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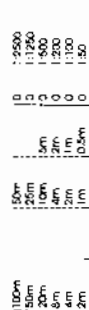
Notes:

site
Proposed Residential Development
LAND OFF OLD STOWMARKET ROAD, WOOLIN
drawing title
Location Plan

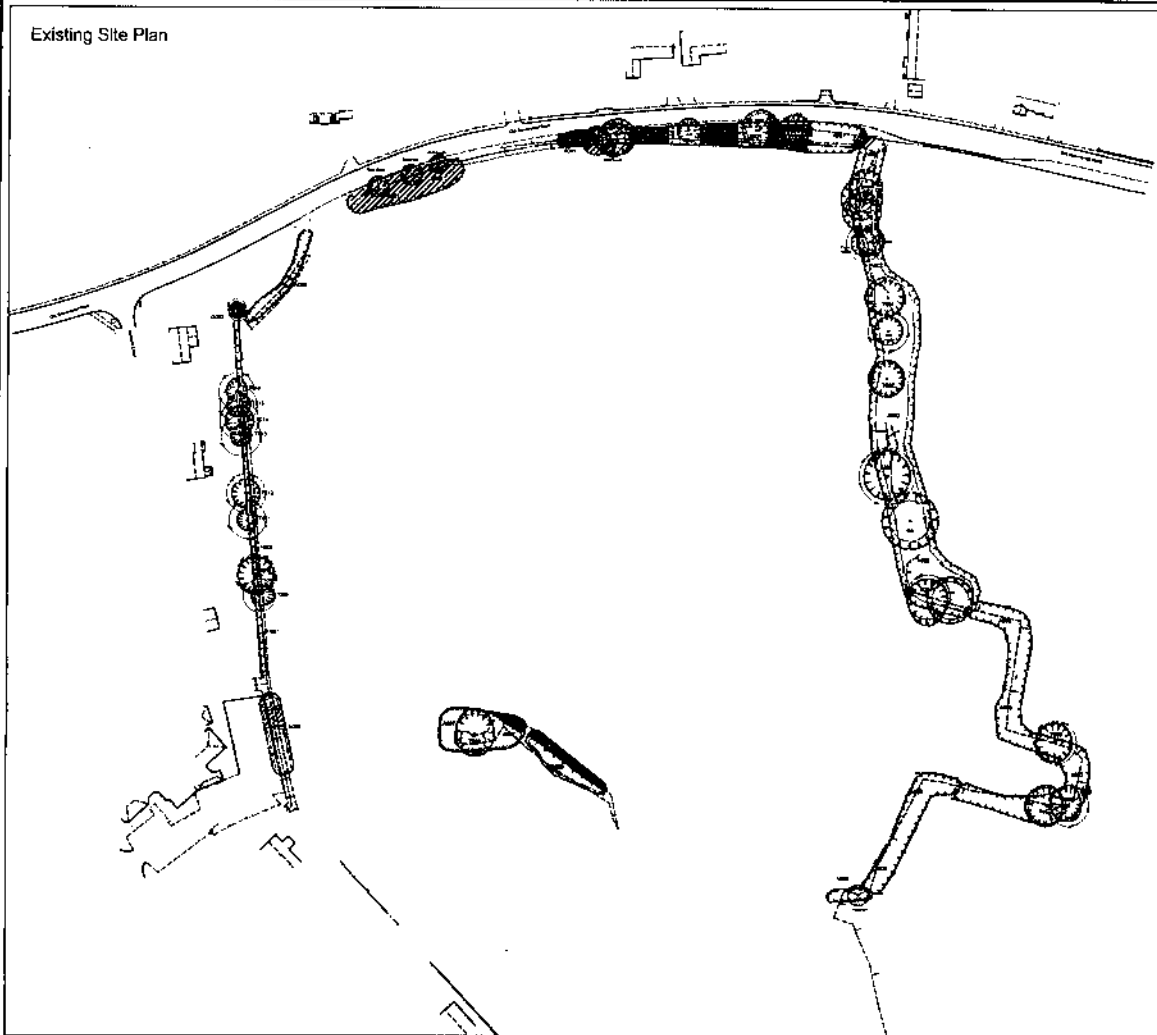
drawing SC	scale 1:2500 @ A3	drawing number 015 - 034 - 002
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parc DESIGN ■ SOLUTIONS
■ architecture and urban design

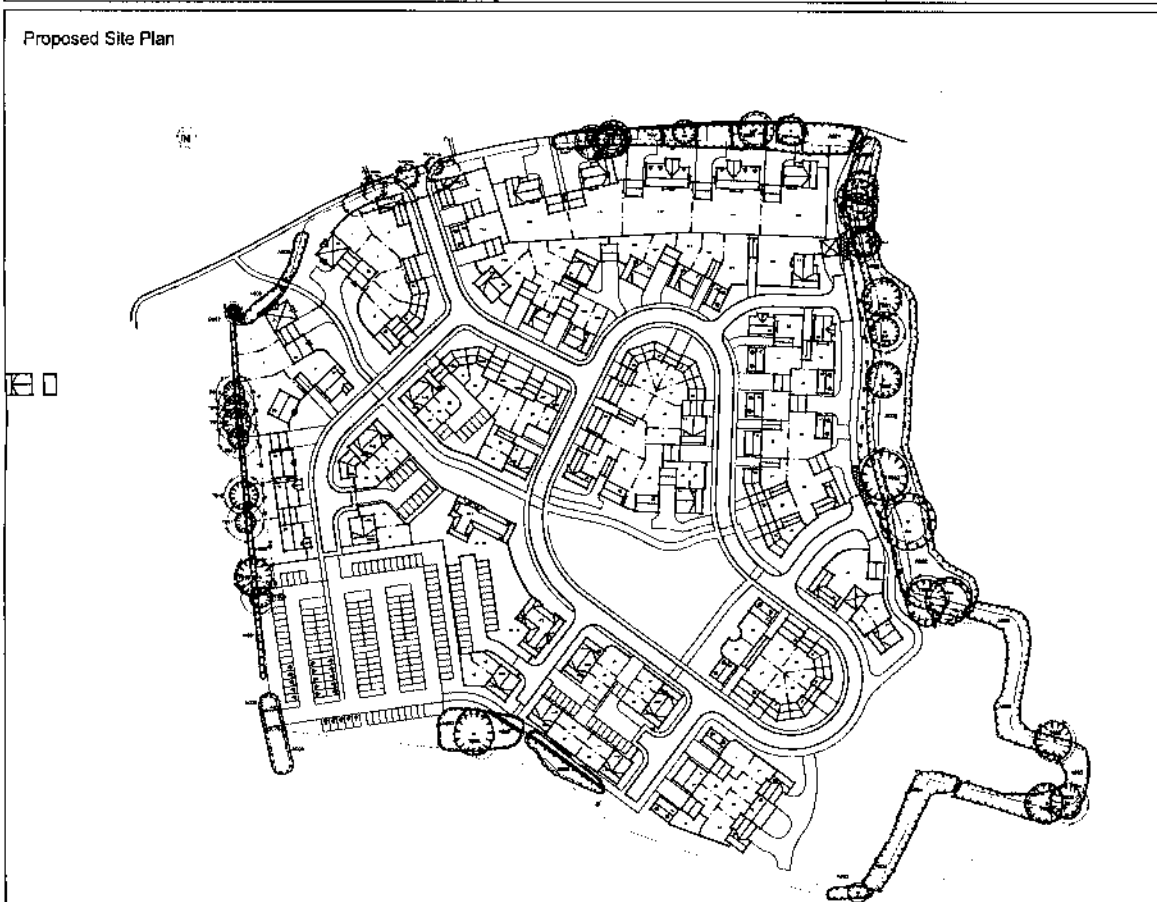
One, Newton House
Woolampton Science Park
Woolampton
WIMBORNE DORSET



