

Consultee Comments for Planning Application DC/19/05196

Application Summary

Application Number: DC/19/05196

Address: Land South Of Old Stowmarket Road Woolpit Suffolk

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Case Officer: Vincent Pearce

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

Councillors have no objection to the recent amendments



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: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/05196

Referring to the planning application referenced above, dated 31 January 2020, application for the submission of details of planning permission 1636/16 amended by 96a permission DC/18/03517. Layout, scale, appearance and landscaping to be considered for the erection of 115 dwellings, land south of Old Stowmarket Road, Woolpit, Suffolk, 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.

Date: 7 February 2020	
Signature:	
Name: Mark Norman	Position: Spatial Planning Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
mark.norman@highwaysengland.co.uk	

Annex A Highways England recommended no objection

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to DC/19/05196 and has been prepared by Mark Norman.

This development is a little way off the strategic road network, the application is for reserved matters for agreement of layout, construction materials and other matters not agreed at outline stage and is unlikely to change traffic generations or result in other impacts upon the Strategic Road Network.

From: SM-NE-Consultations (NE)

Sent: 21 February 2020 08:39

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: DC/19/05196 Consultee Response - URGENT Due 21.02.2020

Importance: High

Dear Sir or Madam

Application ref: DC/19/05196

Our ref: 309651

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

Julian Clarke

Consultations

Natural England



integrated working

Our ref: WSCCG/001119/WOO
Email: planning.apps@suffolk.nhs.uk
Date: 22/11/2019

West Suffolk House
Western Way
Bury St Edmunds
Suffolk IP33 3YU
Tel: 01284 758010

www.westsuffolkccg.nhs.uk

Your Ref: DC/19/05196

Planning and Regulatory Services,
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

Dear Sirs,

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Location: Land South Of, Old Stowmarket Road, Woolpit, Suffolk

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of West Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 115 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 GP practices within a 2km radius of the proposed development, this practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL



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processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with West Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91.

The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing. The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focusing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal



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impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services closest to the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Woolpit Health Centre	14,756	705.00	10,281	-307
Total	14,756	705.00	10,281	-307

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Woolpit Health Centre, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.



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8. Assuming the above is considered in conjunction with the current application process, West Suffolk CCG would not wish to raise an objection to the proposed development.

10. West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by East Suffolk Council

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

Yours faithfully

Chris Crisell
Estates Planning and Project Support Manager
West Suffolk Clinical Commissioning Group



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk

AW Site Reference: 154558/1/0075060

Local Planning Authority: Mid Suffolk District

Site: Land South Of Old Stowmarket Road
Woolpit Suffolk

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115 C3

Planning application: DC/19/05196

Prepared by: Pre-Development Team

Date: 30 December 2019

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Elmswell Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Drainage strategy. 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. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

BMSDC Planning Area Team Yellow

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 20 February 2020 15:18
To: BMSDC Planning Area Team Yellow
Subject: RE: DC/19/05196 - Land South of Old Stowmarket Road Woolpit Bury ST Edmunds
Attachments: PLN-0075060+--+Planning+Report.pdf

Dear Mr Pearce

Thank you for your email re-consultation on the planning application DC/19/05196 - Land South of Old Stowmarket Road Woolpit Bury ST Edmunds

We can confirm we have reviewed the amended documents and we have no further comments to add to our previous response which is attached for your reference.

Kind Regards



Sandra De Olim
Pre-Development Advisor
Telephone: 03456066087 Option 1

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



From: BMSDC Planning Area Team Yellow [mailto:planningyellow@baberghmidsuffolk.gov.uk]
Sent: 20 February 2020 07:57
To: Planning Liaison; Vicky Moseley; ecology.placeservices@essex.gov.uk; Environmental Health; BMSDC Local Plan; Hannah Bridges; planning.apps@suffolk.nhs.uk; consultations@naturalengland.org.uk; Water Hydrants; Highways PROW Planning; Strategic Housing; phil.kemp@suffolk.pnn.police.uk
Subject: DC/19/05196 - Land South of Old Stowmarket Road Woolpit Bury ST Edmunds



Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582749

Our ref: P01126372

18 November 2019

Dear Mr Pearce

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SOUTH OF OLD STOWMARKET ROAD, WOOLPIT, SUFFOLK, IP30 9QS
Application No. DC/19/05196**

Thank you for your letter of 7 November 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The developments area is on the outskirts of the village of Woolpit and are close to the Scheduled Monument known as Lady's Well, which comprises a holy well and moated enclosure (List Entry 1005992). The development area is less than 100m from the edge of the Woolpit Conservation Area, which contains a number of Listed Buildings, including the Grade I Church of St Mary.

