



Title: Committee Site Plan

Reference: 2113/16

Site: Land between Norwich Road & Pesthouse Lane
Barham



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



SCALE 1:2500

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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



Outline Planning Application for Residential Development
Land at Norwich Road, Barham, IP6 0NZ
 Drawing 707/1 Location Plan Scale 1:2500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



07

Client	MR GRAHAM MOXON	Scale:	1:1250	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT NORWICH ROAD, BARHAM	Date:	JAN 2016	
Drawing:	OUTLINE PLANNING	Contract:	4091 Drg No. 01	

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Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef: 2113/16

Location: Land between Norwich Road and Pesthouse Lane, Barham

An electronic message was submitted to Acolaid on 08/06/2016 and was processed on 14/06/2016

Online Comment**Contact Name:** Mrs Suzanne Eagle**Address:** 7 Leicester Close
Ipswich**Postcode:** IP2 9EX**Email Address:** claywhit@btinternet.com**Representation:** OBJ**Comment:**

Claydon & Whitton Parish Council objects to this application due to the high level of noise generated by traffic using the poorly surfaced A14.

The noise level is a nuisance to residents and the developer should approach Highway England in order to rectify this nuisance because we have recently learned that Highway England has a budget to address noise nuisance.

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED	
08 JUN 2016	
ACKNOWLEDGED	
DATE	
PASS TO	<i>RD</i>

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From: Nathan Pittam
Sent: 24 May 2016 08:54
To: Planning Admin
Subject: 2113/16/OUT. EH - Land Contamination.

M3 : 178895
2113/16/OUT. EH - Land Contamination.
Land at, Norwich Road, Barham, IPSWICH, Suffolk.
Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed development. The applicant has submitted an Envirocheck style report but for a development of this scale we require a Phase I investigation which is compliant with BS10175 to be submitted at the point of application. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

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

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From: David Harrold
Sent: 09 June 2016 12:06
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 2113/16/OUT Land at Norwich Road, Barham. EH - Other Issues.

Thank you for consulting me on the above outline planning application for 27 dwellings.

I note that the site is in close proximity to the A14 and parts of it may be significantly and adversely affected by road traffic noise.

No information in this respect has been submitted and therefore I cannot advise you further. In the absence of this information I could not support the application and would recommend refusal.

Alternatively, you may wish to consider a condition should you wish to grant approval in outline which requires the developer to:

“Carry out an assessment of noise from road traffic to determine the suitability of the site for residential use. The assessment should consider whether noise will have an adverse impact on the occupiers of the proposed dwellings, including external amenity areas, during both day and night time periods with reference to British Standard 8233 Guidelines on Sound Insulation and Noise Reduction for Buildings (2014) and World Health Organisation Community Noise Guideline Values.

Construction work shall not begin until a scheme for protecting the proposed dwellings from noise of road traffic has been submitted and approved in writing by the local planning authority, all works which form part of the scheme shall be completed before any noise sensitive dwelling is occupied.”

I trust this is of assistance. Please contact me if you require further advice.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

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The Archaeological Service

Resource Management
6 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

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_2113
Date: 3 June 2016

For the Attention of Rebecca Biggs

Dear Mr Isbell

Planning Application 2113/16 – Land between Norwich Road and Pesthouse Lane, Barham: Archaeology

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record, adjacent to the site of a post medieval workhouse and burial ground (BRH 038 and 054). Earthworks, likely to be of medieval date and scatters of Saxon and medieval finds are also recorded close to the development site. Norwich Road therefore appears to have been a focus for early occupation and remains relating to this may survive within the proposed development area. A Roman burial is also recorded to the south-east of the development area (BRH 008), which is situated in a topographically favourable location in the Gipping valley for activity of all periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

The buildings and structures currently standing on this site potentially originate from the first or second world wars and based upon documentary evidence, may have formed part of the use of this site for military activities. Further research should therefore be undertaken regarding these structures and the former use of this site before they are demolished or any development works are permitted, in order to fully understand their significance.