Existing Site Plan



Proposed Site Plan



CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Pruned or cut down trees that have caused substantial damage to the site or are in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a mean diameter under 100mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.



LEGEND

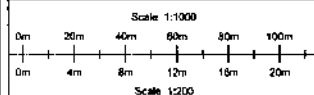
	Existing Tree/Hedge BS 5837:2012 Category B
	Existing Tree/Hedge BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Hedge to be Retained BS 5837:2012 Category U
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
	Constituent tree within larger landscape feature (included for reference)
	Constituent tree within larger landscape feature which requires removal
	Line of proposed Root Pruning
	Dead or Dying Tree
	Line of proposed temporary protective barrier (see appendix F.3)
	Area of temporary Ground Protection
	Proposed development within the RPA to be constructed following the 'No Dig' Specification

1	14/02/16	JF	100% to be retained
2	14/02/16	JF	Based on Final Design Solutions Drawing no. 01/14/01-001 Rev. 01
3	14/02/16	JF	Based on Survey Solutions Topographical Survey Drawing - 01/14/01-001 and Final Design Solutions Drawing no. 01/14/01-001

Rev. 1. Date: 14/02/16 By: JF

The position, condition, and dimensions of the trees are based on a site survey undertaken on 27/10/15

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



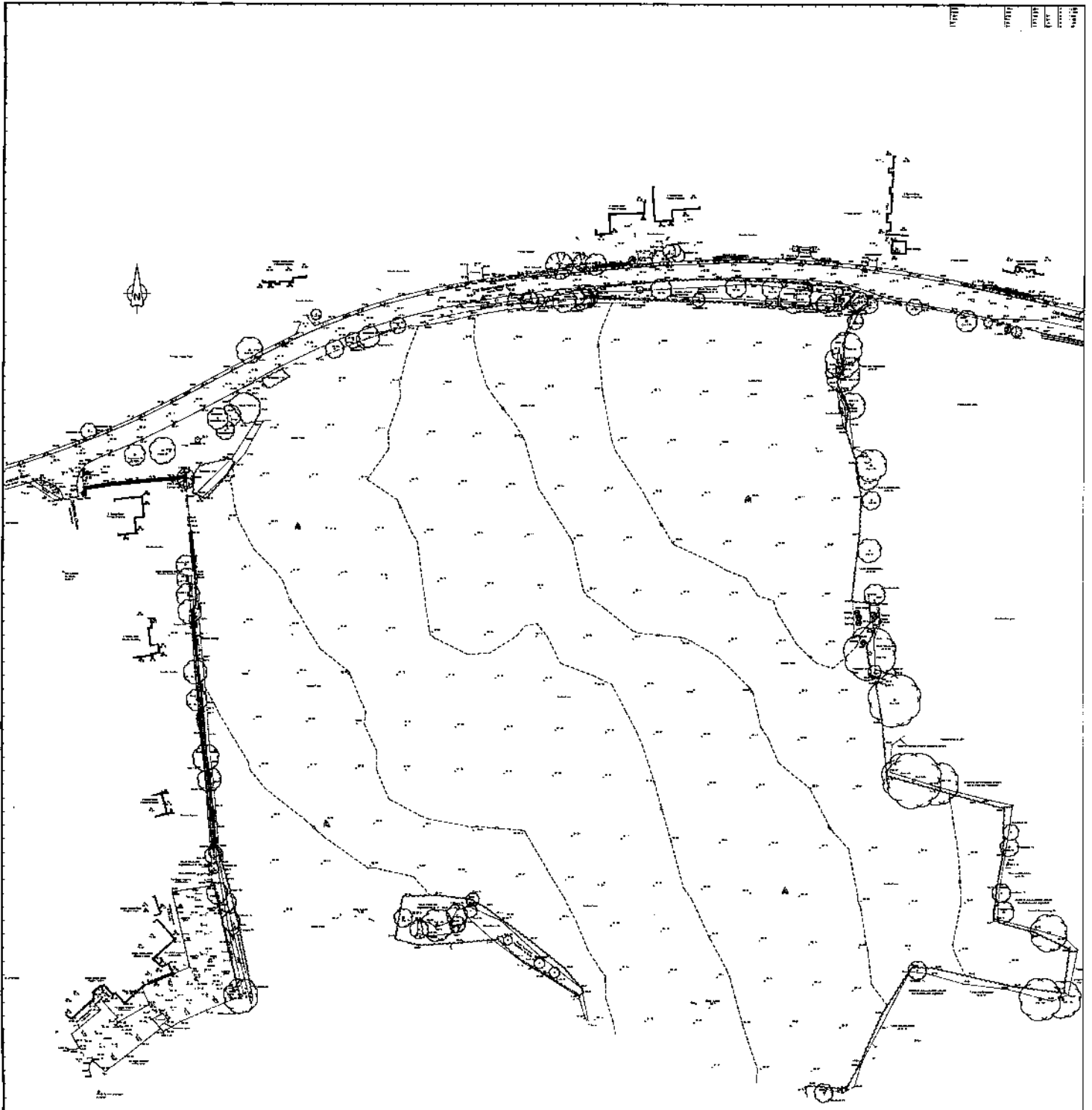
© HAYDEN'S 2015
5 Moseleys Farm Business Centre
Fornham All Saints,
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Suffolk IP28 6JY
Tel: 01284 765391
Mobile: 07950 141400
Twitter: @haydensarcs
Web Page: www.haydensarcs.co.uk
Email: info@haydensarcs.co.uk

