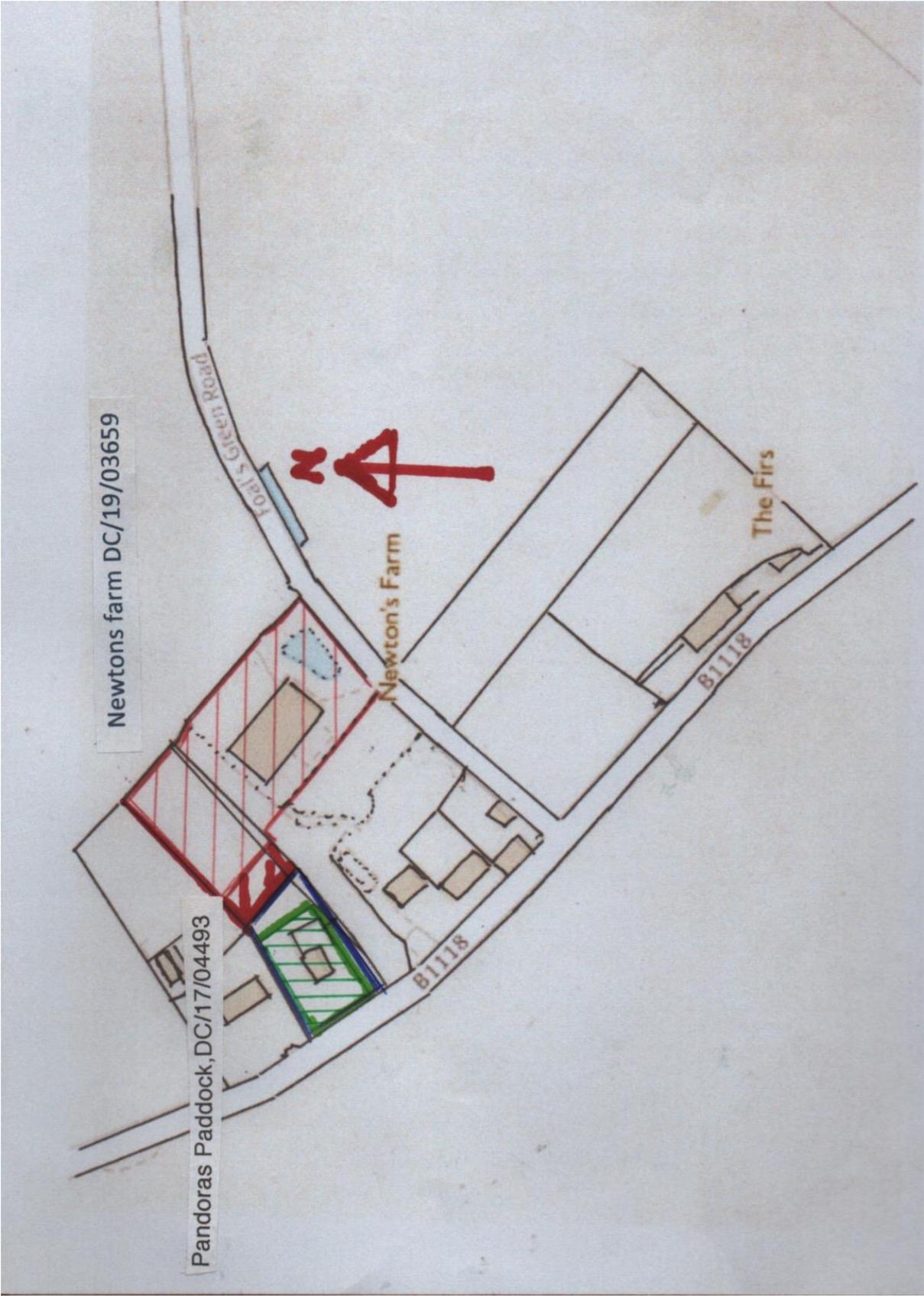
The site is physically isolated, far from nearby services. The development would be highly car dependent. **The site is not a sustainable location for residential development. The proposal does not constitute sustainable development and is contrary to policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and the NPPF 2018....."**

Part 2: Houses and Site Layout

In the event that the application is approved for development of 5 houses instead of the current Class Q that Brundish PC opposed (19/03659) we have the following comments regarding the proposed layout and design of this housing estate.

1. The stock design and layout of this proposed estate would not be out of place as part of a larger development in Framlingham or Stowmarket, but is inappropriate for this site and fails to meet the requirements of **GP1, H3, H13, H15 H16**
2. All the roofs are very nearly a unified ground to ridge height, which is out of character for existing properties in this rural area, and will look out of place and dominate the surrounding area. If the roof angle of 002a plot 5 (approximately 42 degrees) was standard for all the houses then the overall height of plot 1 and 4 would be reduced from 8.6m to 7.1m and plot 2 and 3 from 8.6m to 7.0m. The planning statement from Hollins "Scale & Appearance" give the ridge high as Approximately 8.2 m, on the plans the heights range from 8.3m to over 8.6m. The ridge height should be restricted to a maximum of 7m.
3. The overall design of the houses are variants of a uniform pattern, unlike the random design of existing housing in the area, the doors and windows appear to be the same design for all the houses. To retain the rural nature of this area house should be individually designed and different from each other, including the doors and windows
4. The layout of the estate affords the residents of a certain amount of privacy at the expense of the existing households. We acknowledge the amended development site plan 002A is an improvement albeit at the expense of further encroachment into designated countryside
5. As this estate is completely car dependent there will be a high level of noise pollution from resident's movement, services and deliveries in any 24-hour period. Moving the access road to the NE boundary of the site and turning the houses 180 degrees would lessen the noise pollution and improve privacy.