Historic England have commented on two previous applications for this site (Outline Planning 1636/16 and Amendments 18/03517). Our advice was that although we were unlikely to object in principle to the development, that the applicant should 1) provide a detailed assessment of the setting of the heritage assets through a Landscape and Visual Impact Assessment, and, 2) that the applicant consider design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. We are pleased to see that both issues have been addressed, particularly the incorporation of an expanded area of open-space at the entrance to the development helping to soften the visual impact of the development as viewed from the Conservation Area and the Scheduled Monument. The re-alignment of the buildings that front Old Stowmarket Road and their separation from the road by planting is also welcome.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England

Recommendation

Historic England has no objection to the application on heritage grounds.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Maria Medlycott

Assistant Inspector of Ancient Monuments

E-mail: maria.medlycott@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



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

Planning Application (DC/19/05196/RM)

SITE: 115 Homes for the area of Old Stowmarket Road, Woolpit, Mid Suffolk area, Suffolk, IP30 9QS

Applicant: Mr Chris Webber BDW Homes, Chelmsford

Planning Officer: Mr Vincent Pearce

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

Dear Mr Pearce

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

On behalf of Suffolk Constabulary, I have viewed the available plans regarding this proposed application and would like to register the following comments with regards to Section 17 of the Crime and Disorder Act.

I have previously commented on the outline plan for this proposal under planning reference MS/1636/16.

I have viewed the available outline plans and would like to make the following comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.

It is good to see that the properties have been designed in such a way to allow for surveillance of the area and that few rear alleys have been incorporated.

It is also good to note that where public open spaces have been designated there is at least one property nearby with active windows for surveillance.

However, it is a concern that a number of on plot parking is set too far back and not level with their respective properties.

The open area by the rear of plots 99-100 and rear alley between plots 88 and 89 are a concern.

It is recommended that the development should seek to achieve Secured by Design SBD Homes 2019 accreditation. Further information can be found at www.securedbydesign.com

It is strongly advised the developers seek Secure by Design National Building Approval. Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

1.0 GENERAL COMMENTS ON PROPOSED PLAN

In particular the detailed design should take account of the following principles:

- **Access and movement:** Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.
- **Structure:** Places should be structured so that different uses do not cause conflict with no recesses, or obstacles for an offender to hide.
- **Surveillance:** In places where all publicly accessible spaces are overlooked lighting should be co-ordinated with the landscape design.
- **Lighting: Lighting** should be designed to conform with BS 5489-1:2013 and light fittings should be protected where vulnerable to vandalism. The colour rendering qualities of all lamps should be to SBD standard of a minimum of at least 60Ra on the colour rendering index.
- **Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community.**
- **Physical protection: Places that include necessary, well-designed security features.**
- **Activity: Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.**
- **Management and maintenance:** Places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging users to feel a sense of ownership and responsibility for their surroundings **can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.**

1.1 **Garaging for plots 1-5, 9, 10, 13-15, 18, 19, 25, 32-35, 38-40, 42-49, 54-60, 70-71, 75-78, 81 and 109 are all set back.** the police prefer garages at the side of a property, rather than set back. Set back garages **allow an offender easier access to the rear of a property without being seen, which is the more common method of entry preferred by most offenders. (Secure By Design (SBD) Homes 2019, pages 22-23, para 16.1- 16.2 and 16.5-16.6 refers).**

1.2 **The parking for plot 1 is situated to the rear of the property and provides no surveillance for any vehicle parked there. The police do not recommend rear parking as time and again it has proved to increase theft of and from vehicles, along with criminal damage, antisocial behaviour and graffiti. These areas allow an offender to go about undetected due to a lack of any form of surveillance from surrounding properties and heighten the perceived threat of crime to residents and users. If the planners cannot change the location or move the angle of properties to allow further surveillance, then the area needs to be the well-lit in accordance with BS5489:2013 and further surveillance offered from the rear of plot 1, with the rear fencing capped to 1.5m and topped with 300mm trellis. (SBD Homes 2019, page 22, para 16.3-16.4 refers).**



1.3 **The parking area between the rear of plots 99 and plot 104 is a concern as it opens up the rear of plots 93-100 to be more susceptible to incursion and the area will abut a 1.8m brick wall for further parking at the local surgery. Granted the wall is 1.8m, however, if cars are parked within this area, they could be stood on to allow an offender access either, to or from the area. Surveillance will be afforded from the front of plots 103-104, however, that surveillance will be limited if the four parking spaces immediately next to the proposed wall boundary are all occupied. It is strongly recommended that this gap area between the wall and rear of plots 99 (circled right in red) is either walled or fenced off at a preferable height of 1.8m.**



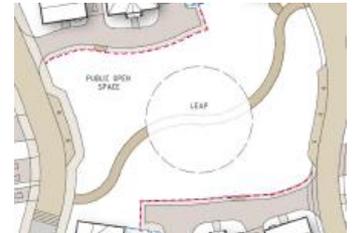
1.4 Similarly the parking for plot 82 and 83 is a concern as whilst it is to the side of the properties, it is not adjacent and there is no affordable surveillance for the vehicles.



