

Consultee Comments for Planning Application DC/19/02688

Application Summary

Application Number: DC/19/02688

Address: Land On The South Side Of Rags Lane Woolpit Suffolk

Proposal: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

Case Officer: Jamie Edwards

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

The proposed development, by reason of the lack of pedestrian connectivity to local services, would not represent a sustainable location for residential development. The environmental harm is not outweighed by the public benefits of delivering 5 additional dwellings. On that basis the proposal would not constitute sustainable development, contrary to the National Planning Policy Framework and contrary to policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and policy CS6 of the Core Strategy 2008.

The proposed development would result in an unacceptable highway safety outcome by way of increased potential for vehicle and pedestrian conflict in Rags Lane and Drinkstone Road. This social and environmental harm is not outweighed by the public benefits of delivering 5 additional dwellings. On that basis the proposal would be unacceptable having regard to the National Planning Policy Framework and contrary to policy FC1.1 of the Core Strategy Focused Review 2012, and saved policies T9 and T10 of the Mid Suffolk Local Plan 1998.

The proposal will result in the unacceptable destruction of nearly 100m of the 200m of ancient hedgerow in Drinkstone Road which contains 10 plant species. The hedgerow is approximately 30 feet high and very wide as it has been uncut on the inside for many years. It provides an excellent wildlife habitat. Wildlife identified on site include jays, green woodpeckers, spotted woodpeckers, sparrowhawks, kestrel, warblers and yellowhammers (a red listed endangered species), frogs, grass snakes, muntjac and roe deer. The development is thus environmentally unsustainable (it does not contribute to protecting and enhancing our natural, built and historic environment; nor does it help to improve biodiversity). Specifically, the development is contrary to the principles expressed in paragraphs 109 and 118 of the NPPF.

The applicant states that the Woolpit Neighbourhood Plan remains at an early stage in terms of its preparation (policies not yet published). This is not so. The Woolpit NP has been published for Pre-Submission consultation and does not include the application site as one of the sites in Woolpit suitable for housing development.

The site is incorrectly described in the pre-application officer assessment report obtained from Mid Suffolk DC. The report states: The site is enclosed on three sides by existing residential development comprising a mix of bungalows and modern housing. Existing residential development to the west and east of the site is in the form of frontage development. Existing development to the north is in the form of estate development. The application site is only enclosed by development on one side to the north which consists of bungalow frontage development. The officer appears to be using the description of the larger site covering this area which was the subject of application DC/18/00721 for 45 dwellings and was refused by MSDC.

An application now for 5 houses on a site which is approximately one third of that on which application DC/18/00721 for 45 houses was refused is salami slicing. The proposed road layout clearly makes provision for a future extension into the remainder of the field. The applicant is avoiding the requirements of a major development application and should be required to make an application for the full site at this stage.

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On Behalf Of: Woolpit Parish Clerk

Comments

Councillors object to the proposals

The proposed development, by reason of the lack of pedestrian connectivity to local services, would not represent a sustainable location for residential development. The environmental harm is not outweighed by the public benefits of delivering 5 additional dwellings. On that basis the proposal would not constitute sustainable development, contrary to the National Planning Policy Framework and contrary to policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and policy CS6 of the Core Strategy 2008.

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From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 13 June 2019 10:49
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC-19-02688 Consultation Response

Application ref: DC/19/02688
Our ref: 285203

Dear Sir/Madam

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

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

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

www.gov.uk/natural-england

Your Ref:DC/19/02688
Our Ref: SCC/CON/3215/19
Date: 13 September 2019



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jamie Edwards

Dear Jamie Edwards,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/02688

APPLICATION REF: DC/19/02688

PROPOSAL: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

LOCATION: Land on the South Side of Rags Lane, Woolpit, Suffolk

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:

AL10 - Condition: Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

V 1 - Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 4515/0102 with an X dimension of 2.4m and a Y dimension of 85m and 50m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

HW - Condition: Before any dwelling is first occupied, the developer shall widen the carriageway and construct passing places in accordance with Drawing Number 4515/0102 as submitted and in accordance with construction details which shall first have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that suitable highway improvements are provided to access the application site.

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.