Client: Pigeon (Woodpik) Ltd
Drawing No: TS & AIA

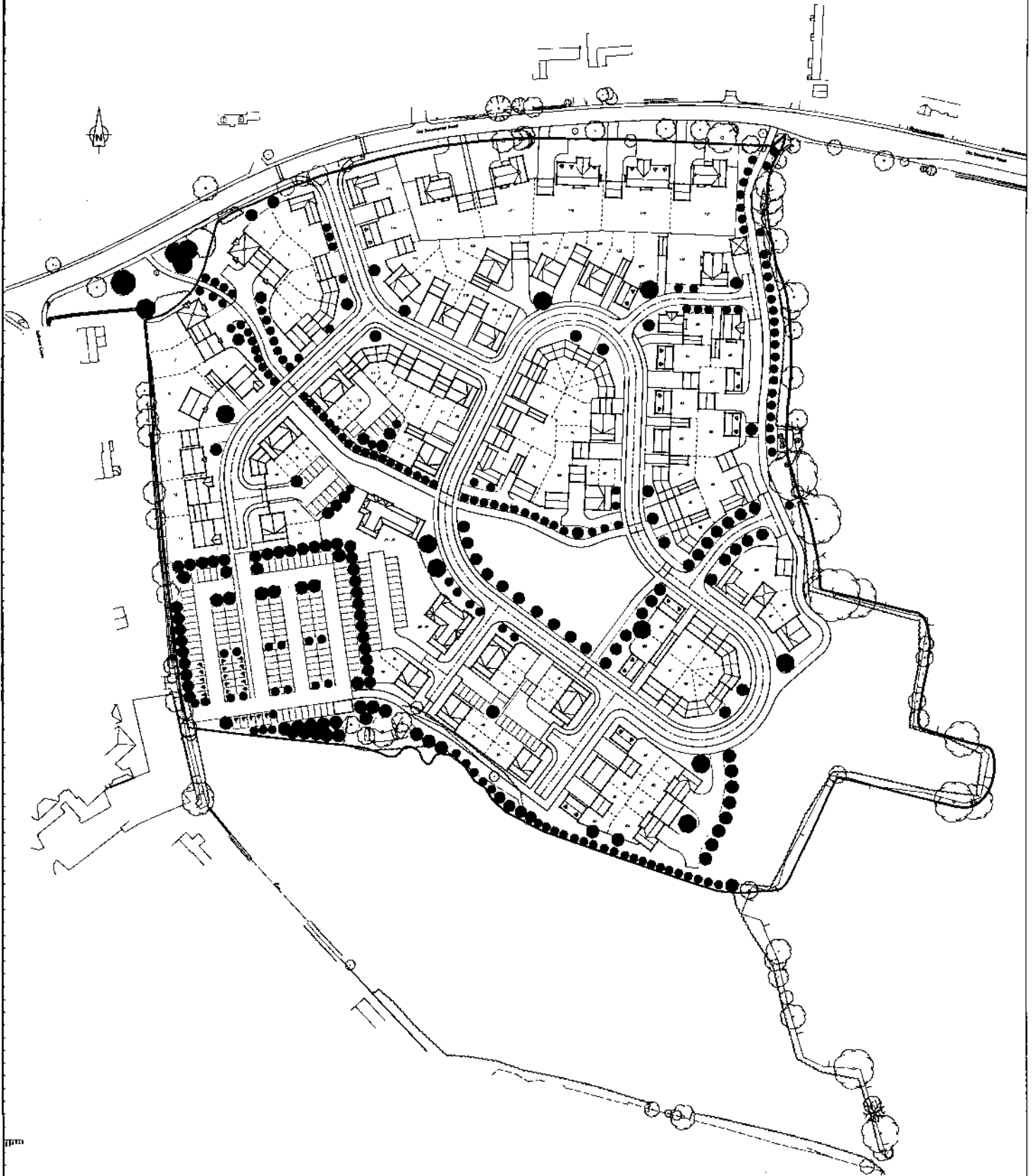
Site: Old Stowmarket Road, Woodik

Date: 23/03/16
Drawn By: JF
Check By: PH
Scale: 1:1000 (A1)

Drawn By: JF
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Scale: 5012-D
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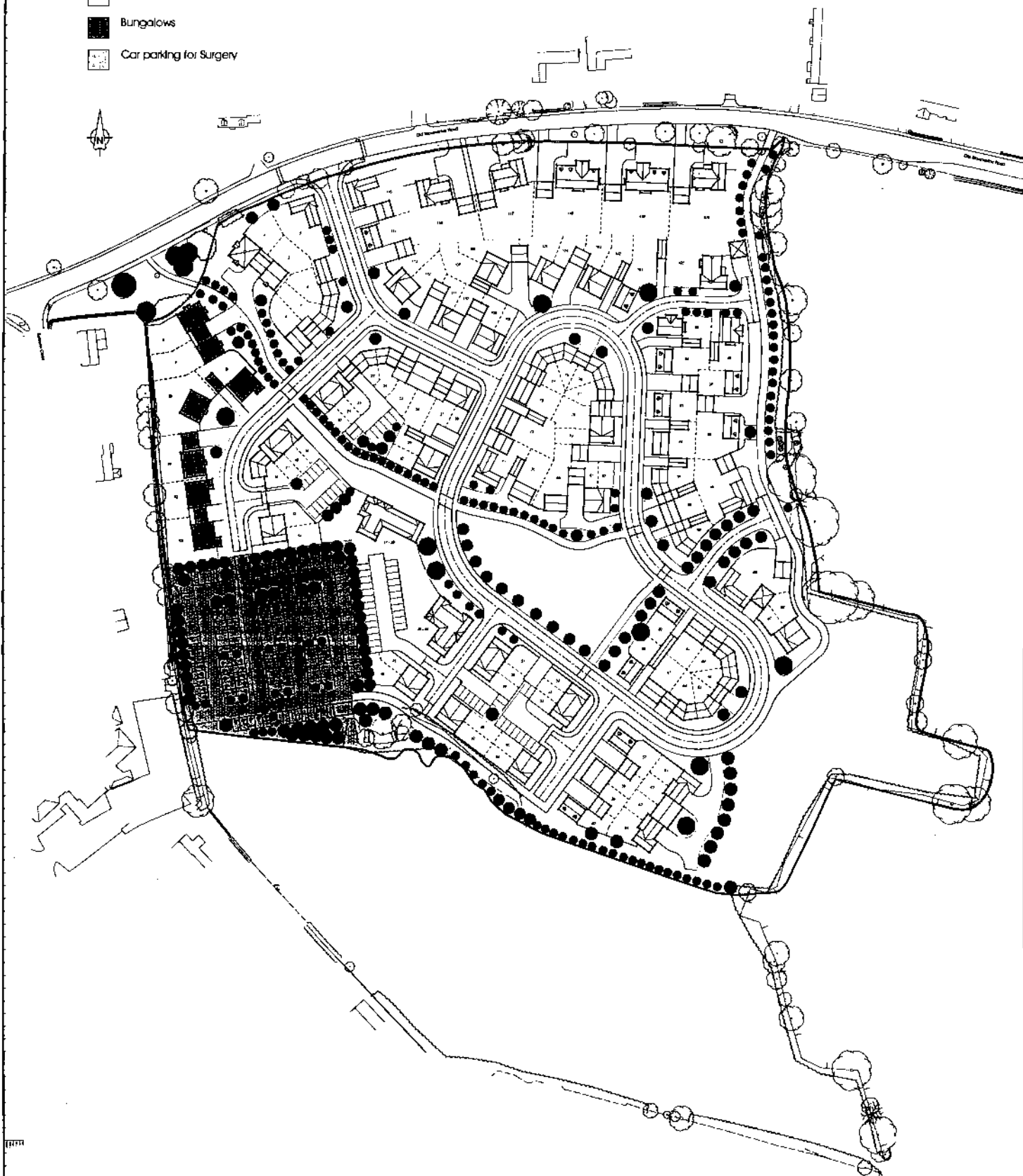


