

Application no. DC/18/04491 Reconsultation Amended application for 28 dwellings, Land adjacent to Buxhall Lodge, Buxhall Road, Great Finborough.

Great Finborough Parish Council OBJECTS to this application - This amended application shows no material changes to the proposal in order to address the objections and concerns previously expressed apart from the small reduction in number of dwellings with a slight relocation away from the Listed Buxhall Lodge.

This is not a sustainable development in terms of the Mid Suffolk Core Strategy 2008, the emerging Joint Babergh & Mid Suffolk Local Plan or the National Planning Policy Framework NPPF. This site is outside the existing settlement area and should be refused. The extension of settlement boundary to include this site in the emerging Draft Joint Local Plan is vigorously contested by the Parish Council and should not be used to influence a decision on this application.

The applicant refers several times to Great Finborough's classification as a Primary Village however this status is completely out of date, there has been no shop and PO for several years, an intermittently open pub and a now non-existent bus service. A development of 28 more houses on top of the recent granting of a 24 dwelling development directly opposite this proposed site is not sustainable, further market housing supply is not considered suitable in Great Finborough and this application is contrary to several points in Para 17 of the NPPF.

Great Finborough Parish Council have been supportive of growth in the village and fully understand the reasons for encouraging it but this has to be sustainable and of good design. It is felt that this application will push development in Great Finborough over and above what is acceptable and sustainable. We are concerned that with current population figures standing at approx 860, using the projected people per property figures from the developers of the Pear Tree Place site at 96 people and this application at 181 this would be in excess of a 32% increase in our village population in a matter of months in a village that has no amenities, surely this is too many and unsustainable.

Paragraph 8 of NPPF expects a development to meet the three objectives; Economic, Social and Environmental, of sustainable development.

1. Economic - The detriment caused by this development outweighs the short term economic activity it will generate while being built. It is contrary to the NPPF's need to provide development that contributes to a strong and competitive rural economy. We have already lost our shop and PO, our Primary School is full and our doctors surgery in nearby Stowmarket is over subscribed. Since occupiers of the dwellings will be reliant on cars for work, leisure and access to amenities, they are just as likely to drive further afield for the necessities of daily living and Great Finborough PC believes that any beneficial effect on the

sustainability of the few remaining local amenities will be small and will not outweigh the detriment caused by the development.

The developer also gives no information on the sustainability of the buildings themselves in terms of e.g. materials, energy efficiency or use of renewable energy to offset the detriment to biodiversity and the impact of increased traffic movements.

2. Social - Although the indication of 8 x affordable housing units would be welcomed it is felt that this alone does not outweigh the lack of sustainability in all other areas.

As we know from experience that once granted an development such as this can be separated into smaller "phases" with the requirement to provide affordable dwellings not then needed (Ref; Application DC/18/03710) in a blatant attempt to avoid the provision of affordable dwellings.

3. Environmental - The development site is not within "a short distance" of a wide range of services in Stowmarket. With no regular bus services into or out of the village and no pedestrian access to the nearest "local shops and services" in Stowmarket or Bildeston this proposal does not comply sufficiently with NPPF paragraphs 34 and 35 which seek to minimise the need to travel, and give priority to pedestrian and cycle movements and have access to high quality public transport. The bus service in Great Finborough that did consist of one community bus twice a week, has recently been completely withdrawn which means is no public transport at all for residents to access Stowmarket or Bildeston.

It is felt that this development fails the NPPF environmental dimension of sustainable development, "protecting and enhancing our natural, built and historic environment, and helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution....including moving to a low carbon economy"
Evidence in this application of environmental sustainability is very poor and it is believed that it will create adverse impacts on the natural, built and historic environment in that;

This site is a mature pasture that can be evidenced as being unploughed meadowland for at least 40 years. It has an intrinsic value to the village, with its mature hedgerows, ponds and biodiversity. Any development of this site will adversely impact on this natural environment.

It is our view that the applicants have not given sufficient information to allow MSDC to determine the likely impact of this development on traffic safety on the B1115 High Road, surface water contributions to local flooding nor is there any evidence of appropriate mitigation strategies for the protection of any flora and fauna.