1.5 The alley incorporated between plots 88 and 89, to access the rear of plot 88 is a concern particularly as it looks like the alley could be accessed from the open spaced area at the rear of plot 89.



1.6 It is noted that the public open space area between plots 38-40 and 58-60 have 0.45m knee high railing incorporated. It would be preferred if knee high railing could be placed around the whole of this perimeter area, in order to prevent unauthorised parking and possible off-road biking.



1.7 Similarly the open space area by the front of plot 1, by plot 49 and the footpath leading from the substation down towards plot 83 are a concern for the same reasons and it is advised the eastern side of these areas are railed too. It is recommended that some form of demarcation is put in place within the whole of the area, even if it comprises of small wooden posts at equal distances. (Secure By Design (SBD) Homes 2019, pages 17-18, para 9.2- 9.3.2 refers).



1.8 It is advised that the parking for the doctors' surgery is accredited with the Secure By Design safer parking scheme, "Park Mark", at <http://www.parkmark.co.uk/>

2.0 SECURE BY DESIGN (SBD)

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of a Design Out Crime Officer within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

It is strongly advised the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

It would be good to see the development, or at least the affordable housing built to Secured by Design SBD Homes 2019 accreditation. Further information on SBD can be found at www.securedbydesign.com

3.0 REFERRALS

3.1 One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19.

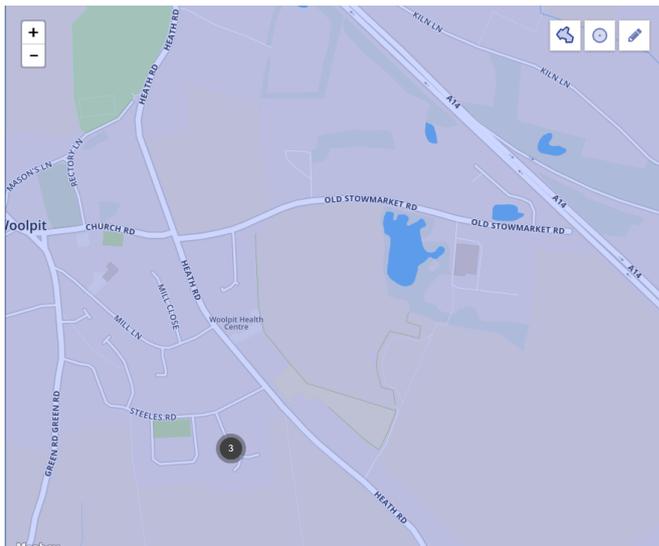
3.2 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to prevent crime and dis-order.

3.3 The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

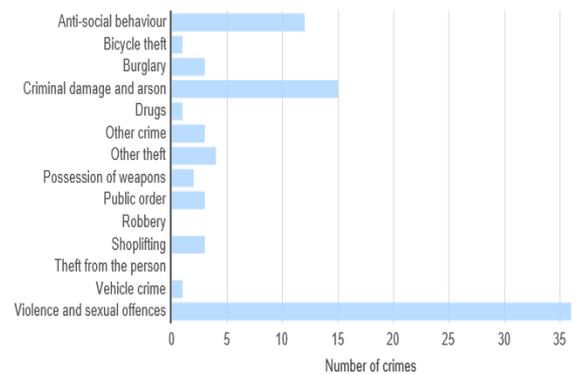
3.4 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security) Looking at the careful design of a new development with regard to landscaping, planting and footpaths.

3.5 Department for Transport – Manual for Streets (Crime Prevention) The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

4.0 CRIME STATISTICS FOR THE OLD STOWMARKET ROAD, WOOLPIT, IP30 9QS POST CODE AREA



Comparison of crime types in this area between December 2018 and November 2019



The crime figures have been obtained from the Suffolk Police Crime computer base and the National Police Crime Mapper web site. The Police Crime Mapper Web site is available for any member of the public to view using the following link:

<https://www.police.uk/suffolk/H41A/crime/+9snFnR/stats/>

The graph right indicates a breakdown of the offences committed around this area between November 2018 to October 2019, which totals 84 offences, the majority involving violent and sexual offences which totals 36, followed by 15 criminal damage offences and 12 offences relating to antisocial behaviour.

Crime type	Total	Percentage
Anti-social behaviour	12	14.29%
Bicycle theft	1	1.19%
Burglary	3	3.57%
Criminal damage and arson	15	17.86%
Drugs	1	1.19%
Other crime	3	3.57%
Other theft	4	4.76%
Possession of weapons	2	2.38%
Public order	3	3.57%
Robbery	0	0.00%
Shoplifting	3	3.57%
Theft from the person	0	0.00%
Vehicle crime	1	1.19%
Violence and sexual offences	36	42.86%

5.0 FINAL CONCLUSION

To reiterate, concerns around this development are:

- a) That garages for a number of plots are set back and not adjacent to properties, (page 2, para 1.1 refers).
- b) The parking for plot 1 is situated to the rear of the property and provides no surveillance for any vehicle parked there. The police do not recommend rear parking

as time and again it has proved to increase theft of and from vehicles, along with criminal damage and antisocial behaviour (page 2, para 1.2 refers).

