

Title: Committee Site Plan
Reference: 3563/15
Site: Land at Eye Airfield, Castleton Way, Eye



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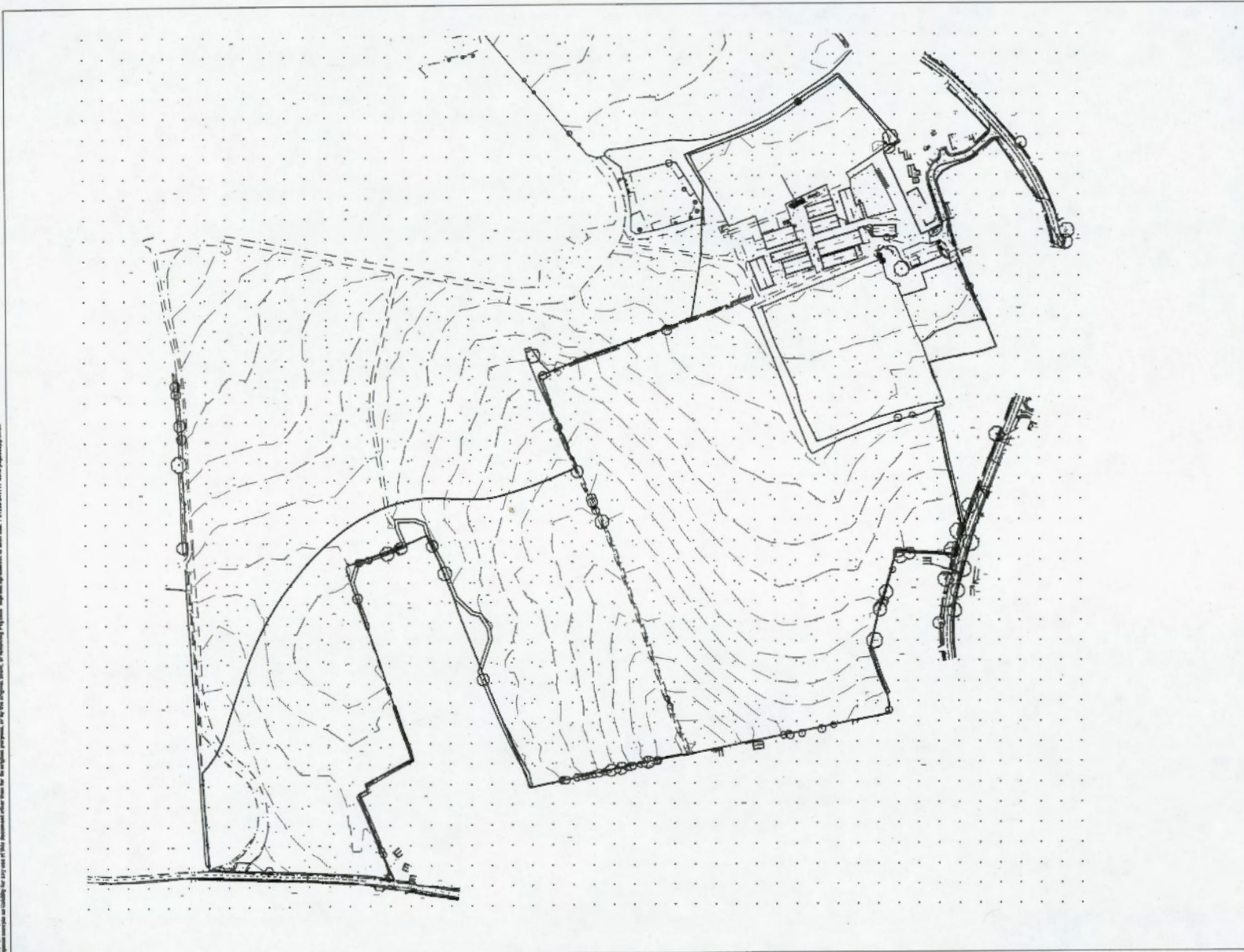


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KEY
 [] SITE LOCATION

LAND TO THE SOUTH OF EYE AIRFIELD - TOPOGRAPHICAL SURVEY

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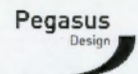