Flooding - The Flood Risk Assessment provided does not evidence a viable surface water drainage strategy, concerns are expressed that there seems to be no local knowledge of the regular flooding of the surrounding road networks and the

application does not address the fact that urbanisation in this location will impact on the river courses and future flooding of the Ratt.

Ecology - There are two ancient ponds within the site and although the intention seems to be to retain these there will be disturbance and there is concern that no mitigation has been provided to protect against the environmental impacts during the construction of a development of this size.

Highways - Great Finborough Parish Council objects to this application on the grounds of highway safety, the proposal for access and egress for this site is contrary to T10 of Mid Suffolk Local Plan 1998, and paragraph 32 of the NPPF which requires safe and secure access for all.

There appears to have been no traffic survey carried out as part of this application. We have serious concerns about the excess speed of traffic along the 30 MPH limit of the High Road.

- A recent survey carried out as part of application DC/17/04968 showed an average speed along the High Road of 39MPH.
- We regularly carry out Speedwatch sessions throughout the village, results of these show many excessive speeders.
- Our VAS machine results collaborate this with recent data showing on an average working day, in one direction, vehicle numbers at 1773 with a highest recorded speed of 77mph, 79% of vehicles travelling above 30mph and 42% above 35MPH, the most worrying statistic being an average of 220 vehicles a day travelling at between 41 and 50mph.

These statistics come from an area very close to our Primary Schools 20's plenty and the access junction of an already granted development to come of 24 dwellings. The resulting increase in vehicles accessing the High Road from a further 32 dwelling development causes extreme concern for the safety of residents and visitors alike.

The existing junctions at this location on High Road, for The Chestnuts and Pear Tree Place, are within 200yds of each other and the proposal to create a further junction between these on the opposite side of this busy road is of extreme concern and with visibility splays seemingly only achievable with the removal of established hedgerows, if at all, the Parish Council asks that Highways please take into consideration the data we have on file for traffic movements and speeds along this stretch of road and its proximity to the Primary School when considering this proposed access.

The additional traffic generation resulting from an application of this size will exacerbate the safety issues already being experienced.

The provision of pedestrian access and egress to the site in the north corner is a cause for concern, the proposal to exit onto the triangle junction of Buxhall Road and B1115 High Road creates safety concerns with a lack of safe visibility around the bends and no easy way to cross to the school or to join existing pavements.

Listed Building - Great Finborough PC objects to this application on the grounds of the detrimental effect it will have on the setting of the Grade II Listed, Buxhall Lodge. It is acknowledged that the amended proposal has reduced the number of dwellings with the layout moving the development slightly further away from house however this does not mitigate the damaging effect this proposal would have on the setting of Buxhall Lodge. The proposed site is a meadow to the front of Buxhall Lodge which is a major component of this listed buildings setting making a key contribution to the understanding of the function, significance and history of the building. The scale and form of this suburban residential development seeks to negate the significance of this site to the setting of Buxhall Lodge, no proper assessment of the historical environment record for Buxhall Lodge is apparent in the application, as required by paragraph 128 of the NPPF and this level of harm to the setting of a Listed Building is contrary to HB1 of the Mid Suffolk Local Plan 1998, CS5 of the Mid Suffolk Core Strategy 2008 and paragraph 134 of the NPPF.

The removal of the hedgerows to the east boundary of the site to enable visibility splays for the access road is also considered to be detrimental to the setting and amenity value of the Grade II Listed The Thatched Cottage.

The Parish Council have received representation from the residents of neighboring properties opposite the site who have serious concerns regarding the detriment to their residential amenity due to light and shading issues should this development be approved.

In conclusion - Great Finborough Parish Council do not believe that this application is the "best solution to the future housing needs" we already have more than enough housing both established and granted proposals and any more will be totally unsustainable. The site is one of the points where the open countryside comes close to the built up heart of the village and losing proximity to the countryside at this point would result in an unacceptable form of development where any benefit does not outweigh the lack of sustainability.