BRUNDISH PARISH COUNCIL



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

From: Brundish Parish Clerk <brundishparishclerk@msn.com>

Sent: 29 August 2019 15:32

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Cc: anthony bryant <bryantanthonyp@hotmai.com>

Subject: RE: MSDC Planning Consultation Request - DC/19/03659

C/o: Ms Catherine Hale- MSDC Planning

Dear Ms Hale

I would like to start by thanking you for granting a brief extension for the receipt of comments pertaining to this planning application, which I am pleased to attach to this e-mail.

We would also be more than happy to refer to the emerging Local Plan Policies which would apply to this particular case should you wish us to, but understand that as it's not finalised it may not be appropriate at this point.

The Parish Council called an extraordinary meeting in order to be able to give our residents the opportunity to voice their views, and so they did! This was our second most highly attended Parish Council meeting on record, the first one being the one to consider the application for change of use for the Crown Public House. As it happens, the Crown was the only amenity in our village and we are now left without any such thing, which will further impact the sustainability of any future developments in Brundish. We have no retail facilities, no doctor's surgery, no food outlets, no post office, no school and now no public house either!

Our new District Councillor, Mrs Julie Flatman, was in attendance and saw for herself the strength of feeling from our parishioners against this application and has assured us that she would be calling this application to Committee in her role as our Ward member. May we please ask if this has already been processed and may we please also ask to be notified of the relevant date/time to ensure that we make the appropriate representation.

Should you need any further information, please do not hesitate to contact us,

Kindest regards,

Mrs Dina Bedwell, BEd (Hons), CPE, CiLCA Parish Clerk and Responsible Financial Officer- Brundish Parish Council

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

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 02 August 2019 16:50

To: brundishparishclerk@msn.com

Subject: MSDC Planning Consultation Request - DC/19/03659

Please find attached planning consultation request letter relating to planning application - DC/19/03659 - Newtons Farm, Stradbroke Road, Brundish, Woodbridge Suffolk IP13 8BG

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.

Consultee Comments for Planning Application DC/19/03659

Application Summary

Application Number: DC/19/03659

Address: Newtons Farm Stradbroke Road Brundish Woodbridge Suffolk IP13 8BG

Proposal: Full Planning Application - Erection of 5No dwellings (following demolition of agricultural buildings).

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Julie Collett

Address: Bridge Cottage, The Street, Huntingfield, HALESWORTH IP19 0PX

Email: wilbyclerk@outlook.com

On Behalf Of: Wilby Parish Clerk

Comments

The council recommend refusal to this application based on the large and inappropriate scale of the proposal. The development would amount to new dwellings in open countryside that are not sustainable.

Road safety is also a concern at the junction of Foals Green Road and the B1118.

The agents claim the proposal should be considered in line with a Court of Appeal decision on 8th September 2017. For this to be applicable the alternative proposal should be preferable to the existing, and the existing proposal should be viable and likely to be implemented, but we note the agent claims that it is NOT viable.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 08 August 2019 10:05
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC-19-03659 Consultation Response

Application ref: DC/19/03659
Our ref: 291088

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
Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900
email consultations@naturalengland.org.uk

www.gov.uk/natural-england

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

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

Your Ref:
Our Ref: FS/F180563
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 22/08/2019

Dear Sirs

Newtons Farm, Stradbroke Road, Brundish IP13 8BG
Planning Application No: DC/19/03659/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 Service records show that the nearest fire hydrant in this location is over 252m from the proposed build site and we therefore recommend 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).

OFFICIAL

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

Copy: all@hollins.co.uk

Enc: Sprinkler information

Your Ref: DC/19/03659
Our Ref: SCC/CON/3202/19
Date: 16 August 2019
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Katherine Hale

Dear Katherine Hale,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REF: DC/19/03659

PROPOSAL: Erection of 5No dwellings (following demolition of agricultural buildings).

LOCATION: Newtons Farm, Stradbroke Road, Brundish, Woodbridge Suffolk IP13 8BG

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

COMMENTS

To promote, encourage and support the principles of sustainable transport as outlined in the National Planning Policy Framework, safe and suitable access is required for bus services, pedestrians and cyclists to and from the site. The closest bus stops are over 2.5 miles from the site with minimal bus services.

The catchment primary school is Wilby Primary and is 1 miles from the site with no safe walking route to school. The catchment secondary school is Stradbroke High. Pupils and students will be reliant on the private car and school transport to get to schools. Therefore, this site is not considered a sustainable location from a transport policy perspective.

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

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

V 1 - Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 19065/002 with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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.