Legend



Legend

- Self build units
- Bungalows
- Car parking for Surgery



Notes:
1. All self-build plots are of a minimum size of 1000 sqm and are designed to be built on a single lot. The plots are designed to be built on a single lot and are not to be subdivided into smaller lots.
2. The plots are designed to be built on a single lot and are not to be subdivided into smaller lots.
3. The plots are designed to be built on a single lot and are not to be subdivided into smaller lots.
4. The plots are designed to be built on a single lot and are not to be subdivided into smaller lots.

Site:
Proposed Residential Development
LAND OFF OLD BOWMAN ROAD
WOLVERHAMPTON
SURREY

Client:
Pigeon Moor Ltd.
Pigeon Moor
Pigeon Moor

Drawn:
015-034-000

Checked:
015-034-000

Scale:
1:500

parc
015-034-000

Woolpit Parish Council objects to the outline application for the following reasons:

1. Effective Traffic management has not been provided at the junction of Heath Road, Old Stowmarket Road, Church Street and Elmswell Road. A mini roundabout is required at this location.

There are already substantial delays in accessing Heath Road/Elmswell Road from both Church Street and Old Stowmarket Road. Pigeon's assessment of vehicular usage at the junction at morning peak (8-9am) is 906 and evening peak (5-6pm) is 852. This number of vehicles will cause congestion without traffic priority. In addition, the figures are incorrect and low as they do not take into account the additional vehicles created by school traffic using the new Health Centre car park.

The mini roundabout should be constructed before any site works commence.

Contrary to Policies T3, T4 and NPPF.

2. Safe cycling and pedestrian crossing facilities have not been incorporated into the changes at the above junction.

Contrary to policies H13, Cor6 and NPPF.

3. Segregated cycle tracks have not been provided both outside and within the site.

Heath Road is a designated lorry and bus route and is unsafe for cycling at the present time. It will be even more so with the additional vehicles the development will create.

The applicant quotes from DM21, one of the primary policies of the draft New Babergh and Mid Suffolk Joint Local Plan, which states:

"All developments should benefit from/enhance accessibility for sustainable modes of transport, by giving priority to pedestrian, cycling and public transport access to ensure they are safe, convenient and attractive, and linked to existing networks. Proposals for development shall, where appropriate, incorporate satisfactory and appropriate provision for:

- (i) Pedestrians, including disabled persons and those with impaired mobility;
- (ii) Cyclists, including routes, secure car parking and changing facilities where appropriate;
- (iii) Public transport and means that reduce dependency on private vehicles;
- (iv) Linkages to networks as appropriate including the development of new pedestrian and cycle paths.

Much mention is made in the applicant's Design and Access Statement of provision for cyclists but there is actually none in the proposal. Pigeon's Planning Design and Access Statement 3.11 states 'There is no formal cycle provision made within the immediate vicinity of the application site, however, given its character and location, it is considered reasonable that the local roads could be used safely by cyclists.'

Contrary to Policies H13, Cor6 and NPPF.

In addition, Councillors have the following concerns:

- 4. Legal pedestrian and cycle access through the Health Centre grounds should be confirmed.
- 5. There is only one access road into the development site. There should be a secondary emergency access.
- 6. MSDC should ask SCC Highways to consider a 20 mph speed limit from the Heath Road/Old Stowmarket Road/Church Street/Elmswell Road crossroads along Heath Road to the south side of the school site.

From: Nathan Pittam
Sent: 03 June 2016 10:49
To: Planning Admin
Subject: 1636/16/OUT. EH - Land Contamination.

M3 : 177688

1636/16/OUT. EH - Land Contamination.

Land South of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.

Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, .

Many thanks for your request for comments in relation to the above application. I have reviewed the report written by the Nott Group in support of the application which concludes that there is little risk posed by previous uses of the site and this is a view with which I can concur and as such I have no objections to raise with respect to land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: David Pizzey
Sent: 22 April 2016 11:52
To: John Pateman-Gee
Cc: Planning Admin
Subject: 1636/16 Land South of Old Stowmarket Road, Woolpit.

John

I have no objection in principle to this outline application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report. Whilst a small number of trees are proposed for removal these are generally of limited amenity value and their loss will have negligible impact on the appearance and character of the local area. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and Tree Protection Plan in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.