The applicant dismisses the settlement boundary as out of date however uses our Primary village status, which is clearly out of date, in support of their sustainability claims.

This application is badly put together and it is felt yet another example of speculative developer applications. The applicant, Simon Earl BDG Design Ltd has been formally invited to discuss the application with the Parish Council or to attend a PC meeting however to date this invitation has received no positive response.

It is strongly felt that this proposal will be suburbanisation of the worst kind outside a settlement boundary and should be refused.

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 18 September 2019 16:04

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

Subject: RE: MSDC Planning Re-consultation Request - DC/18/04491

Dear Sir/Madam,

Please be advised that no further drainage documents have been uploaded so we therefore have no further comments to add from our previous response PLN-0002557 dated 15/11/2018. If you have any further drainage documents then we do wish to be re-consulted.

Kind regards,

Kimberley

Pre-Development Team
Development Services

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood,
Peterborough, Cambridgeshire, PE3 6WT
Telephone: 0345 606 6087 option 1
www.anglianwater.co.uk

Dear Ms Hale,

Application ref: DC/18/04491

Our ref: 294716

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 sincerely,

Heather Ivinson

Heather Ivinson
Operations Delivery
Consultations Team
Natural England

From: Abigail, Ed J <Ed.Abigail@environment-agency.gov.uk>

Sent: 19 October 2018 15:48

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

Subject: DC/18/04491

Good Afternoon

FAO: Alex Scott

Thank you for your email.

We are returning this consultation without comment because we have checked the application and it is not clear why we have been consulted. Please find attached a consultation checklist which explains when to consult us.

If, after reconsideration, you still need us to comment on this planning application, please specify why.

If you confirm why we have been appropriately consulted, our 21 day statutory consultation period will start. If not, we will take no further action.

We have adopted this approach because we are currently receiving large numbers of inappropriate consultations. These significantly reduce the time and staff resources we have to provide you with timely statutory consultation responses.

Kind Regards

Ed Abigail

Sustainable Places Planning Advisor – East Anglia Area (East)

Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

Your Ref:DC/18/04491
Our Ref: SCC/CON/0127/20
Date: 14 January 2020



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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/18/04491

PROPOSAL: Amended application for 28 dwellings

LOCATION: Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough, Suffolk IP14 3AQ

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

We have reviewed the data supplied with this application, the summary of our findings are as follows:

- The proposed visibility splays for the accesses are sufficient for this application.
- the development is within walking distance to the primary school with a safe route for the vulnerable user.
- There have been no reports of injury accidents in the area therefore, there are no specific highway safety concerns in the vicinity of the site.
- The nearest bus stop is adjacent to the site and this is considered acceptable distance to walk to catch public transport (however, there is a minimal bus service)
- The proposal for 28 dwellings would create approximately 20 vehicle movements within the peak hour (1 vehicle every 3 minutes) therefore the additional vehicles from the development will not affect the capacity of the highway network in the area.

This development would not have an unacceptable impact on highway safety (NPPF para 109) therefore we do not object to the proposal.

Comments on the layout

- The visitor laybys opposite Plot 1 and adjacent to Plot 5 are too close to junctions; they should be 10m from a junction.
- the parking for Plot 12 & 13 are on the corner of a turning head which will require vehicles reversing across a footway into tight areas and with no visibility.
- 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.
- landscaping does not show if planting is restricted to 0.6m within junction visibility splays.

CONDITIONS

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

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

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

V 1 - Condition: Before the access into the site is first used, visibility splays shall be provided with an X dimension of 2.4 and a Y dimension of 90m and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

HW 1 - Condition: Prior to commencement of any works (save for site clearance and technical investigations) details of the footway links (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority. The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard.

ER 1 - Condition: Prior to commencement of any works, (save for site clearance and technical investigations) details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

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 in consultation with Local Highway Authority.

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

P 2 - Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including electric vehicle charging units and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

B 1 - Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 15.040/102A shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

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

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression

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

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

NOTES

The 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.