- c) The parking area between the rear of plots 99 and plot 104 in its current form opens up the rear of plot 93-100 to be more susceptible to incursion and the area will abut a 1.8m brick wall for further parking at the local surgery. Granted the wall is 1.8m, however, if cars are parked within this area, they could be stood on to assist an offender leaving/entering the area. Walling or fencing is recommended to secure this area. (page 2, para 1.3 refers).
- d) Parking for plot 82 and 83 as whilst it is to the side of the properties, it is not adjacent. (page 3, para 1.4 refers).
- e) The alley incorporated between plots 88 and 89, as it looks like the alley could be accessed from the open spaced area at the rear of plot 89, (page 3, para 1.5 refers).
- f) It is noted that the public open space area between plots 58-60 and 38-40 have 0.45m knee high railing incorporated. It would be preferred if knee high railing could be placed around the perimeter of the whole of this area (page 3, para 1.6 refers).
- g) The open space area by the front of plot 1, by plot 49 and the footpath leading from the substation down towards plot 83 should have railing or posts to prevent off road access, (page 3, para 1.7 refers).
- h) It is advised that the parking for the doctors' surgery is accredited with the Secure By Design safer parking scheme, "Park Mark" (page 3, para 1.8 refers).

6.0 Conclusion

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

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

Yours sincerely

Phil Kemp

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

BMSDC Planning Area Team Yellow

From: Gemma Stewart
Sent: 15 November 2019 15:49
To: Vincent Pearce
Cc: BMSDC Planning Mailbox
Subject: DC/19/05196/RM - Land South Of Old Stowmarket Road, Woolpit
Attachments: SCCAS (RA)_Land south of Old Stowmarket Road, Woolpit_1636_2016.pdf

Dear Vincent,

We have no comments to make on this reserved matters application. We still recommend our advice for planning application 1636/16, which is attached.

Regards,

Gemma

Gemma Stewart
Senior Archaeological Officer

Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY

Telephone: 01284 741242
Mobile: 07734978011
Email: gemma.stewart@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

****Please note that I am out of the office from 17th January 2020 and return 17th February 2020****

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

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

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

Our Ref: 2016_1636
Date: 19 July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

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

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

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, a second phase of archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM Floods Planning
Sent: 10 February 2020 10:20
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Subject: 2020-02-10 JS Reply Land South Of, Old Stowmarket Road, Woolpit Ref DC/19/05196

Dear Vincent Pearce,

Subject: Land South Of, Old Stowmarket Road, Woolpit Ref DC/19/05196

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/05196.

The following submitted documents have been reviewed and we recommend a maintaining our **holding objection** of this application.

- Drainage Strategy Ref AMO/190461/DS Rev F
- Site Location Plan Ref 744.200.01
- Landscape Masterplan Ref 2277 01 Rev E
- Detailed Planting proposals Sheet 7 of 7 Ref 2277 08 E

The reason why we are recommending maintaining our holding objection is that there isn't sufficient information to satisfy us that the applicant has allowed sufficient space for the basin.

The point below detail the action required in order to overcome our current objection

1. Provide a cross-section and plan view of basin, including 1:4 side slopes, wet/dry benches, freeboard, volumes/water depths (1:1, 1:30 & 1:100+CC) and maintenance strips.
2. Submit detailed planting details for the attenuation basin, especially the area which will notes as cleaning pond. Plants should look to provide treatment of surface water and provide habitat

Kind Regards

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

Your Ref:DC/19/05196
Our Ref: SCC/CON/0462/20
Date: 5 February 2020



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: Vincent Pearce

Dear Vincent,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REF: DC/19/05196

PROPOSAL: Revised documents received 23.01.2020, ref:

First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

LOCATION: Land South Of, Old Stowmarket Road Woolpit Suffolk

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

Construction of Roads and Footways

Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. The details are to be to Suffolk County Estate Road Specification.

The shared surface roads are indicating 1m service strips both sides of the roads but do not continue around visitor parking. This detail needs to be included if the roads are to be adopted by highway authority.

All footway links within the site are to have bound surfacing to enable use throughout the year.

Design of the crossing point for the footway adjacent to Plot 81 on Road 2 needs to be reconsidered as the visitor parking spaces are on the pedestrian desire line.

Parking

Dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, the car parking spaces are the correct size but the garages are undersize.

Landscaping

Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also no interfere with street lighting.