Regards

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together



The Archaeological Service

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_1636
Date: 19 July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

Planning Application 1636/16 – Land south of Old Stowmarket Road, Woolpit: Archaeology

This site lies within an area of archaeological interest as defined by information held by the County Historic Environment Record (HER). Adjacent to the site are post-medieval brickworks (WPT 021 and 022) and scatters of Roman and medieval finds have been located within the vicinity (WPT 001, 009, 011 and 012). A first phase of evaluation at this site has detected remains of prehistoric date. As a result, there is a high probability of encountering further archaeological remains at this location and proposed development works would damage or destroy any archaeology which is present.

There are no grounds to consider refusal of permission in order 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, a second phase of 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 on the basis of 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,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM PROW Planning
Sent: 04 May 2016 12:04
To: Planning Admin
Cc: Francesca Clarke; Christopher Fish; sophie.pain@beaconplanning.co.uk
Subject: RE: Consultation on Planning Application 1636/16

Our Ref: W574/009/ROW225/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 9 is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected


We have **no objection** to the proposed works.

Informative Notes: “Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

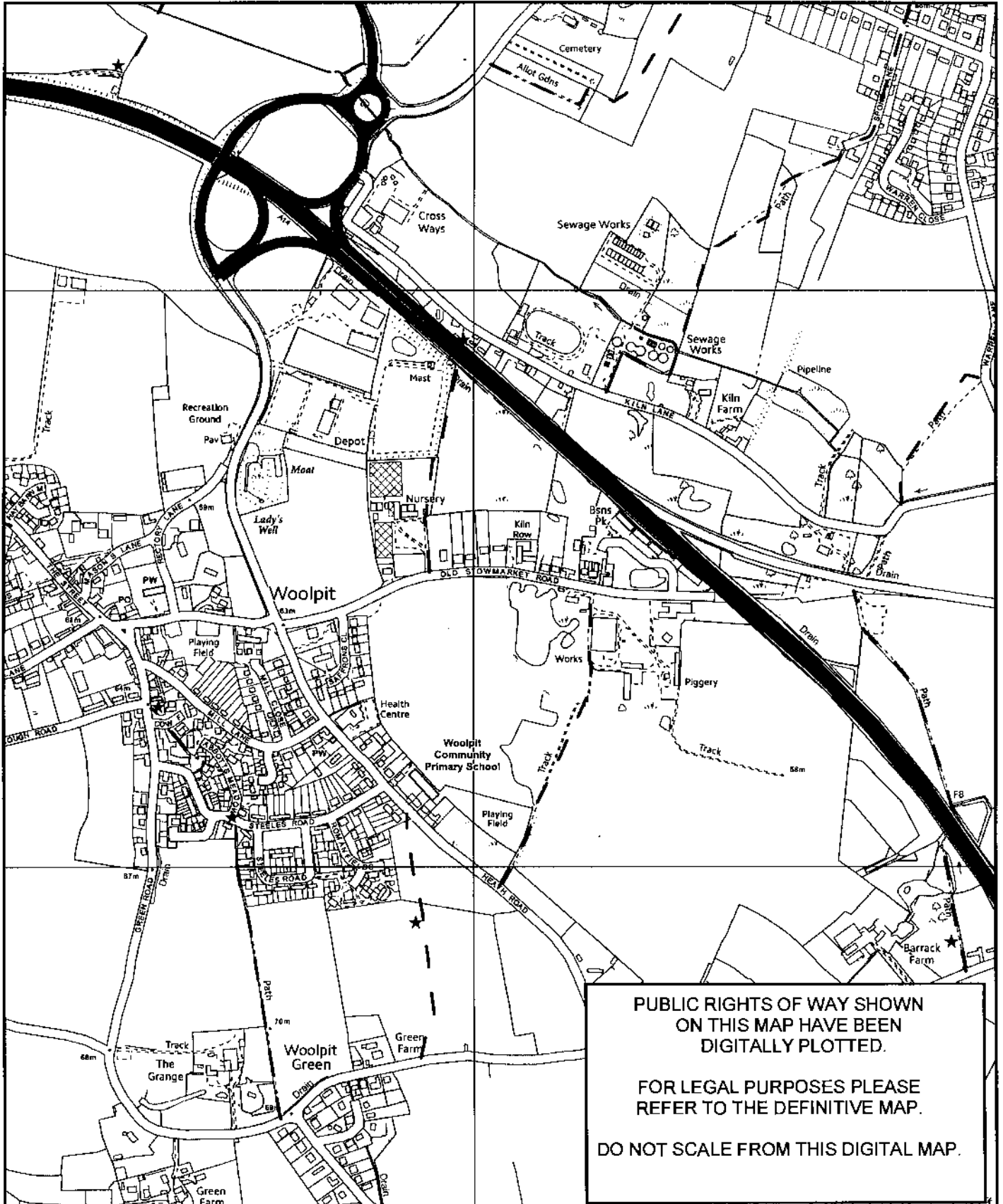
This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Regards

Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

For great ideas on visiting Suffolk's countryside visit www.discoverysuffolk.org.uk

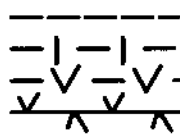


1636/16 Land south of Old Stowmarket Road, Woolpit
Public Footpath 9



Suffolk
County Council

Resource Management
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Ordnance Survey MasterMap

Public Footpath
 Bridleway
 Restricted Byway
 Byway
 Definitive Map Parish Boundary

Scale 1:7500



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Date: 04/05/2016

Date: 09 May 2016
 Our ref: 184037
 Your ref: 1636/16



FAO John Pateman-Gee
 Planning Services
 Mid-Suffolk District Council
 131 High Street
 Needham Market
 Suffolk IP6 8DL

Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Pateman-Gee

Planning consultation: Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.

Location: Land South of Old Stowmarket Road, Woolpit

Thank you for your consultation on the above dated 20 April 2016 which was received by Natural England on 20 April 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Norton Wood SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully

Julie Lunt
Consultations Team



EAST OF ENGLAND OFFICE

Mr Philip Isbell
Mid Suffolk District Council
131 high Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582710

Our ref: P00508475

10 May 2016

Dear Mr Isbell

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**LAND SOUTH OF OLD STOWMARKET ROAD, WOOLPIT IP30 9QS
Application No 1636/16**

Thank you for your letter of 20 April 2016 notifying Historic England of the above application.

Summary

The development area is on the outskirts of the village of Woolpit and close to the Scheduled Monument known as Lady's Well which comprises a holy well and moated enclosure (LEN: 1005992). The development area is less than 100 m from the edge of the Woolpit Conservation Area, which contains a number of listed buildings including the Grade I listed Church of St Mary. We have reviewed the information provided in relation to this application and have concluded that we are unlikely to object in principle to the development, however we consider that the applicant has not provided sufficient assessment of the impact of the development upon the historic environment. Specifically, further work is necessary to illustrate the impact of the development upon the significance of the designated heritage assets through a development within their setting. The application in our view fails Paragraph 128 of the National Planning and Policy Framework (NPPF), and the issues of setting are with reference to paragraphs 132, 134 and 137.