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

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

Your ref: DC/18/04491
 Our ref: Great Finborough – land adjacent to
 Buxhall Lodge Buxhall Road 56741
 Date: 12 September 2019
 Enquiries: Neil McManus
 Tel: 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

Ms Katherine Hale,
 Growth & Sustainable Planning,
 Babergh and Mid Suffolk District Councils,
 Endeavour House,
 8 Russell Road,
 Ipswich,
 Suffolk,
 IP1 2BX

Dear Katherine,

Great Finborough: land adjacent to Buxhall Lodge, Buxhall Road – developer contributions

I refer to the proposal: planning application – amended application for 28 dwellings.

Reason(s) for re-consultation: amended description, drawings and accommodation schedule received by the local planning authority on 04 September 2019.

This consultation response updates and replaces the previous consultation response letter dated 23 October 2018.

Summary of infrastructure requirements:

CIL	Education	
	- Primary school expansion	£116,172
	- Secondary school expansion	£136,428
CIL	Libraries expansion	£6,048
CIL	Waste infrastructure	£3,080
S106	Highways	tbc

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation.

The National Planning Policy Framework (NPPF) paragraph 56 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;

- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

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

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

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

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted after 11 April 2016.

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

- 1. Education.** Paragraph 94 of the NPPF states: ‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
 - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised March 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors".

The most recent scorecard is 2018 and the national average school expansion build cost per pupil for primary schools is £16,596. The most recent (March 2019) BCIS location factor for the East of England, which includes Suffolk, is 100. When applied to the national expansion build cost (£16,596 x 1.00) produces a total of £16,596 per pupil for permanent expansion of primary schools.

The most recent scorecard is 2018 and the national average school expansion build cost per pupil for secondary schools is £22,738. The most recent (March 2019) BCIS location factor for the East of England, which includes Suffolk, is 100. When applied to the national expansion build cost (£22,738 x 1.00) produces a total of £22,738 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, "further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place".

SCC anticipates the following **minimum** pupil yields from a development of 28 dwellings, namely:

- a) Primary school age range, 5-11: 7 pupils. Cost per place is £16,596 (2019/20 costs).

- b) Secondary school age range, 11-16: 5 pupils. Cost per place is £22,738 (2019/20 costs).
- c) Secondary school age range, 16+: 1 pupil. Costs per place is £22,738 (2019/20 costs).

The local schools are Great Finborough CEVC Primary School, and Stowmarket High School.

Based on existing school forecasts, SCC will have no surplus places available at the catchment schools. On this basis, at the primary school level a future CIL funding bid of at least £116,172 (2019/20 costs) will be made and at the secondary school level a CIL funding bid of at least £136,428 (2019/20 costs) will be made.

2. Pre-school provision. Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

The recently published guidance from the Department for Education on Delivering schools to support housing growth states in paragraph 16: "Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school".

From these development proposals SCC would anticipate up to 5 FTE pre-school child arising (FTE is equivalent to 30 hours per week) at a cost per place of £16,596. This proposed development is in the Onehouse ward, where there is an existing surplus of places.

3. Play space provision. This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.

- 4. Transport issues.** Refer to the NPPF Section 9 'Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2015).

- 5. Libraries.** Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £6,048, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

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

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

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

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning

condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

A future CIL funding bid of £3,080 (£110 per dwelling) will be made to expand & improve HWRC facilities serving the proposed development.

- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

- 9. Ecology, landscape & heritage.** These are matters for the Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals. Refer to the MHCLG guidance on the Natural environment [updated 21 July 2019].

10. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

11. Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

12. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

13. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate – Strategic Development

cc Carol Barber, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council

From: RM Floods Planning

Sent: 17 October 2018 13:51

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

Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

Subject: 2018-10-17 JS reply Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough, IP14 3AQ Ref DC/18/04491

Dear Alex Scott,

Subject: Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough, IP14 3AQ Ref DC/18/04491

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/04491.

The following submitted documents have been reviewed and we recommend a holding objection at this time:

- Flood Risk Assessment Dated August 2018 v1
- Site layout 101a
- Site location plan 100
- Proposed site layout 101

The reason why we are recommending a holding objection is because the applicant has failed to provide sufficient evidence on a viable surface water drainage strategy in accordance with national and local policy/guidance for a full application.