If the development is to be offered for adoption by the developer, exact details of the layout and construction will be determined as part of the s38 agreement process.

CONDITIONS

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.

Conditions for outline planning permission 1636/16 relating to highways are as follows:

Condition 7 - PROVISION OF VISIBILITY SPLAYS

Condition 8 - PROVISION OF ROADS AND FOOTPATHS

Condition 9 - PROVISION OF ROADS

Condition 10 - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED

Condition 14 - PROVISION OF CAR PARK

Condition 16 - DETAILS OF PEDESTRIAN LINK AND RESTRICTION ON ACCESS

Condition 20 - CONSTRUCTION MANAGEMENT TO BE AGREED

NOTES

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.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Your ref: 19/05196/RM
Our ref: Woolpit – Land south of Old
Stowmarket Road 00044370
Date: 03 February 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

FAO - Vincent Pearce – Principal Planning Officer

By e-mail only:

planning@babberghmidsuffolk.gov.uk

Dear Vincent,

Woolpit: Land south of Old Stowmarket Road – Reserved Matters Pre App developer contributions

I refer to the planning application for reserved matters - First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

This planning permission has a S106A dated 4th July 2018 which contains planning obligations in favour of the County Council. The reserved matters application will need to be linked with the existing S106A. Infrastructure mitigation for this scheme is also covered by the District's Community Infrastructure Levy (CIL). Therefore SCC intends on making a bid for the District's CIL funds prior to the development being built out.

Planning permission has been applied for a second phase of development (19/02656) accessed through this site which may provide additional land to the existing primary school. A feasibility study for the primary school expansion has raised highway and drainage issues which would need to be overcome to facilitate any built expansion of the primary school. The supporting Drainage Strategy (January 2020) does state that Phase Two, which is located to the south of the site, has also been incorporated into the drainage design but this does not include phase 2b which is the school expansion parcel.

In December 2018 the SCC Schools Infrastructure Team agreed in principle to enter into a land option for the land adjacent to the existing school site should this be forthcoming. If SCC were to take an option on land for the existing primary school to expand or reorganize the site they must include a provision that there is a connection for the foul and surface water connections to this site, as they can't be

dealt with on the primary school land (at no cost, aside from legal fees, for the option).

I have no further comments to make on the reserved matters pre-app application but I have copied this letter to colleagues who respectively deal with highways, drainage, archaeology and fire protection matters who may wish to comment.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Strategic Development – Resource Management

cc Julia Cox SCC; Joanna Fellowes, SCC; Floods Team, SCC; Fire and Rescue SCC; Abby Antrobus SCC; and Paul Armstrong SCC.

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 11 November 2019 15:40

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/19/05196

Dear Vincent,

Thank you for consulting me over the reserved matters planning application for the development at Land South of Old Stowmarket Road in Woolpit. I have no comment to make, as the Travel Plan requirements for this application are separately secured through the Section 106 Agreement.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

BMSDC Planning Area Team Yellow

Subject: MSDC Planning Re-consultation Request - DC/19/05196

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 03 February 2020 08:09

To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Re-consultation Request - DC/19/05196

Dear Vincent,

Thank you for notifying me about the re-consultation. I can confirm that the response that I originally provided on the 11th November 2019 still applies.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

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

From: planningyellow@babberghmidsuffolk.gov.uk <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 31 January 2020 12:48

To: Chris Ward <Chris.Ward@suffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/19/05196

Please find attached planning re-consultation request letter relating to planning application - DC/19/05196 - Land South Of, Old Stowmarket Road, Woolpit, Suffolk

Kind Regards

Planning Support Team

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Consultee Comments for Planning Application DC/19/05196

Application Summary

Application Number: DC/19/05196

Address: Land South Of Old Stowmarket Road Woolpit Suffolk

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@babberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

Communities response - Although there appears to be general support from the Parish Council for this application, together with an acceptable play area provision, it is important to note that there is a general lack of teenage play provision within the village and the PC should ensure that this is addressed.

The detail of the proposed LEAP therefore needs to consider this. It is suggested that PC or the local village hall and playing field trust undertake the future management of this provision and therefore should work collaboratively on this, to ensure the overall village provision is appropriate.

BMSDC Planning Mailbox

From: Peter Chisnall
Sent: 02 December 2019 11:51
To: BMSDC Planning Mailbox
Subject: DC/19/05196

Categories: Katherine

Dear Vincent,

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Location: Land South Of, Old Stowmarket Road, Woolpit, Suffolk

Many thanks for your request to comment on this application.