P 1 - Condition: The use shall not commence until the area(s) within the site shown on 4515/0102 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

V 10 - Condition: Before the access is first used pedestrian visibility splays 2m by 2m for the footway link into Rags Lane shall be provided and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

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

NOTES

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Your Ref:DC/19/02688
Our Ref: SCC/CON/3215/19
Date: 23 August 2019



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jamie Edwards

Dear Jamie,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/02688**

PROPOSAL: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.
LOCATION: Land on the South Side of Rags Lane Woolpit Suffolk

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

The proposed mitigation for road widening and passing places are adequate and overcome SCC's concerns regarding narrowness, these works can be executed via the Minor Works License.

However, assurances over the pedestrian visibility splays for the access onto Rags Lane are still required, this should be clarified prior to the grant of permission to ensure safe and suitable access for all (NPPF 108.).

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Your Ref:DC/19/02688
Our Ref: SCC/CON/2310/19
Date: 25 June 2019



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Jamie Edwards

Dear Jamie,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/02688**

PROPOSAL: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

LOCATION: Land On the South Side of Rags Lane Woolpit Suffolk

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

Whilst SCC have no reservations over the principle of 5 new dwellings at this location, mitigation is required to safely support the intensification of use created by the proposal:

- Improvements to the width of Drinkstone Road, this can be achieved either by the implementation of formalised passing places in accordance with DM06 or carriageway widening for approx. 180m (site length).
- Visibility splays for the pedestrian access from the site on to Rags Lane.

Addressing the existing concerns regarding pedestrian safety would need to be completed via the operational change to Rags Lane, making it "Access Only", which would be a welcomed improvement to the highway network at this location.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

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

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

Your Ref:
Our Ref: FS/F310974
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 28/06/2019

Dear Sirs

Land on the south side of Rags Lane, Woolpit IP30 9SG
Planning Application No: DC/19/02688
Hydrants are required for this development
(see our required conditions)

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: reception@klharchitects.com

Enc: Sprinkler information

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

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

Your Ref:
Our Ref: 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: 28 June 2019

Planning Ref: DC/19/02688

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land on the south side of Rags Lane, Woolpit IP30 9SG
DESCRIPTION: 5 dwellings
HYDRANTS REQUIRED

If the Planning Authority is minded to grant approval, the Fire Authority require 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, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

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.

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

OFFICIAL

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Mark Hardingham

Chief Fire Officer

Suffolk Fire and Rescue Service

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Jamie Edwards – Senior Planning Officer

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 02/09/2019

SUBJECT: - **Application Reference: DC/19/02688**

Proposal: Outline Planning permission for the erection of 5 detached dwellings, access, and garages on land on the south side of Rags Lane, Woolpit

Key Points

1. Background Information

This site was originally a development proposal for sixty (60) residential dwellings which was refused. The landowner has now submitted a small development of just 5 dwellings showing 0.4995 hectares on the plan of the overall land holding. The trigger for affordable housing is 0.5 hectares, so there would appear to be no obligation to provide affordable housing on this site.

This is an open market development of 5 large detached dwellings.

2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum.**
- 2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%

4+	6%
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2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

3. Preferred Mix for Open Market homes.

This site would suit detached or semi-detached bungalows or chalet bungalows due to the ageing population and the type and tenure of development already approved in Woolpit. The indicative plan, although not detailed would look to be all four bedroomed houses.

The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Proposed mix for Affordable Housing

There is no affordable housing included in this proposal. However, upon measurement of the redline plan (excluding the land needed for the visibility splay) does measure just over 0.5 hectares, so this does trigger the affordable housing obligation. If permission were granted for this development, and it came forward as 5 detached dwellings we would seek a commuted sum as 35% would result in 1.75 dwellings.

Based on a 2 bedroomed 4-person affordable house measuring 79 sqm, the commuted sum sought for 1.75 units would be: -

£78,576.58 per dwelling x 1.75 = £137,509.02

Julie Abbey-Taylor, Professional Lead – Strategic Housing

Consultee Comments for Planning Application DC/19/02688

Application Summary

Application Number: DC/19/02688

Address: Land On The South Side Of Rags Lane Woolpit Suffolk

Proposal: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

Case Officer: Jamie Edwards

Consultee Details

Name: Miss Louise Barker

Address: Endeavour House, Russell Road, Ipswich IP1 2BX

Email: louise.barker@baberghmidsuffolk.gov.uk

On Behalf Of: Strategic Housing (Affordable/Major Dwel/G+T)

Comments

Dear Jamie Edwards

Having looked at this application I have noted the site size is just under 0.5 hectares for 5 dwellings at 0.498 hectares. A site size of 0.5 hectares or over triggers the requirement for an affordable housing contribution. Therefore on this application there is no requirement to provide an affordable housing contribution.