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
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LAND TO THE SOUTH OF EYE AIRFIELD - SITE LOCATION PLAN





LEGEND

-  Site boundary
-  Parcel designations

Entire area displayed lies within National Character Area 83 - South Norfolk and High Suffolk Claylands











Level 2 Suffolk Landscape Character Assessment, Suffolk County Council (2008, 2011)

Landscape Typologies

-  Wooded valley meadowlands and fens
-  Ancient plateau claylands
-  Rolling valley claylands
-  Plateau claylands
-  Rolling valley farmlands and furze

Landscape Baseline Appraisal (2011), Mid Suffolk District Council

Character Areas Within Eye Airfield

- | | | | |
|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | Brome triangle |  | Agricultural |
|  | Industrial/agricultural |  | Rural lane |
|  | Industrial/employment |  | Langton Grove |
|  | Open plateau/industrial |  | Eye setting and approach |
|  | Industrial/agricultural |  | Eye |

Revisions:
A- 02/10/2015 JB Revised Site Boundary



0 1 km

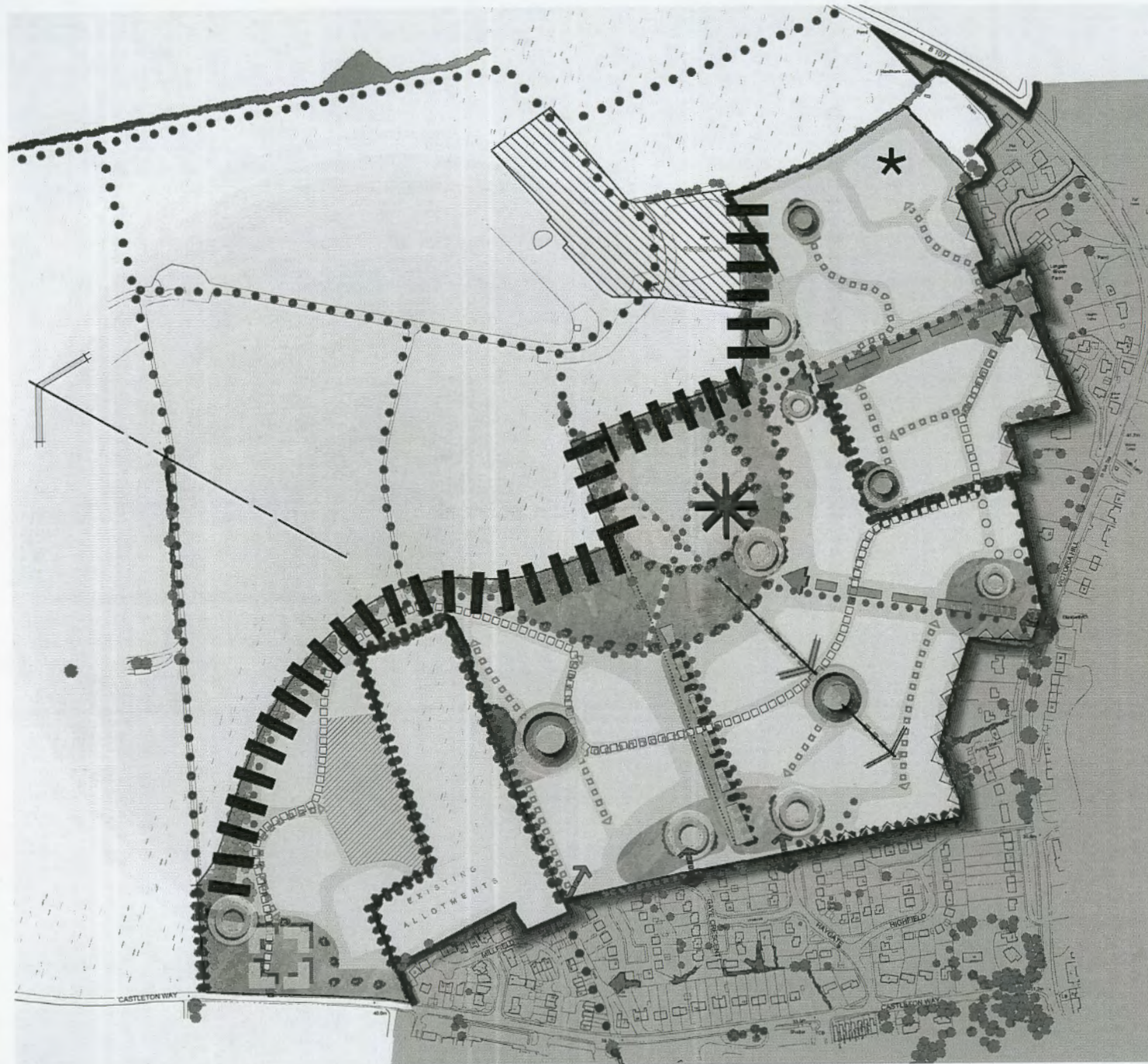
Land south of Eye Airfield Eye, Suffolk
Fig. 4 Landscape Character