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

1. Submit infiltration test results (BRE Digest 365)
2. Submit a detailed surface water drainage strategy including full hydraulic calculations for the attenuation storage volumes
3. Submit a detailed cross sectional drawings of surface water drainage assets
4. Submit a detailed landscape design for the surface water drainage assets

5. Submit a flood exceedance route plan

Documents required to be submitted with each type of application should be as per the following table*

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

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

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

Your Ref:
Our Ref: FS/F221420
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 22/10/2018

Dear Sirs

Land adjacent to Buxhall Lodge, Buxhall Road, Great Finborough IP14 3AQ
Planning Application No: DC/18/04491

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Copy: simon.earl@bdg-design.co.uk

Enc: Sprinkler information

OFFICIAL

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Endeavour House
8 Russell Road
Ipswich IP1 2BX.

Enquiries to: Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2018_04491
Date: 24/10/2018

For the Attention of Alex Scott

Dear Mr Isbell

Planning Application DC/18/04491 – Land adjacent Buxhall Lodge, Buxhall Road, Great Finborough: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. The site is previously not investigated for archaeology and the topographic position along a raised ridge has potential for prehistoric occupation. Also, the location at the fork of two roads, between listed buildings of post medieval date and buildings visible on Hodkinson's map of 1783, suggest potential for medieval occupation remains. Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission 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, an 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 based on 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,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

5 November 2018

Mr Alex Scott
Planning Officer
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Dear Mr Scott

**DC/18/04491 Planning Application - Erection of 32 dwellings.
Land Adjacent To Buxhall Lodge Buxhall Road Great Finborough Suffolk IP14 3AQ**

The Society has been invited by your Heritage Team to give views regarding the outline proposal for up to 32 dwellings on a greenfield site in the village of Great Finborough. The site is within the development boundary and we understand that the village has been re-classified from a Primary Village to a Hinterland Village in the emerging Joint Local Plan. The site is unallocated and was not been proposed as part of the call for sites process in 2017. We are fully aware that following the recent Woolpit appeal decision the council's 5 year housing land supply has been challenged. We understand that pre-application advice by officers is supportive of the proposals in principle, subject to a number of matters that require careful consideration, including the setting of two heritage assets Buxhall Lodge and The Thatched Cottage, both grade II listed buildings.

Notwithstanding the urgent requirement to identify land for new housing, we consider that the impact of the proposed scheme on the setting of Buxhall Lodge will result in harm to its significance. The farmhouse has a clear visual relationship with the site, with its principal elevation facing towards it. The site forms part of the immediate setting of Buxhall Lodge and appears to have never been developed. In order to determine what, if any, historical association existed between the site and Buxhall Lodge it would be useful for archival analysis of deeds, tithe maps and/or map regression to be undertaken to establish if the site ever formed part of a landscaped entrance or gardens to the house. In the absence of this evidence the Society wishes to make a holding objection.

However, if it can be demonstrated to the Council's satisfaction that the site is not of historical significance and officers (including heritage officers) are minded to support the outline application, it is nevertheless important that careful consideration is given to the layout and

landscaping of the proposals to mitigate the harm to the setting of the Lodge associated with the suburbanisation of the site.

It is widely understood that the proposals will result in less than substantial harm. The framework requires that great weight should be given to the asset's conservation, irrespective of the degree of harm (para 193) and that any harm must be clearly and convincingly justified (para 194). Less than substantial harm must be balanced against the public benefits (para 196) and LPAs should look for opportunities to better reveal the significance of heritage assets including their setting (para. 200). Further to a review of the submitted documents and a site visit, and in order to meet the tests set out in the framework, the Society recommends the following amendments:

- The existing screening between the site and lodge and along the western boundary should be retained and views filtered by appropriate new planting. The indicative layout shows almost all screening removed, especially in the southwestern corner. This runs counter to the specific advice given at pre-application stage (according to the planning statement) which required an enhanced landscape buffer at the south west corner of the site. This will require the re-location and or deletion of plots 10-13 and 14-16.
- Principal views from the farmhouse will look across a SUDS and a road onto plots 27 and 26. It would be desirable if greater attention was given to how this vista could be enhanced and a focal point created, such as parkland scale trees, to better safeguard the rural setting of the listed building.
- The aerial photograph shows substantial landscape planting on the north west corner of the site which appears to have been removed in the indicative layout. We recommend that all of the existing hedgerow and vegetation is retained and, where appropriate, enhanced in order to frame possible diagonal views across the northern end of the site (see point below)
- Views to Buxhall Lodge should be maintained and enhanced from the northern edge of the site where a footpath is proposed. The current layout obscures all possible views of the farmhouse and this is an opportunity to better reveal the significance of the listed building.
- The only tree on the site will be negatively impacted by plots 18 and 19. The root plate of the mature tree requires substantially greater protection from proposed development. The service road immediately to the west, the garage blocks immediately to the north east and the dwellings set to the north west and east are all within or very close to the canopy of the tree.
- The southern boundary provides no planting, with a series of back gardens (presumably fencing) facing onto the open countryside. This abrupt interface between urban and rural is avoidable and a landscape buffer/hedgerow would better integrate the two. Alternatively we would recommend that consideration is given to the relocation of the service road to run along the rear boundary, with the dwellings facing into the countryside to present a more suitable edge to the countryside.

The Society concurs with the Heritage Assessment, in so far as it concludes that the proposals will not materially affect the setting of the Thatched Cottage.

We trust that you will find these comments helpful in the assessment of this case and request that the Society is reconsulted on any forthcoming amendments to the scheme.

Yours sincerely,

Fiona Cairns IHBC MRTPI
Director

Cc: Chairman, Great Finborough Parish Council
Phil Butler - SPS Mid Suffolk District
Ward Councillor –
Heritage Team

Consultee Comments for Planning Application DC/18/04491

Application Summary

Application Number: DC/18/04491

Address: Land Adjacent To Buxhall Lodge Buxhall Road Great Finborough Suffolk IP14 3AQ

Proposal: Planning Application -Amended application for 28 dwellings.

Case Officer: Katherine Hale

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

The application provides little detail as to the nature or detail of the proposed open space provision in terms of providing suitable size or use of equipment to provide for recreational activity/value on the site. The nature of the latter should be agreed in consultation with the local Parish Council.

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 30 September 2019 10:02
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/18/04491

Dear Katherine,

Proposal: Planning Application -Amended application for 28 dwellings.
Location: Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough, Suffolk IP14 3AQ
Reason(s) for re-consultation: Amended description, drawings and accommodation schedule received by the Local Planning Authority on the 4th September 2019.

Many thanks for your request for comments on sustainability issues in relation to the above application.

My predecessor commented on the original application on 14th November, this is an extract from that:

We have reviewed the application and are disappointed that there is no documentation to address sustainability issues such as energy consumption, renewable / low carbon technology or core strategy SO8 or provision for plugin /low emission vehicles.

Our recommendation is refusal until these items are provided or at the very least a condition which requires the infrastructure for EV's eg ducting, cabling, spare position on fuse board as well as submission of details to show reduction in energy & water use and environmentally friendly materials.

I have reviewed the amended description, drawings and accommodation schedule provided by the applicant, nothing within these new documents addresses the previous points raised.

Therefore I suggest the following:

We request a condition is added should permission be granted and offer the following wording:

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included.

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Clear commitments and minimum standards should be declared and phrases such as 'where possible, subject to, where feasible' must not be used.

Evidence should be included where appropriate demonstrating the applicants previous good work and standards achieved in areas such as site waste management, eg what recycling rate has the applicant achieved in recent projects to show that their % recycling rate commitment is likely.

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>

<https://www.babergh.gov.uk/environment/environmental-management/planning-requirements/>

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: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 30 September 2019 17:07
To: Katherine Hale <Katherine.Hale@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: DC/18/04491 - Heritage response

Hello Katherine,

DC/18/04491 – Land adjacent to Buxhall Lodge, Buxhall Road, Great Finborough

These comments relate to the amended scheme which was received 04/09/2019 following several discussions between the agent, Heritage Team and Planning.