Given the high potential, lack of previous investigation and large size of the proposed development area, I recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site prior to the determination of this planning application, to allow for preservation *in situ* of any sites of national importance that might be defined (and which are still currently unknown). This large area cannot be assessed or approved in our view until a full archaeological evaluation has been undertaken, and the results of this work will enable us to accurately quantify the archaeological resource

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(both in quality and extent). This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

In this case, a Desk Based Assessment and historic buildings survey, alongside a trial trench archaeological evaluation will be required to establish the potential of the site. The results of the evaluation must be presented with any application submitted for the site, along with a detailed strategy for further investigation and appropriate mitigation. The results should inform the development to ensure preservation *in situ* of any previously unknown nationally important archaeological remains within the development area.

I would be pleased to offer guidance to the applicant on the archaeological work required and, on request, will provide a specification for each stage of this work.

Please let me know if you require any further information at this stage.

Best wishes,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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From: RM Floods Planning
Sent: 09 June 2016 13:18
To: Planning Admin
Subject: RE: Consultation on Planning Application 2113/16

FAO Rebecca Biggs

**Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).
Land between Norwich Road and Pesthouse Lane, Barham**

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC Position

SCC have reviewed the FRA by Unda (ref:- 220416 and dated April 2016). Overall the proposed surface water system is acceptable to SCC however we require further information before approval can be granted.

Specific Comments

1. Given the site is within a medium to high risk surface water flood zone, this indicates the site is relatively flat and low lying. However detailed contour plans have not been submitted and this is a requirement at outline stage to recognise any potential flow paths of surface water both across the site and from the surrounding area. The building layout should be designed not to interfere with any existing blue corridors and therefore carriage ways and dwellings should be suitably located as to not disrupt any natural flow paths. Likewise any open SuDS features like the proposed dry swales should also be located in the lower regions of the site as part as public open space. We may require alterations to the building layout once contour plans have been provided but generally we would recommend housing SuDS as part of POS in the western region of the site and having the bulk of the residential area in the eastern section.
2. There is no assessment of existing drainage on site, if any, nor any consideration of potential flows from offsite.
3. Preliminary soakage tests in accordance with BRE 365 are also a requirement at outline. Given that the proposed surface water strategy is reliant on infiltration, this is a necessity. Generally SCC expect 3-5 trial pits located across the site and/or where potential SuDS features are to be located.
4. An scaled outline drainage plan should also be provided showing the main aspects of the proposed SW drainage scheme (i.e. permeable paving, dry swales, rainwater harvesting, and conveyance network).

The applicant should consult SCC's local SuDS guidance and protocol to see what the required level of detail is required at each stage of planning.

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Kind 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: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]

Sent: 19 May 2016 14:20

To: RM Floods Planning

Subject: Consultation on Planning Application 2113/16

Correspondence from MSDC Planning Services.

Location: Land between Norwich Road and Pesthouse Lane, Barham

Proposal: Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, SB2, CL8, HB13, RT12, Cor1, Cor2, CSFR-FC1, CSFR-FC1.1, Cor3, Cor4, Cor5, Cor6, Cor9, H4, HB14, T9, T10, H17, H16, RT1, RT4, CSFR-FC2, H15, H14, H13, T4, Cor7, Cor8, which can be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Your ref: 2113/16
Our ref: 00046574
Date: 09 June 2016
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

Rebecca Biggs
Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
IP6 8DL

Dear Rebecca,

Re: Barham, Land between Norwich Road and Pesthouse Lane - Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

I refer to the above application in Mid Suffolk.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	27	27
Approximate persons generated from proposal	62	62

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

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

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

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

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

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

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

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

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific CIL contribution requirements related to the proposed scheme are set out below:

1. **Education.** NPPF paragraph 72 states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11*:	7	7	12,181
High school age range, 11-16:	5	5	18,355

Sixth school age range, 16+:	1	0	19,907
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Total education contributions:	£177,042.00
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The local catchment schools are Claydon Primary and Claydon High School.

We currently forecast to have no surplus places at the catchment Primary and High School to accommodate children arising and will therefore be seeking full education contributions against this particular scheme as set out above towards providing additional education facilities. SCC will be seeking CIL funding for the above pupils forecast to arise from the development. We currently have surplus sixth form places available to accommodate 16+ students from the proposal.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 10 pre-school pupils. Currently there are 28 Early Education spaces on or near to Cedars Park in Stowmarket, so therefore no contribution would be sought for this matter.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	3	3	6,091

Required pre-school contributions:	£18,273.00
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There are 2 providers in this locality with insufficient spaces available to accommodate the children arising from the development. SCC will seek to secure sufficient CIL funding to provide further spaces.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - Local neighbourhoods are, and feel like, safe, interesting places to play.
 - Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Martin Egan of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:	£5,832.00
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use

and management.