Historic England Advice

We appreciate that the applicant has provided a good and thorough *Assessment of Archaeological Significance* (see ARM 2016). This has identified the designated and undesignated heritage assets within the area and provided a detailed account of the potential for non-designated archaeology within the development area. It however concluded that the development would have little or no impact upon the designated heritage assets and the Conservation Area (see Chapter 7.1). We have assessed the site using the available information and have a concern that the development would



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





EAST OF ENGLAND OFFICE

potentially cause a degree of harm to these assets. We are specifically concerned about changes caused by the development to the setting of the Church, the Conservation Area and the Scheduled Monument, for example on the open and dispersed approach to the village when viewed from the East (along Old Stowmarket Road), as well as the impact of the development upon the wider views of the church tower and the Scheduled Monument. Although we appreciate that the Scheduled Monument is covered in mature trees, we consider that this is not in the best condition and that some of this tree cover may be removed in the future. We therefore have a concern that the monument would be vulnerable to change and the removal of trees needs to be factored into the analysis of the setting.

We therefore recommend that the applicant is asked to provide a detailed assessment of setting of the heritage assets through a Landscape and Visual Impact Assessment, which includes heritage specific view points and photomontages, as well as a more detailed analysis of the issues which affect their setting. Furthermore, we recommend that the applicant consider some design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. In particular we recommend that the build line along Old Stowmarket Road is pushed back, in order to protect the open and dispersed nature of the settlement within the village, and relocation of some of the open space allocation to the north west corner of the development area which would help to soften the impact of the development when viewed from the monument and from within the core of the village.

Recommendation

Although we do not object in principle to the development of this land, we consider that that the applicant has not provided sufficient assessment of the impact of the development upon the historic environment. We recommend that the applicant be asked to provide a detailed assessment of the setting of the heritage assets through a Landscape and Visual Impact Assessment or similar. We also consider that some design changes to the masterplan would give a greater consideration to the setting of the designated heritage assets, as detailed above. We therefore recommend that outline planning permission is not granted at this time.

Yours sincerely

Will Fletcher

Inspector of Ancient Monuments

E-mail: will.fletcher@HistoricEngland.org.uk

24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Midlands and East (East)
 Swift House
 Hedgerows Business Park
 Colchester Road
 Chelmsford
 Essex CM2 5PF
 Tel: 0113 824 9111
 Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/1636/KH

Your Ref: 1636/16

Planning Services
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Needham Market
 IP6 8DL

10 May 2016

Dear Sir / Madam

**Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.
 Land South of Old Stowmarket Road, Woolpit**

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above planning application.
- 1.2 I refer to your consultation letter on the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating West Suffolk Clinical Commissioning Group (CCG) & NHS Property Services (NHSPS).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is within a 2km radius of the services of 1 GP practice, Woolpit Health Centre, operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 The Planning, Design and Access Statement includes the provision of 0.53 hectares of land for the purposes of additional car parking for Woolpit Health Centre, the area could accommodate approximately 136 parking spaces. An expression of interest has been submitted to NHS England by Woolpit Health Centre for a proposed extension and associated car parking, however, no approval has been given. The proposed extension

and associated car parking, is subject to NHS England prioritisation and approval processes and CCG agreement.

4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 4.2 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 300 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of position for primary healthcare services within a 2km radius of the proposed development

Premises	Weighted List Size ¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Woolpit Health Centre	14,111	645.87	9,419	-321.74
Total	14,111	645.87	9,419	-321.74

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice
 3. Patient Capacity based on the Existing NIA of the Practice
 4. Based on existing weighted list size
- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 The development would give rise to a need for improvements to capacity. This could be by way of developer provision of land for additional car parking or a capital cost contribution towards the extension of Woolpit Health Centre. Subject to negotiation between the developer and the practice, and the approval of NHS England.

6.0 Conclusions

- 6.1 In its capacity as the healthcare provider, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Harding', with a stylized flourish at the end.

Kerry Harding
Estates Advisor



SUFFOLK CONSTABULARY

Secured by Design



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

Planning Application (MS/1636/16)

SITE: 120 New Homes for the area of Old Stowmarket Road, Woolpit, Mid Suffolk area, Suffolk,

Applicant: Pigeon Properties Ltd, Woolpit

Planning Officer: Mr John Pateman-Gee

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry

Dear Mr Durrant

Thank you for allowing me to provide an input for the above Planning Application.

I register my interest on many facets of the design. It is apparent that all concerned are cognisant of the requirements to provide a safe and secure development.

I would recommend that the applicant applies for ADQ and SBD accreditation.

Information

National legislation that directly relates to this application

Section 17 of the 'Crime and Disorder Act 1998' places a duty on each local authority: 'to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

Despite other legislative considerations within the planning process, there is no exemption from the requirement of Section 17 as above. Reasonable in this context should be seen as a requirement to listen to advice from the Police Service (as experts) in respect of criminal activity. They constantly deal with crime, disorder, anti-social acts and see on a daily basis, the potential for 'designing out crime'.

This rationale is further endorsed by the content of PINS 953.

National Planning Policy Framework.

Paragraph 58 states:-

"Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion".

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RESTRICTED/CONFIDENTIAL

Paragraph 69

This paragraph looks towards healthy and inclusive communities. The paragraph includes:-

"Planning policies and decisions, in turn, should aim to achieve places which promote safe and accessible developments where crime and disorder, and the fear of crime, do not undermine quality of life and community cohesion."

Comments

1.0 Security – ADQ and SBD:

In October 2015, Approved Document Q (ADQ) came into force that requires under Building Regulations dwellings are built to "Prevent Unauthorised Access". This applies to any "dwelling and any part of a building from which access can be gained to a flat within the building". Performance requirements apply to easily accessible doors and windows that provide access in any of the following circumstances:

- a. Into a dwelling from outside
- b. Into parts of a building containing flats from outside
- c. Into a flat from the common parts of the building

Achieving the Secured by Design (SBD) award meets the requirements of Approved Document Q (ADQ), and there is no charge for applying for the Secured by Design award.