TW Baidwin

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Team JB/JC
08 June 2015
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LEGEND

- | | | | |
|--|---------------------------------------------------------------------|--|-----------------------------------------------------------|
| | Site boundary | | Proposed boundary reinforcement and setback zone |
| | Settlement edge of Eye | | Proposed attenuation basins and associated landscaping |
| | Existing green vegetation | | Proposed Sustainable Urban Drainage Corridor and Greenway |
| | Views to existing wind turbines | | Proposed housing zones |
| | Key view | | Proposed location of 60-bed care home |
| | Existing public rights of way | | Area of archaeological interest |
| | Proposed primary streets | | Possible site of relocated farm buildings |
| | Proposed open space | | |
| | Proposed central open space 'The Meadow' | | |
| | Proposed green gateway | | |
| | Proposed feature greenway corridor | | |
| | Proposed secondary green network | | |
| | Proposed green 'Pocket Park' | | |
| | Proposed pedestrian links to settlement | | |
| | Potential diversion of public footpath | | |
| | Pedestrian and cycle (only) gateway | | |
| | Proposed structural planting | | |
| | Proposed strategic woodland buffer | | |
| | Proposed hedgerow reinforcements to remnant co-axial field patterns | | |

Revisions:
E 02/10/2015 36 Revised Site Boundary



Land south of Eye Airfield,
Eye, Suffolk

Fig. 6 Landscape Strategy

Mr. T. Balchin









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LEGEND

-  Site boundary
-  Parcel designations
-  Existing wind turbines
-  Conservation Area
-  Scheduled Monument
-  Special Landscape Area (CL2)*
-  Public open space (RT3)*
-  Visually important open space (SB3)*

Mid-Suffolk District Council Local Plan (1998)*

Revisions:
A- 02/10/2015 36 Revised Site Boundary



0 1 km

Land south of Eye Airfield
Eye, Suffolk
**Fig. 1 Site Location and
Planning Designations**
TW Balfour

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Team: JPA/JAB
08 June 2015
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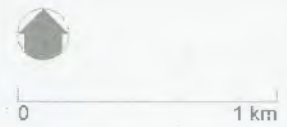
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- LEGEND**
-  Site boundary
 -  Parcel designations
 -  Public footpath
 -  Public bridleway
 -  Recreational trail
 -  National Cycle Route
 -  Viewpoint locations

Revisions:
 A- 02/10/2015 JB Revised Site Boundary



Land south of Eye Airfield
 Eye, Suffolk
**Fig. 2 Viewpoint Locations
 and Public Rights of Way**

TW Baldwin

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 Team: JPUAUB
 08 June 2015
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- KEY**
- SITE BOUNDARY
 - RESIDENTIAL - 280 DWELLINGS
 - CARE HOME - 60 BED
 - MAJOR POINT OF VEHICULAR ACCESS
 - MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 - PEDESTRIAN/EMERGENCY ACCESS ONLY
 - POTENTIAL PEDESTRIAN/CYCLE LINKS
 - EXISTING PUBLIC FOOTPATHS
 - POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 - POTENTIAL CHILDREN'S PLAY AREA
 - OPEN SPACE
 - PROPOSED TREE BELT
 - EXISTING TREES AND HEDGEROWS RETAINED
 - BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 - POTENTIAL ATTENUATION PONDS