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

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

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

Waste Contribution:	£ 0.00
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7. **Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the County Council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106.

9. Archaeology

Please refer to the response sent by Rachel Abraham, reference 2016_2113, on 3 June 2016.

10. **Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

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

www.suffolk.gov.uk

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

11. Superfast broadband.

SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. Time Limits. The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

14. Summary Table split by developer contributions mechanism

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,158.04	£85,267.00
Education – Secondary	£3,399.07	£91,775.00
Education – Sixth Form	£0.00	£ 0.00
Pre-School	£676.78	£18,273.00
Transport		
Libraries	£216.00	£5,832.00
Waste	£0.00	£0.00
Total	£7,449.89	£201,147.00

The table above would form the basis of a future bid to the District Council for **CIL funds** if planning permission was granted and implemented. This will be reviewed when a reserved matters application is submitted.

Yours sincerely,

P J Freer

Peter Freer
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management
cc Neil McManus, SCC

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From: David Sparkes
Sent: 08 June 2016 15:12
To: Rebecca Biggs
Subject: FW: Consultation on Planning Application 2113/16

Hello Rebecca

Some planning policy comments below –

2113/16 Barham: Land between Norwich Road and Pesthouse Lane: Erection of 27 dwellings

Barham is classified as a countryside village under Core Strategy policy CS 1, but policy CS2 restricting development in the countryside is not regarded as up to date in the current situation of a 5 year housing land supply shortfall in Mid Suffolk (NPPF paras 14, 49).

Need to consider whether development would be sustainable under National Planning Policy Framework (NPPF).

An appeal decision on the adjacent site in Barham (2 Park View Cottages) concluded that the location is sustainable and not an isolated site in the countryside (NPPF para 55), because of its links to local facilities in Claydon.

Therefore need to consider other aspects of sustainability under NPPF e.g. impact of proposed 27 homes on character and appearance, infrastructure etc. (The appeal decision was only for 1 house – planning application no. 1732/13, appeal ref. APP/W3520/A/14/2214508).

Regards,

David Sparkes,
Planning Policy
Mid Suffolk District Council
131 High Street, Needham Market
Ipswich, Suffolk
IP6 8DL
Tel: 01449 - 724841
Email: david.sparkes@midsuffolk.gov.uk

Babergh / Mid Suffolk District Councils - working together

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh. Charging starts on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******



Consultation Response Pro forma

1	Application Number	2113/16 – Land between Norwich Road and Pesthouse Lane, Barham	
2	Date of Response	2 nd June 2016	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<div style="border: 1px solid black; padding: 5px;"> <p>This is an outline development proposal for 27 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 9 AH units.</p> </div> <p>1. Housing Need Information:</p> <p>1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost home ownership tenure accommodation.</p> <p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for</p>	

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

		<p>younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p>2. Choice Based Lettings Information:</p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, 19 applicants are registered as seeking accommodation in Barham, with 12 of those identified as having a local connection to Barham.</p>
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	<p>2.2 The following is a breakdown of the registered tenure required (at June 16):</p> <ul style="list-style-type: none"> • 1 bed property = 9 • 2 bed property = 7 • 3 bed property = 2 • 4 bed property = 1 <p>3. Recommended Affordable Housing Mix:</p> <p>3.1 35% affordable housing on this proposal based on 27 units equates to 9 AH units.</p> <p>3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:</p> <ul style="list-style-type: none"> • 2 x 2bed 4p houses @ 76sqm – Shared Ownership • 1 x 3bed 5p house @ 85sqm – Shared Ownership • 4 x 1bed 2p flats @ 48sqm – Affordable Rental • 2 x 2bed 4p houses @ 76sqm – Affordable Rental <p>(Sqm - minimum sizes)</p> <p>4. Other requirements for affordable homes:</p> <ul style="list-style-type: none"> • Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards • The council is granted 100% nomination rights to all the affordable units in perpetuity • The Shared Ownership properties must have a 80% staircasing bar. • The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development.
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Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>Therefore the affordable units on that part of the site must be delivered grant free</p> <ul style="list-style-type: none"> • The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice • On larger sites the affordable housing should not be placed in groups of more than 15 units • Adequate parking provision is made for the affordable housing units • It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details. <p>5. Open Market Homes Mix:</p> <ul style="list-style-type: none"> • For the above reasons it is recommended that the open market element reflects the need for smaller units in its mix.
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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