P 1 - Condition: The use shall not commence until the area(s) within the site shown on Drawing No 19065/002 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

P 2 - Condition: Before the development is commenced details of electric vehicle charging units 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 1 - Condition: The areas to be provided for storage and presentation of of Refuse/Recycling bins as shown on drawing number 19065/002 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

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

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

NOTES

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Your Ref: DC/19/03659
Our Ref: SCC/CON/3505/19
Date: 5 September 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: Daniel Cameron

Dear Daniel Cameron

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

DC/19/03659

PROPOSAL: Full Planning Application - Erection of 5No dwellings (following demolition of agricultural buildings).

Reason(s) for re-consultation: To give additional feedback on the junction at Foals Green Road and Stradbroke Road.

LOCATION: Newtons Farm, Stradbroke Road, Brundish, Woodbridge Suffolk IP13 8BG

Further to comments received on this application regarding highways, we have the following comments to assist you in making your decision on this application:

- level of impact from traffic generated by the development on the local and wider highway network during the peak hours - 5 dwellings would generate approximately 4 vehicles in the peak hour period; this level of impact from traffic generated by the development is very low and would not affect capacity.
- Sufficient visibility splays with safe access onto the highway - The previous application 0817/16 was granted which included the access. The site has the required visibility. A concern has been raised regarding the Foals Green Lane junction with the B1118. The visibility is not to standard, however, there have been no injury accidents at this location.
- Mitigation measures to improve access - Foals Green road is a narrow rural lane and the site would benefit with carriageway widening or construction of passing places. However, there is not sufficient highway to construct this level of mitigation. The previous use of this plot was agricultural so 5 dwellings with cars will not be considered as a major intensification.
- Sufficient parking area for the number of bedrooms - the plans indicate the required levels of parking to Suffolk Guidance for Parking 2015.
- Sufficient turning area within the boundary/curtilage to ensure vehicles enter and exit the highway in forward gear - adequate areas have been provided
- Number of injury accidents in the area - there have been no injury accidents in the area over the past 5 years.

Therefore, this development would not have an unacceptable impact on highway safety (NPPF para 109) so we do not object to the proposal.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure



17 December 2019

Daniel Cameron
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/19/03659
Location: Newtons Farm Stradbroke Road Brundish Woodbridge Suffolk IP13 8BG
Proposal: Erection of 5No dwellings (following demolition of agricultural buildings).

Dear Dan,

Thank you for re-consulting Place Services on the above application.

No objection subject to additional precautionary mitigation, compensation and enhancement measures

Summary

We have reviewed the revised proposed plans and elevations and have reassessed the Ecological Survey and Assessment (Essex Mammal Surveys, July 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.

However, it is highlighted that there is still a low risk that Protected and Priority Species could be present during the construction phase. The Ecological Survey and Assessment has recommended some precautionary measures for Hedgehogs and Toads, but this is not considered sufficient for this application. Therefore, to ensure certainty of impacts for Protected and Priority species, further precautionary mitigation measures should be delivered for amphibians, reptiles, nesting birds and Hedgehogs via the provision of a Biodiversity Method Statement. This document should be delivered for this application as a condition of any consent, prior to commencement.

In addition, a Wildlife Sensitive Lighting Strategy should be delivered for this scheme to avoid impacts to foraging and commuting bats. This must follow the [Guidance Note 8 Bats and artificial](#)



[lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018). In summary, it is highlighted that the following measures should be implemented for the lighting design, which could be informed by a professional ecologist:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm-White lights should be used preferably at 2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- If Light columns are required, they should be as short as possible as light at a low level reduces the likelihood of any ecological impact. However, the use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
- Movement sensors and timers could be used to minimise the 'lit time'.

Furthermore, we support the proposed reasonable biodiversity enhancements, which have been outlined within the Ecological Survey and Assessment (Essex Mammal Surveys, July 2019). This includes the addition of two bat box, two bird boxes, hedgehog friendly fencing, hedgehog nest box and two solitary bee hives. We also note the provision of the hedgerow and pond compensation within the revised proposed plans and elevations. Therefore, we are satisfied that these features will be appropriate offset within the scheme. These proposals will ensure measurable net gains for biodiversity, which will meet the requirements of Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures and compensation measures should be outlined within a Biodiversity Compensation and Enhancement Strategy and should be secured as a condition of any consent. This must include details of native species planting and management and maintenance of all ecological features.

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: BIODIVERSITY METHOD STATEMENT

"A Biodiversity Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to amphibians, reptiles, nesting birds and Hedgehogs during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."



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 COMMENCEMENT: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

"A Biodiversity Compensation and Enhancement Strategy shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Compensation and 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.*

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

Reason: To conserve and 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).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To 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)



Please contact us with any queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)

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.

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 05 August 2019 10:45
To: Katherine Hale <Katherine.Hale@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/19/03659 - Land Contamination

Dear Katherine

EP Reference : 263892
DC/19/03659 - Land Contamination
Newtons Farm, Stradbroke Road, Brundish, WOODBRIDGE, Suffolk, IP13 8BG.
Erection of 5No dwellings (following demolition of agricultural buildings).

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

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

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