1.1 Secured by Design part 2 physical security: If this development were to be built to the physical security of Secured by Design part 2, which is the police approved minimum security standard and also achieves ADQ. This would involve:

- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SR B. This includes any communal doors from underground/undercroft parking areas.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass.

1.2 These standards are entry level security and meet the Secured by Design part 2 physical security standard. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.

It is now widely accepted a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of that development.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

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

The applicant can also enter into a **pre-build agreement** and make use of the Award in any marketing or promotion of the development. The current "New Homes 2014" guide, soon to be replaced in June 2016 by the "New Homes 2016" guide and application forms are available from www.securedbydesign.com explains all the crime reduction elements of the scheme.

1.3 The current proposal comprises an indicative layout at this outline stage and does not include the full details needed for me to fully comment. However, based on the plans seen, evidence obtained from previous criminal and anti-social activity in the locale, my submissions are as follows:

1.4 Firstly I would like to point out that the proposed plan in general is a commendable one and fits in to the local area. I am also aware of Mid Suffolk's requirements to provide further homes within the area.

1.5 I also would like to highlight from within Mid Suffolk's constraints section for this application under the **"Design and layout of housing development section"**, which highlights **"The inter-relationship between buildings and open spaces in any layout should act to minimise opportunities for criminal activity, consistent with good layout and architectural design"**. This includes negating crime generators through excessive permeability for anyone to enter or exit the site. I therefore have reservations as to the fact that so many green corridor pedestrian and cycle routes are being proposed. I would prefer these routes to be halved from 4 main routes down to two.

2. Lighting

2.1 I cannot comment on the lighting as there are no details submitted on the plans. However, I would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.

2.2 Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

3. General layout of the proposed plan

3.1 From the plans I have seen it would appear that a large number of the dwellings will be positioned facing each other, which is a preferred police view of sighting properties as it allows for natural surveillance of the area and one another's homes. It is important that the boundary between public and private areas are clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.

3.2 From the plans seen I have not been able to fully determine the designs of the properties, the police preference is that gable end walls do not have windowless elevations adjacent to public spaces, as they do not allow any natural surveillance and tend to attract graffiti, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. I note from the Design Access Statement (DAS) at Para 8.24 **"Walls, fences and hedges can be used as a means of enclosure to create private spaces"**, of which I concur.

3.3 Similarly and again as raised in the Design Access Statement that the new development should not impede or have any undue effect on the already established housing at Saffron close and Heath Road. I would recommend 1.8 metre close boarded wooden fencing separating the rear of the new properties with these already established properties along Saffron close.

3.4 I can find no details for the securing of the development perimeter, especially to the east and the south, bordering either open land or the old piggery area. It would be preferred if the perimeter area also comprises of 1.8 metre close boarded fencing, to again reduce the risk of permeability within the area and to heighten security of the rear of each individual's property.

3.5 It would be preferred if the green corridor pedestrian and cycle routes are run along a width distance of at least three metres, in order to allow enough passing space and so as not to infringe on an individual's personal space.

3.6 Parking is already deemed an issue within this area, so the creation of more available spaces would assist in reducing this problem. It is preferred that the car park is accredited to the Secure By Design safer parking scheme, "Park Mark", at <http://www.parkmark.co.uk/>

4. Play Area

4.1 I agree with the location of the proposed play park. The open space must be designed with due regard for natural surveillance. Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space. It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

4.2 It is highly important that housing provides natural surveillance to overlook this area.

4.3 All play equipment should meet **BS EN 1176** standards, I have not seen any information on the type of equipment intended to be installed, apart from that it is intended to be disabled friendly. I would recommend that the area has suitable floor matting tested to **BS EN1177** standards.

4.4 There are no details provided of the spacing of each item of equipment, but I should point out that such spacing and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.

4.5 **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.

4.6 **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.

4.7 **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.

4.8 **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.

4.9 **"The Association of Play Industries Technical Guidance relating to playground layout and design"**, provides a 10 principle approach to designing a successful play area.

4.10 All litter bins should be of a fire retardant material.

4.11 The Fields Trust Planning and Design for Outdoor Sport and Play introduced in 2008 and The Association of Play Industries Adult Outdoor fitness Equipment Standards also offer further guidance.

5. Further Recommendations in General

5.1 Communal parking facilities lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided, as per SBD Homes 2014, lighting requirements.

5.2 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.

5.3 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturers recommendations. (SBD NH 2014 21.14)

5.4 Fencing – Divisional rear fencing should be of an 1800mm close boarded style.

5.5 Key Lockable rear gates, the gates 1.8m high and installed at the side of the property. The gates must not be easy to climb or remove from their hinges.

5.6 Trees should allow, when mature, crown lift with clear stem to a two metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a one metre window of surveillance upon approach whether on foot or using a vehicle.

6. Conclusion

In conclusion the proposed plan is proportionate to other properties within the local area.

A main problem associated with any play area, is its usage by non-age appropriate people, (i.e. older children) for which the play area would not be designed for. Teenage youths will always gather somewhere, often it is in a play park as it is considered an out of the way area away from parents. The best way to address such problems is to find alternative areas for such groups. One tried and tested method is providing a youth shelter.

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

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

Yours sincerely



Phil Kemp

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



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council, John Pateman-Gee

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: **1636/16**

Referring to the planning application referenced above, dated 21st April 2016, **Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual access to five self-build plots and associated open space, land South of Old Stowmarket Road**, notice is hereby given that Highways England's formal recommendation is that we:

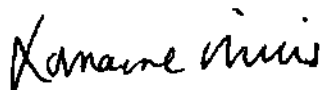
- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment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

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

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

We do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe. This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 12 th May 2016				
<table> <tr> <td data-bbox="245 902 790 981"> Name: Lorraine Willis </td> <td data-bbox="790 902 1337 981"> Position: Asset Manager </td> </tr> <tr> <td colspan="2" data-bbox="245 981 1337 1247"> Highways England: Woodlands, Manton Lane Bedford MK41 7LW Lorraine.willis@highwaysengland.co.uk </td> </tr> </table>		Name: Lorraine Willis	Position: Asset Manager	Highways England: Woodlands, Manton Lane Bedford MK41 7LW Lorraine.willis@highwaysengland.co.uk	
Name: Lorraine Willis	Position: Asset Manager				
Highways England: Woodlands, Manton Lane Bedford MK41 7LW Lorraine.willis@highwaysengland.co.uk					

Annex A

We offer no objection to this application however we do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe.