LAND TO THE SOUTH OF EYE AIRFIELD - INDICATIVE MASTERPLAN





KEY
 □ SITE LOCATION

LAND TO THE SOUTH OF EYE AIRFIELD - SITE LOCATION PLAN



EYE TOWN COUNCIL

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 Tel: 01379 651898 Email: townclerk@eyesuffolk.org
 Town Clerk: Roz Barnett

Ian Ward
 Planning Services
 Mid Suffolk District Council, 131 High Street,
 Needham Market, Suffolk,
 IP6 8DL

Tuesday, 10 November 2015

Subject: Consultation on Planning Application 3563/15

Dear Mr Ward,

An Extraordinary meeting of the Eye Town Council held on Wednesday 4th November 2015 decided to object to planning application 3563/15.

The Council's detailed reasons for its objection are set out in the attached paper. That paper together with this covering letter constitutes the Council's response to the consultation.

Over the last year the Town Council has taken a constructive role in the development proposals for this site. This involvement has included chairing/participating in place-shaping meetings, supporting an exhibition run by Pegasus in December 2014, organising a public event in March 2015 attended by Pegasus and MSDC and a Saturday public information event supported by MSDC. In addition, members of the town Council have met with Pegasus sometimes in conjunction with MSDC officers. In summary, the Town Council has taken a very active and constructive role in the development of proposals that would have a dramatic impact on Eye, its people, services and surroundings. This single development represents a growth of some 30% in the population of the Town.

The Town Council, and indeed many people in the Town, see development as necessary to ensure a sustainable future for Eye. The decision to object does not reflect a general opposition to development but arises specifically from the inadequacies of the application itself.

These are some of the principal concerns leading to the Eye Town Council's decision to object:

The Eye Airfield Development Framework and the Planning Position Statement have not been subject to inspection and therefore do not have the authority assumed in the application;

The application for outline planning permission was validated and the consultation process initiated prior to the Development Brief being adopted by MSDC. Indeed, the consultation period for the development brief concludes ten days after the planning consultation. The Town Council is being asked to consider an application where most matters are reserved and where there is no agreed Design Brief. The Town Council considers this process flawed. All of the place-shaping work and public consultation could be ignored and the actual development be materially different. This risk is compounded because the applicant is not the developer. The Town Council considers that MSDC must insist on a revised application with much greater level of detail.

Despite the extent of the engagement with Pegasus and MSDC, no proposal for a care home was raised with the Town Council until the 25th September. There was no reference to a care home in the first draft of the Development Brief and there is only scant reference in the second draft and the planning application itself. No specific policy justification is presented neither is there any supporting data. This proposal is seen as unnecessary especially given the strong level of local supply. The proposed three storey structure is at odds with the policy of low rise structures and its proximity to, and possibly location within, the HSE exclusion zone render it unacceptable.

The failure to consult at all on the care home proposal means that the consultation with the Town Council and local people has been inadequate;

The present level of pressure on the local road system is obvious to all living and working in the area. There are particular concerns relating to the connections to the A140. It is not surprising that one of the principal concerns for local people is the additional pressure that will result from the proposed development. The assertion in the application that the development will not have a material impact on traffic particularly in respect of the A140 is not credible. We would be astonished if the County Council did not challenge this conclusion. The application itself records that the survey results are at odds with local experience.

There are many concerns about the ability of local services to cope with population growth of the scale proposed. There has been no consultation with the Health Centre regarding impact and capacity and this is a particular concern.

The attached document sets out further detail in support of the Town Council's objection.

Yours Sincerely

Cllr Peter Gould
Chair of Strategic Planning

Roz Barnett
Eye Town Clerk



EYE TOWN COUNCIL

Whilst the Town Council supports development in Eye the Eye Town Council decided unanimously to object to the planning application 3563/15 at its Extraordinary Meeting on the 4th of November 2015.