I can confirm that I have no comments to make with respect to Sustainability Issues as none of the submitted documents relate to that subject area.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 04 February 2020 13:07

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: APPLICATION FOR RESERVED MATTERS - DC/19/05196

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/19/05196

Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Location: Land South Of, Old Stowmarket Road, Woolpit, Suffolk

Reason(s) for re-consultation: Please see revised documents received 23.01.2020

Environmental Protection have no comments or objections to make in relation to this application to approve reserved matters.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

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

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 04 February 2020 10:00
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/05196. Land Contamination/Air Quality

Dear Vincent,

EP Reference : 272327
DC/19/05196. Land Contamination/Air Quality
Land south of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, etc

Many thanks for your request for comments in relation to the above application. I can confirm that I have no objections to the submitted documents from the perspective of land contamination or air quality.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



From: BMSDC Local Plan <localplan@babberghmidsuffolk.gov.uk>
Sent: 27 November 2019 10:28
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: DC/19/05196 - Land South of Old Stowmarket Road Woolpit Suffolk

We will not be responding 😊

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 27 November 2019 08:54
To:
Subject: DC/19/05196 - Land South of Old Stowmarket Road Woolpit Suffolk

Good Morning,

We would have sent yourself a consultation request for the above application on 07/11/2019. Your consultation request is due to expire on 28/11/2019.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards
Jane

Jane Cole
Planning Support Officer
Sustainable Communities
Mid Suffolk District Council Babergh District Council

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 November 2019 10:56
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/05196. Air Quality

Dear Vincent

EP Reference: 268767
DC/19/05196. Air Quality
Land south of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.
First submission of details application (for approval of reserved matters) for
outline planning permission 1636/16 amended by Section 96a permission
DC/18/03517. Layout, Scale, Appearance and Landscaping etc

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to Local Air Quality Management as none of the submitted documents relate to that subject area. I don't think that there remain any outstanding air quality issues with the site so I don't believe that future consultations relating to Local Air Quality Management Areas are necessary.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



BMSDC Planning Area Team Yellow

Subject: MSDC Planning Re-consultation Request - DC/19/05196

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 05 February 2020 12:55
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/05196

The Public Realm team do not wish to offer any comments on this planning application

Regards

Dave Hughes
Public Realm Officer

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 31 January 2020 12:47
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/19/05196

Please find attached planning re-consultation request letter relating to planning application - DC/19/05196 - Land South Of, Old Stowmarket Road, Woolpit, Suffolk

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

BMSDC Planning Area Team Yellow

From: Tegan Chenery
Sent: 12 February 2020 13:21
To: Vincent Pearce
Cc: BMSDC Planning Area Team Yellow
Subject: DC/19/05196 - Heritage response

Hello Vincent,

DC/19/05196 – Land south of Old Stowmarket Road, Woolpit

The Heritage Team has no comments to provide regarding the above application.

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



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Consultation Response Pro forma

1	Application Number	DC/19/05196	
2	Date of Response	20.02.20	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Not all of my previous comments have not been actioned please can you ensure that the bin presentation point are amended as advised, see below for details.</p> <p>The presentation points for the waste and recycling bins for each property the points must be at the edge of the curtilage unless specified and detailed.</p> <p>Plot 5,6,7 and 8 to be presented at curtilage on Old Stowmarket Road at the entrance to the private driveway.</p> <p>Plot 53 the bins to be presented at the end of the private drive as per the bin presentation point drawing.</p> <p>Plot 57,56 & 57 to be presented at the edge of the curtilage on the main service road.</p> <p>Plot 39 and 40 to be presented at curtilage on service road at the end of the private drive.</p> <p>Plot 41 & 41 to be presented at curtilage on service road at the end of the private drive.</p> <p>Plot 51 & 52 to be presented at curtilage on service road at the end of the private drive.</p> <p>Plot 50, 49, 48 & 47 bin collection point to be moved to up by the hammer head for collection.</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.

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>	<p>Meet the conditions in the discussion.</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.



21 February 2020

Vincent Pearce
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/19/05196
Location: Land South Of Old Stowmarket Road Woolpit Suffolk
Proposal: First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings.

Dear Vincent,

Thank you for consulting Place Services on the above application.

Summary

We have reviewed the revised Landscape Master Plan (Liz Lake Associates, January 2020) and the Detailed Planting Proposals (Liz Lake Associates, January 2020) and have reassessed the Preliminary Ecological Appraisal (Base Ecology Ltd, March 2016) submitted at outline stage of this application.

In addition, we have reviewed the Landscape and Ecological Management Plan (Liz Lake Associates, November 2019) which was submitted to discharge Condition 13 for the application DC/19/05268.

We approve of the proposed landscape design for this application and support the proposed reasonable biodiversity enhancements within the Landscape and Ecological Management Plan, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019.

However, we recommend that Operation 12 / 13 could also include the provision of wildlife friendly fencing. This would include the provision of 13x13cm gaps at the base of fences, which will allow Hedgehogs, reptiles and amphibians to radiate across the whole site. We also note that the



Landscape and Ecological Management Plan (Liz Lake Associates, November 2019) does not include the exact locations/orientations of the proposed hibernacula, bird and bat boxes/bricks. Therefore, it is indicated that this would be beneficial for contractors to appropriately implement the proposed biodiversity enhancement measures.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM

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.