The proposed site layout has only changed in modest terms and has not addressed the issues previous raised by the Heritage Team in our response dated 10/12/2018 or our subsequent discussions. A 'ribbon-style' development which could flank the road to the east was recommended as a more appropriate and reduced alternative. Whilst it is acknowledged that the number of houses has reduced by four, the linear approach to the housing development has not been integrated into the amended scheme. Our concerns in regard to the impact on the setting of listed buildings – primarily the Grade II listed Buxhall Lodge to the west – remain pertinent.

The proposed development would remain suburban in character, with particular reference to the layout of roads and housing – it should be noted that Great Finborough is a small, traditionally linear village. The inappropriate, overly varied and uninformed architecture of the dwellings, hard landscaping and boundary treatment, contributes to the unsympathetic scheme. In particular, plots 1, 6-9, 13, 17 & 19, 21 and 28, contain little or no reference to the local character of the place or the historic buildings of the village, which should be utilised to inform and reinforce a sense of local distinctiveness. The scheme which currently uses an array of external cladding materials, designs and forms of buildings, does not reflect the rural, edge of settlement location in which it stands, and certainly does nothing to respect or sensitively respond to the setting of the neighbouring listed building. The western boundary of the development would appear abrupt and there has been no attempt to soften the edge by perhaps introducing hedgerows and sympathetic single-storey dwellings around the SUDS. This could provide a gentle transition between the development and the listed building. It would allow for a sense of hierarchy between the site and the listed building, and might reduce the level of harm. None of these previous suggestions have been introduced into the amended scheme.

In addition, the topography previously mentioned in the Team's response has not been further considered. There are no finished ground, floor or ridge heights, showing levels through the site and in relation to the adjacent listed buildings to the west and the south east, as well as the ponds. This would no doubt be very informative.

The Heritage Team's previous comments still stand and the amended scheme would continue to cause a *medium level of less than substantial harm* to the significance of the heritage asset. It does not therefore meet the requirements of s.66 of the P(LBCA)A1990, nor the principles of the NPPF or the policies of the Local Plan. It is for these reasons and those set out in our initial response, that the Heritage Team does not support the proposal.

Tegan Chenery

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

email: heritage@baberghmidsuffolk.gov.uk

web: www.babergh.gov.uk www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Katherine Hale – Planning Officer

From: Louise Barker – Housing Enabling Officer

Date: 27th September 2019

Subject: DC/18/04491

Proposal: Planning Application - Amended application for 28 dwellings.

Location: Land Adjacent To Buxhall Lodge Buxhall Road Great Finborough Suffolk IP14 3AQ

Key Points

1. Background Information

This is a revised application for 28 residential dwellings.

This is an open market development and based on 28 units should offer 9 affordable housing units = 35% policy compliant position.

2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. **Ref1**
- 2.3 The Council's Choice Based Lettings system currently has circa. 690 applicants registered for affordable housing in Mid Suffolk as at September 2019. Please note that this site is a S106 planning obligation site therefore the affordable housing provided will be to meet district wide need hence the **690** applicants registered is the important number.

3. Preferred Mix for Open Market homes.

- 3.1 There is strong need for home more suited to the over 55 age brackets within the district and the supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. Mid Suffolk and the county as a whole faces a large increase

in the population of over 65-year olds so we need to ensure there are suitable housing choices for older people to remain in their communities.

3.2 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

3.3 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

3.4 All new properties need to have high levels of energy efficiency.

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

3.6 The accommodation schedule submitted with the application shows the open market mix to be 3, 4 and 5 bedrooms. For the reasons above it is recommended that the mix includes smaller homes (1 and 2 bedroom properties) and less 4 and 5 bedrooms to allow first time buyers to access the market and for those wishing to downsize.

4. Preferred mix for Affordable Housing

4.1 The majority district wide need is for 1 and 2 bedroom dwellings followed by 3 beds with a much smaller need for 4+ bedrooms.