The Town Council has been engaged with the Pegasus and Mid-Suffolk for some 15 months and have presented the Town's views and concerns on numerous occasions. The Town Councillors feel that the outline planning permission does not sufficiently address these concerns and objects for the reasons detailed below:-

PLANNING APPLICATION APPRAISAL 4.11.2015

	Issues of Concern to public and Eye Town Council	What the Application says
	Section 1 - Type of Housing	
1.1.	There should be adequate affordable housing	The application acknowledges the MSDC policy of <35% affordable homes, reports MSDC's record against this target and proposes how the 35% allocation might be divided across different housing types. The application states that delivery of affordable targets is contingent on the viability of the development. The application states that MSDC officers have accepted that the proposed care home would be included in calculations of affordable provision.

The Town Council strong supports the MSDC policy of 35% of affordable housing. There are currently 98 people on the council housing list in the Eye area who need affordable housing. The Council objects to the inclusion of the proposed care home itself and to the proposal to count this provision as contributing to the affordable housing target.

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1.2	There should be a housing needs assessment to find out what local people need	The proposals do not arise from a local assessment of need but from the need for MSDC to respond to nationally derived housing growth targets.
<p>Mid- Suffolk are required to ensure within development that there is a wide choice of high quality homes. The Town Council has seen no locally-derived objective assessment of need to support the number of houses or scale of the development.</p>		
1.3	That the housing provision will be mixed with a high proportion of family homes; would include some provision for single persons and would include accessible housing - accessible both in terms of affordability and also provision for people with disabilities	An indicative mix of housing types is given in the application. The majority of properties are 3 and 4 bedroom (194) while there are 60 2 bedroom and 26 1 bedroom. The application show how 35% affordable homes could be made up.
<p>The Town Council has continually raised concerns about the mix of housing on the development. Mid- Suffolk is required to ensure within development that there is a wide choice of high quality homes. The Planning framework states that there should be</p> <ul style="list-style-type: none"> • <i>plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community(such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their-own homes);</i> • <i>identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</i> • <i>where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified</i> <p>The Town Council has seen no local evidence from Pegasus or Mid-Suffolk to support the mix of houses detailed in the outline brief. The Councillors would like to see some properties with outbuildings which can act as workshops or home offices and properties with annexes or 'granny flats' so that families are able to stay together.</p>		
1.4	That the development will feature a mix of housing styles harmonious with the local vernacular. We would encourage the use of economic, innovative constructive methods provided the quality of both design and construction is high. We would least like to see standard estate designs or pastiches of East Anglian building	<p>The application states "The indicative design and layout of the houses has been influenced by the existing character of Eye. This has been achieved by using the following design objectives:</p> <ul style="list-style-type: none"> • Provide a residential development of detached, semi-detached and terraced houses, contained within an integrated landscape setting; • Develop a sustainable, carefully considered and sensitive

		<p>scheme that reflects the character of Eye;</p> <ul style="list-style-type: none"> • Provide an integrated network of streets with pedestrian access from both Haygate and Victoria Hill; • Provide a green corridor linking the public open space to Haygate and providing a woodland corridor towards the west on Castleton Way; and • Retain mature hedgerows and trees, and incorporate additional hedgerows and trees into the proposed scheme. <p>The detailed design is a reserved matter.</p>
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The Town Council feel that the draft design brief does not indicate good design as it does not take into account the character of Eye. There is nothing in the design that reflects the distinctiveness of Eye.

The planning frame work states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It also states that in rural areas that the design should

- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
- *reflect the highest standards in architecture;*
- *significantly enhance its immediate setting; and*
- *be sensitive to the defining characteristics of the local area.*

There is also no mention of conserving and enhancing the historic environment, as this development is located on a historic airfield site, no mention is made about how this will be acknowledged. The Town Council also has grave concerns about the detailed reserved matters.

	Section 2 - Environmental Impact	
2.1	A smaller number of houses than that proposed would benefit the environment	The proposal now includes 280 houses and a 60 bed care home.
The Town Council has seen no local evidence to support the number of houses or scale of the development.		
2.2	Ensure houses are energy-efficient – a minimum level of renewable energy including ground-source, solar panels.	No reference found

42.