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From: RM PROW Planning
Sent: 02 June 2016 10:23
To: Planning Admin
Cc: philipcobbold@btinternet.com
Subject: RE: Consultation on Planning Application 2113/16

Our Ref: E120/032/ROW314/16

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Barham Public Footpaths 11 and 32 are 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 may 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.discoversuffolk.org.uk

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Your Ref: MS/2113/16
Our Ref: 570\CON\1601\16
Date: 10th June 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk

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

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2113/16

PROPOSAL: **Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).**

LOCATION: **Land Between, Norwich Road And Pesthouse Lane, Barham**

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:

1 Access Gradient

Condition: The gradient of the vehicular access shall not be steeper than 1 in 25 for the first 12 metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

2 ER 1

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

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

3 ER 2

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

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

4 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including 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 ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

5 V 2

Condition: Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

6 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

7 NOTE 07

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

8 NOTE 19

Note: The public right of way cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for pedestrian use during the construction phase and beyond. The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

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HIGHWAY IMPROVEMENT CONTRIBUTIONS

SCC would request a contribution of £11,000 towards improvement of public transport infrastructure adjacent to the application site to improve facilities for new residents and to make access to the existing buses and bus stops easier. This equates to providing a hardstanding and a bus shelter for the north bound bus stop, providing raised kerbs to enable easier access onto buses for less mobile passengers, providing dropped crossing points to allow access to both existing bus stops.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
 Strategic Development – Resource Management



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Historic England

EAST OF ENGLAND OFFICE

Ms Rebecca Biggs
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00511840

23 May 2016

Dear Ms Biggs

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
LAND BETWEEN NORWICH ROAD AND PESTHOUSE LANE, BARHAM
Application No 2113/16**

Thank you for your letter of 19 May 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



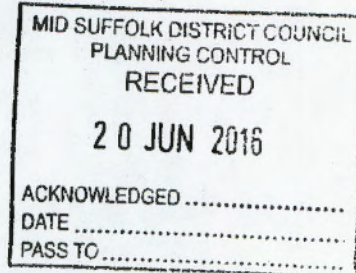
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Suffolk Fire and Rescue Service

Mid Suffolk District Council
 Planning Department
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL



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

Your Ref: 2113/16
 Our Ref: FS/F216189
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 15/06/2016

Dear Sirs

Land on Norwich Road, Barham IP6 0PE
Planning Application No: 2113/16

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

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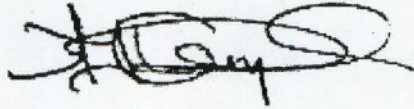
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Philip Cobbold Planning Ltd, 42 Beatrice Avenue, Felixstowe IP11 9HB
Enc: Sprinkler information

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

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

Your Ref: 2113/16
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 15 June 2016

Planning Ref: 2113/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land on Norwich Road, Barham IP6 0PE
DESCRIPTION: Proposed 50 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

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

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

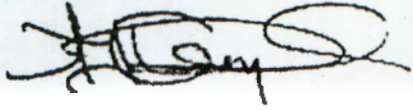
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

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

Yours faithfully

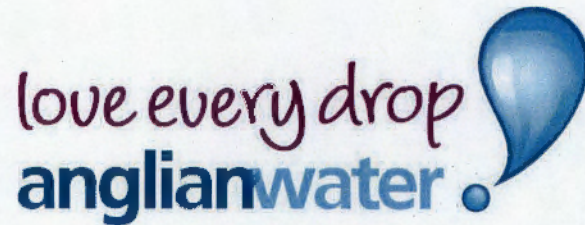
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Mrs A Kemper
Water Officer

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**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference:	00013764
Local Planning Authority:	Mid Suffolk District
Site:	Land between Norwich Road and Pesthouse Lane, Barham
Proposal:	Creation of 27 x C3 Dwellings
Planning Application:	2113/16

Prepared by: Sandra Olim

Date: 14 June 2016

If you would like to discuss any of the points in this document please contact me on 0345 0265 458 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Cliff Quay Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable
-

Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 2113/16
Our Ref:
Date: 13/06/2016

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Rebecca,

Proposal: Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

Location: Land between Norwich Road and Pesthouse Lane, Barham

Based on the information provided by the applicant and a site visit carried out on the 25th May I offer the following comments.