Kind regards

Louise Barker

Housing Enabling Officer

Strategic Housing

Babergh & Mid Suffolk District Councils

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 29 August 2019 09:24
To: Jamie Edwards <Jamie.Edwards@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/19/02688. Land Contamination.

Dear Jamie

EP Reference : 264841
DC/19/02688. Land Contamination.
Land on the south side of, Rags Lane, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: Outline Planning Application (some matters reserved)-
Erection of 5 no. detached dwellings, associated garages and vehicular
access.

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

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 12 August 2019 13:44
To: Jamie Edwards <Jamie.Edwards@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/02688. Land Contamination.

Dear Jamie

EP Reference : 263989
DC/19/02688. Land Contamination.
Land on the south side of, Rags Lane, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: Outline Planning Application (some matters reserved)-
Erection of 5 no. detached dwellings, associated garages and vehicular
access.

Many thanks for your request for comments in relation to the above application. I can confirm that nothing submitted thus far would cause me to amend the comments made by my colleague, David Harrold, earlier within the consultation period.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>
Sent: 26 June 2019 09:00
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Jamie Edwards <Jamie.Edwards@baberghmidsuffolk.gov.uk>
Subject: RE: Plan ref. DC/19/02688 Land on the South side Of, Rags Lane, Woolpit. EH - Land Contamination

Thank you for re consulting me on the above application and the questionnaire received on 24/06/2109.

I reiterate my advice to you below.

A development of this size requires a proper risk based contaminated land assessment (often referred to as a Phase 1 Assessment). Ben Elvins' Supporting Statement advises that a Phase 1 assessment has been submitted

Without this information I cannot complete the basic screening assessment and unable to support the proposed development and recommend refusal. Please make this available or ask for it.

For details regarding how Babergh and Mid Suffolk District Councils approaches Land Contamination, including templates for planning submissions, please view our website at <https://www.babergh.gov.uk/environment/contaminated-land/>.

I trust this is of assistance.

David Harrold MCIEH

From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>
Sent: 24 June 2019 12:27
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Jamie Edwards <Jamie.Edwards@baberghmidsuffolk.gov.uk>
Subject: Plan ref. DC/19/02688 Land on the South side Of, Rags Lane, Woolpit. EH - Land Contamination

Thank you for consulting me on the above application to erect five dwellings.

I note that the applicant has submitted a satisfactory enviro screen report (dated 23 May 2019) but not completed a contaminated land risk based assessment. The applicants' agent advises a "Phase 1 Contaminated Land Assessment" accompanies the application but I have not found this available on the planning website.

Please make this assessment available for viewing or request the applicant to submit the appropriate information.

In the absence of such a report, I cannot support this application and would recommend refusal.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@baberghmidsuffolk.gov.uk



04 November 2019

Jamie Edwards
Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/19/02688
Location: Land On The South Side Of Rags Lane Woolpit Suffolk
Proposal: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

Dear Jamie,

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information.

Summary

We have reviewed the Ecological update and Hedgerow Survey (Geosphere Environmental Ltd, October 2019), provided by the applicant, relating to the likely impacts of development on designated sites, protected & priority species/habitats. In addition, we have reviewed the Preliminary Ecological Appraisal and Reptile Survey Report (Landscape Planning Ltd) submitted for the refused application (DC/18/00721).

We are not satisfied that sufficient ecological information is currently available for this application.

This is because appropriate compensation has not been demonstrated within the design of this application for the 'Important Hedgerows' on site, as categorised by the Hedgerow Regulations 1997, which are proposed to be removed. These hedgerows are also priority habitat, which are in favourable condition under the UKBAP criteria.

As a result, it is recommended that DEFRA Biodiversity Metrics (2.0) – Calculation Tool is used to calculate the total amount of habitat to be lost for the development and to demonstrate how these features will be offset. This will ensure that this application will deliver biodiversity net gains, as



outlined under paragraph 170d of the NPPF. In addition, the DEFRA Biodiversity Metrics will identify the extent of the compensation required for the Priority/Important Hedgerows. This will need to be delivered prior to determination, to ensure that the compensatory habitat is sufficient to avoid a biodiversity net loss for this application.