	That the housing is designed to be climate-smart, minimising energy consumption and utilising solar gain. We would like to see provision for water storage and grey water usage. We would welcome innovative approaches to environmental management.	
Eye Town Council has stated that it wishes to see housing developed that would support the move to a low carbon future. The Council would like to see included in the planning application a new development which reduces climate change impact.		
2.3	Include as many hedges and trees as possible – use indigenous species – integrate existing habitats – encourage bees and create sanctuaries for wildlife - use mature trees and plants to minimise delay – ensure future maintenance is funded by the developer	<p>The application states that “The Indicative Masterplan illustrates the potential to provide open space at the heart of the development incorporating new walking and cycling links as outlined above. Open spaces are proposed along the north west boundary of the site with woodland buffer planting, along with a sports park/common located in this position. There are then green corridors known as ‘greenways’ that radiate out from the common to Victoria Hill and Castleton Way which provide surface water drainage features and pedestrian and cycle access through into and out of the site. There is 11.1 ha of on-site public open space and strategic landscaping for use by both existing and future residents of the area. This will be supplemented by landscape proposals as part of a future reserved matters application.</p> <p>To mitigate any impact the application proposes landscaping along all boundaries of the proposed development, and the introduction of planting to maintain and improve the green buffer to the edge of the development. The buffer will include indigenous planting along the boundaries and within the site. The ecological report that accompanies this application demonstrates that this provides appropriate mitigation.”</p>
Eye Town Council welcomes the plans for open spaces and green ways as proposed on the outline planning permission. They would also like to see some additional planting on the Eastern boundary to create some additional natural screening.		
2.4	That there are spaces designed for wheelie bins. That there are recycling facilities and other facilities including car-charging points.	No reference found

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Eye Town Council would like to see spaces for wheelie bins and a recycling facility included in the design. The facilities for electric/hybrid vehicle charging and drop off should be considered early in the plans. At the very least the appropriate power connections should be laid so that communal and individual charging stations can be installed easily once the requirements of the next few years becoming clearer.

	Section 3 - Infrastructure	
3.1	Roads and Traffic Management	<p>The application does not properly acknowledge future plans for the area – specifically, the commercial development of the airfield. There does not appear to be any recognition of the proposed Gas Fired power station recently agreed by the Secretary of State. The application states that “There are not considered to be any other additional committed developments in the area which need to be accounted for in background traffic growth.”</p> <p>The applicants argue that It is considered that the development will have an acceptable impact on, and relationship to, existing transport infrastructure. The residual cumulative impacts on development would not be severe in their view.</p> <p>The applicants also assert that “The traffic impact assessment on the surrounding highway network has shown that the proposals will have a non-material impact in the future year 2020 with all junctions operating within acceptable capacity. It is acknowledge that the model of the B1077/A140 junction is not replicating the queues currently experienced on site. Further analysis of video and on-site observations suggest that this is due to the high proportion of HGVs at this junction. The proposed development will not add to the number of HGVs at the junction. In addition, the access strategy into the site has been designed as such to minimise the traffic associated with the development which uses the B1077 approach to the junction.</p>

The Town Council would argue that the residual cumulative impacts of development are severe. The Pegasus traffic impact assessment does not take into account the increased traffic as a result of the newly approved Power Station, and the industrial growth predicted on the Eye Airfield within Mid-Suffolk’s planning documentation. Pegasus, Mid- Suffolk and Suffolk County Council need to produce a more comprehensive traffic impact assessment that looks at the area holistically and actually addresses that problems that already exist and will be further exacerbated by the development.