The information provided by the applicant

The applicant has not provided a comprehensive Landscape and Visual Impact Assessment with viewpoints agreed with the LPA.

However, *in this instance*, I am satisfied that there is sufficient information to understand the likely impacts of the proposal and the likely effectiveness of the indicative design, layout and landscaping, in mitigating the landscape and visual effects of the proposal.

The site and landscape

In general the site has a reasonably close relationship with existing built environment and reasonable or substantial vegetation is present on the boundaries to the south and east, this should be retained in order to minimise adverse visual effects.

The likely landscape and visual effects

The proposal will be a significant change in character for the site which is largely open with a scattering of buildings scrub and grassland. As a result the views from the adjacent residential properties to the north will be altered significantly. However the wider visual effects will be largely contained by the boundary vegetation and proposed new planting.

The indicative planting and landscaping proposals

The highly indicative proposals as set out on the masterplan are likely to be broadly acceptable. However, it is particularly important that the proposed planting and open space has a robust long term scheme of management.

Other Matters

I note that the historically the site appears to have formed part of the Bosmere and Claydon Union Workhouse. It also appears that in 1925/6 the site was also used as the first of several Instructional Centres set up by the Ministry of Labour for the rehabilitation of the long term unemployed through agricultural training. I suggest that the historical significance and value, *if any*, of the site and the remaining structures is therefore a matter for the relevant consultees. See for example;

<https://dspace.stir.ac.uk/bitstream/1893/2946/3/SCUTREA%202010%20paper%20for%20store.pdf.txt>

The LPA should be satisfied that the removal of any boundary vegetation, (or structures), has been appropriately assessed for any ecological impacts, this is a matter for the relevant consultees.

Recommendations

The proposal is acceptable in landscape terms subject to the following conditions;

CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

Concurrent with the submission of the Reserved Matters application(s), a Design Code shall be submitted to the Local Planning Authority. The Design Code shall pertain to and include the following: architectural design and materials, the function and treatment of open spaces, street types and materials, parking, boundary treatments (including the details of screen walls and fences for individual dwellings), movement patterns (including connectivity to the offsite public rights of way network), lighting, security principles and domestic waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

I suggest that a detailed scheme of strategic landscape planting is required prior to commencement; in order to ensure that the scheme for the principle landscaping is effective and deliverable as well as being compatible with and open space and any SuDs requirements.

PRIOR TO COMMENCEMENT: STRATEGIC BOUNDARY PLANTING AND OPEN SPACE LAYOUT

A detailed scheme of strategic planting to include boundary vegetation and principle open space planting as set out on the application on the indicative masterplan Drawing 4091_01 including implementation timescales and maintenance schedules covering a period of a

minimum 10 years, drawn to a scale of not less than 1:200. The soft landscape details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control, protection.

The preparation of land for any woodland planting within the scheme shall include deep ripping, in two directions, with a wing tined sub-soiler to a depth of not less than 450mm

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1;1 basis for the first five years and at the discretion of the LPA second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation will be agreed in writing with the local planning Authority within 3 months of the date of consent and will then be planted in the first available planting season

CONCURRENT WITH RESERVED MATTERS: SOFT LANDSCAPING

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

CONCURRENT WITH RESERVED MATTERS: HARD LANDSCAPING

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

CONCURRENT WITH RESERVED MATTERS: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowl or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowl or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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.

I suggest that tree protection details are required prior to commencement, to ensure that trees and hedgerows to be retained can and will be safeguarded, *during both demolition and construction.*

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

Phil Watson
Senior Landscape Officer



Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

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

Council's Reference: 2113/16

Referring to the planning application referenced above, dated 6 June 2016, application for the erection of 27 dwellings including 9 affordable homes, Land between Norwich Road and Pesthouse Lane Barham, 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).~~

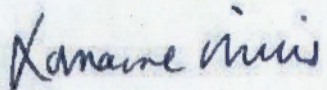
Highways Act Section 175B ~~is~~ is not relevant to this application.¹

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

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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: 21 June 2016
Name: Lorraine Willis	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
lorraine.willis@highwaysengland.co.uk	