4.2 The accommodation schedule submitted with the revised application shows 1 and 2 bedroom affordable flats and houses as follows:

1b 2p Flat x 2 @ 47sqm

1b 2p FOG x 1 @ 60sqm

2b 4p flat x 2 @ 69sqm

2b 4p x 4 houses @ 79sqm

4.3 This mix is acceptable except for the FOG which is not supported. Consideration could be given to the provision of a 3 bedroom house to increase the range of homes. The size of the other 1 bed flats should be 50sqm minimum to meet NDSS standards.

4.4 The layout provided appears to show the affordable homes in one area of the site. It is recommended that they are integrated into the scheme to provide a more cohesive living environment.

5. Other requirements for affordable homes:

- Properties must be built to current Homes England National Housing Standards March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and 100% on subsequent lets.
- Any Shared Ownership properties must have an initial share limit of 70%.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
- (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider
- On larger sites, the affordable housing should not be placed in groups of more than 15 units
- Adequate parking provision is made for the affordable housing units and cycle storage and bin stores.
- It is preferred that the affordable units are transferred to one of the Council's partner Registered Providers.

EP Reference : 265732

DC/18/04491. Land Contamination

**Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough,
STOWMARKET, Suffolk, IP14 3AU.**

Re-consultation: Amended application for 28 dwellings.

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

Kind regards

Nathan

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 19.10.2018

YOUR REF: 18/04491

OUR REF: 250076

SUBJECT: Land Adjacent To Buxhall Lodge Buxhall Road Great Finborough Suffolk
IP14 3AQ
Erection of 32 dwellings.

Please find below my comments regarding 'Environmental Health – Air quality' only.

Thank you for your consultation.

I have referred to the Environmental Protection UK (EPUK) Guidance, 2017 – Land Use Planning and Development Control: Planning for Air Quality, in assessing this application with regard to air quality. The development would not meet the criteria in the EPUK Guidance for requiring an air quality assessment.

Therefore, I have no objections to make with regard to this application.

Kind regards

Jennifer Lockington
Environmental Protection Officer

From: David Harrold

Sent: 23 October 2018 10:17

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

Subject: Plan ref DC/18/04491 Land Adjacent to Buxhall Lodge, Buxhall Road, Gt Finborough. EH-Noise/Odour/Light/Smoke

Thank you for consulting me on the above application to erect 32 dwellings.

I can confirm with respect to other environmental health issues that I do not have any adverse comments and no objection to the proposed development.

Should approval be given, I would recommend the standard construction working times be conditioned for this site due to the large scale and length of time construction activity will take place.

Reason – to prevent adverse impacts from noisy construction activity on the amenity of existing and future occupiers of noise sensitive dwellings.

I trust this advice is of assistance.

David Harrold MCIEH
Senior Environmental Health Officer

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 12 September 2019 15:26
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/18/04491

Hello Planning Support

The Public Realm Team consider the areas indicated as public open space on the revised layout to be sufficient for a housing development of this nature. Whilst there are no details as to the landscaping of these public open spaces on the latest plan, the initial concept of a 'village green type' open space would be appropriate. As this would serve the immediate community it would be anticipated that a local management solution is put in place for the future management of these and any other adoptable spaces within the development. The District Council would not seek to adopt and maintain these areas on completion of the development.

Regards

Dave Hughes
Countryside and Public Realm
Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639

Mob 07990 542090

Email: david.hughes@baberghmidsuffolk.gov.uk

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

From: David Pizzey

Sent: 12 October 2018 11:59

To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

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

Subject: DC/18/04491 Land Adjacent To Buxhall Lodge, Buxhall Road, Great Finborough

Alex

I have no objection in principle to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report.

Although a small number of trees/section of hedgerow are proposed for removal they are of limited amenity value and the loss will have negligible impact upon the

character of the local area. If you are minded to recommend approval an appropriate condition should be used in order to help ensure harm is not caused to the trees

scheduled for retention.

Please let me know if you require any further input.

Regards

David

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Arboricultural Officer

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