Woolpit Health Centre

www.woolpithealthcentre.co.uk

Practice Manager: Mr Ben Cobbold

GP [Partners]
Dr R West
Dr W Ridsdill Smith
Dr A McColl
Dr C Davies
Dr B Spriggs
Dr B McCann

GP [Non-Partners]
Dr D James
Dr N Martin
Dr V Wilson
Dr S White
Research Active Practice

The Health Centre
Heath Road
Woolpit
Bury St Edmunds
Suffolk
IP30 9QU
Tel: 01359 240298

6 February 2020

Mr Philip Isbell
Chief Planning Officer – Sustainable Communities
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

e-mail: planningyellow@baberghmidsuffolk.gov.uk

Re: APPLICATION FOR RESERVED MATTERS – DC/19/05196

Dear Mr Isbell,

Thank you for your letter dated 31 January 2020. We would like to comment on the car park which is included within the plan. The original idea of the car park was to ease the pressure on the Health Centre and congestion in our current car park, but also to allow further expansion as was needed to ensure health services are sustainable in the long-term.

We had very positive discussions with Pigeon and the developers throughout this process, however, we are very concerned following our last discussions with the Mid Suffolk District Council last February nothing appears to have progressed. We are particularly concerned around how the method of delivery, what the ongoing plan is in order to maintain sustainability and whether we will have the ability to use it in the future.

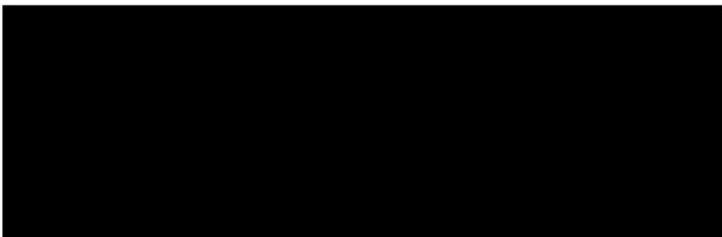
The ideal solution would be to extend the buildings at the Health Centre in order to ensure that the provision is sustainable with growth within Woolpit and the catchment area of fourteen parishes which is served by the Health Centre.

Cont.....

Throughout the process we have tried to be positive and diligent in delivering the car park for the benefit for all residents. We are extremely concerned there appears to be no current forecast on the expected development and delivery of the car park, including any recent correspondence serving as an update.

We would like to request this is rectified as a matter of urgency and there is a plan in place to ensure the future sustainability of health services and the ability for patients to access them safely.

Yours sincerely,



Dr. R. J. West

Signed electronically to avoid delay



Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

8 Quy Court
Colliers Lane
Stow-Cum-Quy
Cambridge, Cambridgeshire
CB25 9AU

Applicant:

Pigeon Woolpit Ltd
C/O Agent

Date Application Received: 01-Apr-16

Application Reference: 1636/16

Date Registered: 02-Apr-16

Proposal & Location of Development:

Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

Land South Of, Old Stowmarket Road, Woolpit,

Section A – Plans & Documents:

This decision refers to drawing no./entitled DRAWING 015-034-002 received 01/04/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Parameters Plan: Drawing 015-034-005 REV C

Site's Main Access Plan and Private Driveways (x5) Plan: Drawing Ref 015-034-001 REV B

Highways Improvement Works Plans: Drawing Ref's SK07 REV A & SK08

Accessibility Improvement Works Plan: Drawing Ref PL04 REV A

- Received 28/07/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION/S

Application/s for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS

Before any development is commenced as may be phased, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site or part thereof as may be phased (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason - To enable the Local Planning Authority to secure a well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development as may be phased in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any public external lighting at the site, details (including position, height, aiming points, lighting levels and a polar luminance diagram) shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be

carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

No development shall take place until the implementation of a programme of archaeological work has been secured for the area to be developed (this may be a number of phases/reserved matters), in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority for that area. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

6. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

No building shall be first occupied until the site investigation and post investigation assessment has been completed for that location, submitted to and approved in writing by the Local Planning Authority for the agreed area, or as may be agreed in writing by the Local Planning Authority in respect of any phasing of development, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

7. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the main estate access onto Old Stowmarket Road is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 90 metres in each direction along the edge of the metalled carriageway from the centre of the access. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (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.

Reason - To ensure vehicles 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.

8. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first 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.

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

9. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS.

The new estate road junction with Old Stowmarket Road hereby approved inclusive of cleared land within the sight splays to the junction shall be formed prior to any works above slab level to the dwellings that would be served by the same estate road hereby approved.