From: Christopher Fish
Sent: 13 June 2016 12:24
To: John Pateman-Gee
Subject: Initial SCC comments on Travel Plan submitted for MS/1636/16 Land South of Old Stowmarket Road, Woolpit

Travel Plan

The County Council recommends that you require the applicant to submit a revised travel plan that takes into account the comments raised below prior to the determination of this application. The majority of Framework Travel Plan (dated March 2016) is well written and clearly identifies some suitable measures and targets but some further revisions are still needed.

The travel plan identified a target to maintain the proposed vehicular trip rates that were identified in Table 4.1. This target is suitable for a rural development; however, the monitoring techniques that have been identified are not going to be sufficient to monitor the vehicular trip rates. The main technique that was identified in the travel plan involves relying on a resident travel questionnaire to obtain the trip rates; this is not suitable. To provide accurate trip rates automatic (preferably camera based) or manual traffic counts should be used over a two week period during a neutral month (i.e. not near school holidays). From our experience of other travel plans in Suffolk, the resident questionnaires do not provide a representative sample to base the success of the travel plan upon. Nevertheless the travel questionnaires should still be regarded as an additional monitoring tool to obtain some qualitative data and flag up the issue to residents in the process.

A monitoring trigger point is also missing in the travel plan. It is recommended that the initial monitoring takes place at 65% of occupation to ensure there is a representative sample of residents. A commitment to submit a revised "Full Travel Plan" that takes into account the initial monitoring and a commitment to implement the travel plan over the following five years must be secured and be included in the revised travel plan.

Measures such as the seven day public transport voucher should be improved. There should be at least two four week tickets, that covers the cost of travel to Bury St Edmunds (one of the main employment destinations from Woolpit according to the 2011 Census) offered to each dwelling, as one week's worth of travel is unlikely to encourage the residents to establish a routine. If the resident does not require the public transport voucher, a cycle voucher of equivalent value should be offered instead.

The travel plan must also identify further measures in regards to the walking route from the site to the primary academy school, as the route would involve crossing Heath Road twice. Reference to the school's Travel Plan should be made.

Also any improvements to the local bus stop infrastructure must also be included in the travel plan.

There must be reference to remedial measures, if the agreed targets are not achieved. Examples of remedial measures could include; reissuing resident travel packs and vouchers, off-site travel plan measures, etc.

Finally, information on how the "self-build" dwellings link in with the travel plan must be included in the revised travel plan.

The requirement for a Travel Plan complies with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35, 36 and 37.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

To fully secure the implementation of this travel plan the County Council recommends that you require the following Section 106 contributions and obligations:

1. Travel Plan Travel Plan Evaluation and Support Contribution - £1,000 per annum until five years have passed after occupation of the final (120th) dwelling. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan.
2. Travel Plan Implementation Bond, or cash deposit - £93,690 (£781 per dwelling – based on the estimated cost of fully implementing the travel plan). This is to cover the cost of implementing the travel plan on behalf of the developer if they fail to deliver it themselves and is based on the following calculation:

• Travel Plan Co-ordinator (employed for a six year period)	£40,950	
• Website for Development		£6,000
• Multi-modal voucher (based on £200 per dwelling to purchase at least two four week bus tickets)		£24,000
• Survey incentives		£500
• Green Travel Maps		£2,740
• Design and printing of Residents Travel Pack	£850	
• Personalised Travel Plans		£2,250
• Travel Notice Board		£500
• Travel Notice Board Content		£900
• Monitoring (inc traffic counts, survey subscription)	£15,000	
		Total £93,690
3. Obligation to secure the full implementation of the Travel Plan
4. Obligation to secure an approved welcome pack to be provided to each dwelling after first occupation

5. Obligation to secure remedial travel plan measures if the agreed travel plan targets are not achieved

All the contributions and obligations have taken into account CIL regulation 122 and are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

No planning conditions will need to be required to secure the travel plan, as the implementation should be secured by the Section 106 agreement.

Please feel free to contact Chris Ward, SCC Travel Plan Officer directly to agree the full wording for the proposed travel plan related obligations.

Christopher Fish MEng IEng

Senior Development Management Engineer, Transport Strategy, Strategic Development - Resource Management, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Telephone: 01473 265924 Email:

christopher.fish@suffolk.gov.uk

Web site:

<http://atrium.suffolkcc.gov.uk/ePlanningOHS/index.jsp>

Sophie Pain

Subject: FW: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

From: Steven Halls [<mailto:Steven.Halls@suffolk.gov.uk>]
Sent: 27 June 2016 14:33
To: John Pateman-Gee
Cc: Hopkins, John
Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

Hi John

I reviewed the addendum by John Hopkins of TPA and am now satisfied that the site can accommodate a SuDS system. Please use the following condition as our approval of the outline application:-

As part of any reserved matters application details of a surface water drainage scheme will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved drainage strategy. Details of which will include:

1. *Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). The use of infiltration as the means of drainage will be taken forward only if the infiltration rates and groundwater levels show it to be possible.*
2. *Provided infiltration rates are satisfactory:-*
 - I. *Applicant shall submit dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.*
 - II. *SCC require modelling results (or similar method) to demonstrate that infiltration devices have been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each soakaway should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.*
 - III. *Soakaways will be at least 5m away from any foundations and will only dispose of clean water due to the site area overlying a Source Protection Zone.*
 - IV. *Soakaways will have a half drain time of less than 24 hours.*
 - V. *Any conveyance networks in the 1 in 30 event show no flooding above ground and no flooding to properties in the 1 in 100yr event.*
 - VI. *Details of any exceedance volumes and their routes should be submitted on the drainage plans.*

3. *If the use of infiltration is not possible then modelling OR a similar method shall be submitted to demonstrate that:-*
 - i. *Surface water runoff will be discharged to a suitable receptor and restricted to the existing greenfield runoff rates for the site.*
 - ii. *Any attenuation features will contain the 1 in 100 year rainfall event including climate change*
 - iii. *Any pipe networks in the 1 in 30 event show no flooding above ground*
 - iv. *Modelling of the volumes of any above ground flooding during the 1 in 100 year rainfall + climate change to ensure no flooding to properties on or off-site. This should also include topographic maps showing where water will flow and/or be stored on site. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.*
4. *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*
5. *Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- *To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control).*
- *To ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices).*
- *To ensure the development does not cause increased pollution of the downstream watercourse*
- *To ensure clear arrangements are in place for ongoing operation and maintenance.*

King Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: Hopkins, John [<mailto:john.hopkins@tpa.uk.com>]
Sent: 17 June 2016 10:24
To: Steven Halls
Cc: RM Floods Planning
Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16