Furthermore, it is highlighted that the Ecological update and Hedgerow Survey (Geosphere Environmental Ltd, October 2019) has recommended a Bat Activity Survey to be secured if the hedgerows on site cannot be retained. Therefore, further Bat Activity surveys will be required prior to determination of this application, as the Block Plan identifies that the majority of the hedgerows will currently not be retained. This is required to assess the importance of the foraging habitat on site for bats and determine appropriate measures to avoid impacts to European Protected Species.

This survey is required prior to determination because paragraph 99 of the ODPM Circular 2005 highlights that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

In addition, we note that reptile surveys have also been recommended, to update the Reptile Survey Report (Landscape Planning Ltd). We consider these surveys appropriate as the survey is now out date following the Chartered Institutes of Ecology and Environmental Management – 'Advice note on the Lifespan of Ecological Reports and Surveys 2019'. However, it is considered that these surveys could be secured as a prior to commencement condition, as the previous surveys confirmed an absence of reptiles on the site.

Consequently, this further information and surveys are required to provide the LPA with certainty of impacts on legally protected and priority species and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to provide the additional information to overcome the holding objection and support a lawful decision.

Please contact us with any queries.

Yours sincerely,

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

Place Services provide ecological advice on behalf of Babergh District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



07 January 2019

Jamie Edwards
Babergh District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/19/02688
Location: Land On The South Side Of Rags Lane Woolpit Suffolk
Proposal: Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access.

Dear Jamie,

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

No objection subject to securing biodiversity mitigation and enhancement measures

Summary

We have reviewed the Ecological update and Hedgerow Survey (Geosphere Environmental Ltd, December 2019) and the Ecological mitigation report (Geosphere Environmental Ltd, October 2019), provided by the applicant, relating to the likely impacts of development on designated sites, Protected Species and Priority Species & Habitats, as well as the provision of measures following the mitigation hierarchy.

In addition, we have also reviewed the Preliminary Ecological Appraisal and Reptile Survey Report (Landscape Planning Ltd) submitted for the refused application (DC/18/00721).

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

This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable. However, a reptile survey and mitigation strategy will be required prior to commencement to update the Reptile Survey Report (Landscape Planning Ltd). This shall reassess the population levels of reptiles on site and inform the appropriate mitigation measures for the species.



Therefore, the mitigation measures identified in the Ecological update and Hedgerow Survey (Geosphere Environmental Ltd, December 2019) and Ecological mitigation report (Geosphere Environmental Ltd, October 2019), should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.

However, to avoid the need the requirement for bat activity surveys, it is recommended that a Wildlife Sensitive lighting Scheme must be delivered for this scheme to avoid impacts to potential roosting, foraging and commuting bats. This must follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018) and should be informed by a professional ecologist. In summary, it is highlighted that the following measures should be implemented for the lighting design:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Warm White lights should be used preferably at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Lux levels should be directed away from boundary edges and Environmentally Sensitive Zones and lighting levels should be kept as low as possible to avoid horizontal lighting. This should be demonstrated by an Isolux Diagram, if appropriate for the scheme.
- Movement sensors and timers should be used to minimise the 'lit time' of lighting on buildings.

We also support the proposed measures within the Ecological mitigation report (Geosphere Environmental Ltd, October 2019) to offset the impacts of the development of the scheme. This has been summarised via the appropriate use of the DEFRA Biodiversity Metrics (2.0) – Calculation Tool and involves recommending management of land outside of the redline boundary, but within the applicant's control. Therefore, we recommend that the proposed habitat creation should be secured via a S106 agreement and should be implemented via a Landscape and ecological management plan for a period of 10 years. This document should also include location and details of the finalised measures to secure measurable net gains for biodiversity, which should be informed by the further reptile survey. In summary, this should include the indicated bird and bat boxes/bricks, log piles, brash piles and hedgehog friendly fencing.

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

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

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



Recommended conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological update and Hedgerow Survey (Geosphere Environmental Ltd, December 2019) and the Ecological mitigation report (Geosphere Environmental Ltd, October 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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

2. PRIOR TO COMMENCEMENT: REPTILE SURVEY AND MITIGATION STRATEGY

"No development shall take place (including any demolition, ground works, site clearance) until a Reptile Survey and Mitigation Strategy has been submitted to and approved in writing by the local planning authority.

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

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

3. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

"A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 10-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*



The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

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

4. CONCURRENT WITH RESERVED MATTERS: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

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

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB

Ecological Consultant

ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.