Reason: To ensure a safe access to the site is provided before significant works in the interests of highway safety.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Prior to the commencement of any works to the estate roads, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the estate roads are first used and shall be retained and maintained thereafter in its approved form.

Reason - To prevent hazards caused by flowing water or ice on the highway and new roads the public will have access to.

11. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

No development shall commence, or as may be agreed in writing by the Local Planning Authority in respect of any phasing of development, until details of the means of protecting during construction, retained habitats on that phase, as identified in the submitted Preliminary Ecological Appraisal (March 2016), has been submitted to and approved in writing by the Local Planning Authority. Such protection measures shall be implemented before any works are carried out.

Reason: In the interests of ecology.

12. NESTING BIRDS

No removal of hedgerows, trees or shrubs or other vegetation suitable for nesting shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason: In the interests of ecology

13. LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Prior to the commencement of any dwelling/s above slab level, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority for that dwelling/s. The LEMP shall include the following:

- a) Aims and objectives of management
- b) Description and evaluation of features to be managed for that dwelling/area/phase, which should include all existing features, woodland and open spaces, green corridors and soft landscape areas (other than small privately owned domestic gardens).
- c) Ecological trends and constraints on site that might influence management.
- d) Appropriate management options for achieving aims and objectives and timetable.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a seven-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 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 LEMP shall also set out (where the result 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 LEMP shall be carried out in accordance with the approved details.

Reason: In the interests of ecology.

Note: This condition does allow for individual LEMPs for each dwelling to be submitted and approved on a case by case basis, or a LEMP for specific areas or phases of development can be submitted.

14. PROVISION OF CAR PARK

Prior to the first occupation of the 60th dwelling (except for the five self build dwellings as shown on the Parameters Plan under Section A), a timetable and scheme for the provision, delivery and completion of the hereby approved car park to serve Woolpit Health Centre as shown on the hereby approved Drawing Parameters Plan (Section A) shall be submitted to, in writing, for approval by the Local Planning Authority. The Car Park scheme shall include time of operation and security arrangements as necessary to be agreed in writing and, as may be approved, shall provide 136 parking spaces for use of the public. The provision of the car park as may be approved shall be carried out entirely in accordance with the timetable as may be approved by the Local Planning Authority and the car park shall thereafter be retained as approved and maintained for functional use.

Reason: Failure to provide suitable infrastructure improvement would result in significant risk of unsustainable growth that otherwise can not be mitigated by this development and Health facilities to serve the identified burden of this development.

15. ACTION REQUIRED PRIOR TO FIRST USE: MANAGEMENT PLAN

A management plan that details management responsibilities and maintenance schedules for the car park area as shown on the hereby approved Drawing Parameters Plan (Section A) shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first use of the car park. The management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan.

Reason - To ensure the proper management and maintenance of the approved car park in the interests of amenity and the character and appearance of the area.

16. DETAILS OF PEDESTRIAN LINK AND RESTRICTION ON ACCESS

Prior to the first use of the hereby approved car park to serve the Woolpit Health Centre, a scheme, including timetable for implementation and completion, to provide a pedestrian or a pedestrian and cycle link between the Health Centre and new car park shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be carried out in its entirety as may be approved and in accordance with the agreed timetable. The link shall be for pedestrian and/or pedestrian and cycling use only at all times.

Reason: In the interests of pedestrian and highway safety.

17. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS

Any dwelling/s as may be proposed under reserved matters in the area shown on approved Drawings under Section A identified as "bungalows" shall be of a single storey design only with all living accommodation on ground floor.

Note: This condition does restrict layout of development as may be considered in reserved matters, except to relate to the single storey design within an area of the site.

Reason - In order to secure a design in scale with development adjacent to the so as to protect the visual and neighbour amenity and character of the area in the interests of local distinctiveness

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

As part of any reserved matters application details of a surface water drainage scheme and timetable for implementation and completion for that reserved matters application area will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and carried out in accordance with the agreed timetable and thereafter managed and maintained as agreed.

Reason - To prevent the development from causing increased flood risk off site over the lifetime of the development (by inclusion of volume control).

19. LANDSCAPE AND HISTORIC VISUAL IMPACT ASSESSMENT

Concurrently or before the submission of any landscape reserved matters application/s, a Historic Landscape Visual Impact Assessment for the area of that application shall be submitted for approval, in writing, by the Local Planning Authority.

Reason: In the interests of the ensuring adequate assessment of the historic environment.

20. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of any dwelling/s details of the construction methodology in association with that dwelling/s shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloo's.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition. The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
H03 - Housing development in villages
H04- Altered Policy H4
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T09 - Parking Standards
HB01 - Protection of historic buildings
HB08 - Safeguarding the character of conservation areas
H07 - Restricting housing development unrelated to needs of countryside

NOTES:

1. Highways Note

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 should be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341414.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 1636/16

Signed: Philip Isbell

Dated: 4th July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.