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3.2	Improved access to the A140 is essential	There are no proposals to improve access to the A140
The Town Council, surrounding parishes and residents have identified access to the A140 as a problem at peak times. This reality is denied in the application.		
3.3	Langton Grove should not be used as access to the development – visibility is poor and there is danger for Nursery users The care home will give have a significant impact in its operations	Langton Grove would provide access for 60 bed care home and 15 houses. The applicants state that “Care Homes have a very low vehicle trip generation. The proposals limit the expected peak hour vehicle movements to 18 vehicles in each peak period. This is the comparative to Langton Grove serving an additional 37 residential dwellings in terms of trip generation”
The Town Council stated that the increased traffic that would be required for a 60 bed care home would have a significant impact on the traffic in Langton Grove and would be to the detriment of existing residents. The Town considers this to be excessive and unsafe as there is a nursery already located on the cul-de-sac. The intention to reduce the forward visibility at Langton Grove from 90m to the Manual for streets recommendation renders the junction unsafe, The SCC Manual fir Streets is intended for new estate roads not existing highways. SCC as consultee should pick this up as the threat to safety is considerable.		
3.4	Castleton Way will need to be improved to provide better lighting and crossing facilities, better access to the allotments	The Castleton Way access will include a footway extension along Castleton Way and pedestrian crossing point.
The Town Council welcomes the footway extension and pedestrian crossing on Castleton Way. The Town Council would like to suggest that the applicant considers improving the footpath/bridleway to the allotments and reinstatement of the wildlife pond on the Western edge of the development.		
3.5	Castleton Way will become congested if it is the only access to the development	It is proposed that Langton Grove will provide access for the care home and 15 houses.
The Castleton Rd access is very close to the high school the Town Council are concerned about the traffic build up in this area and would request that Suffolk Highways are approached to produce a costed plan for improvements immediately so these costs are presented to the developer.		
3.6	Concern about the safety issues for schools – safe walking routes and safe drop-off and collection points	The application states “It is considered that a school drop off area could be incorporated within land under the owners control on the northern side of Castleton Way if there is a desire/need for such a facility.”
The Town Council would welcome the exploration of measures to reduce congestion on Castleton Way in consultation with head teacher, governors and highways. In addition further consideration will be required to deal with the increased traffic outside St Peter and St Paul primary school as a result of additional pupil numbers.		
3.7	Concern about the impact of construction traffic	The application states that “It is recognised that the development of the

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		<p>application site may cause some disruption to existing residents in the area. The applicant proposes a condition requiring the submission and approval of a construction management plan prior to commencement. This will include hours of operation, construction access arrangements, site operative parking and community liaison arrangements.”</p> <p>The application also states “It should be noted that the development construction will be phased. The total build out duration is not known at this stage but it is expected to be between 3 and 5 years.”</p>
<p>The Town Council would like to see a Travel Plan that includes the impact of site traffic for the Power station industrial development on Eye Airfield and the housing development.</p>		
3.8	The pathways and cycle routes should be improved and extended	<p>The application states that There will be a pedestrian and cycle network throughout the site, linking the northern parcel off Langton Grove with the southern parcel off Castleton Way. The proposed development will improve accessibility on foot and cycle providing landscaped routes that connect to the wider area, which do not exist at present. The Indicative Masterplan demonstrates that a fully permeable site can be created providing pleasant walking routes for residents of the new development and existing residents of Eye.</p>
<p>The Town Council welcomes the proposals for pathways and cycle routes and requests that consideration be given to improving the current bridleway/footpath to the allotments as this will become a major walkway to the town.</p>		
<p>Broadband is a priority service for households now. The Town Council would like to ensure Fibre is laid alongside other utilities during the groundworks stage. This is hugely cost effective in comparison to retro connecting properties and will make the homes more attractive to buyers.</p>		
	Section 4 - Site design and layout	
4.1	Buffer Zone around the power station identified that no buildings over two storeys or vulnerable people be housed in this area.	Care Home proposed for Buffer Zone.
<p>It appears that the proposed care home would lie within the HSE exclusion zone. The paperwork is ambiguous/contradictory and clarification is required.</p>		

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4.2	That the layout and lighting of the development is designed to create a safe environment. That road layouts and crossings promote safety for elderly and children	No mention
Eye Town Council would like to see this how this point was addressed within the Outline Planning Application.		
4.3	That the road layout on the development is accessible to public transport.	The application states that "The existing transport conditions have been considered. These include all transport modes from non-motorised users (pedestrian and cyclists) to public transport and the road network. It is considered that the site is well located in relation to the existing transport network. There is a well-established and well connected walking and cycling network. The bus routes provide services to key local destinations and are accessible within 400m of the site."
Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Eye Town Council has seen no evidence to support the claims that the existing bus services are adequate and that there has been consideration by current operators to whether an additional stop will be required on the new development.		
4.4	That the configuration of the development and the traffic management scheme gives priority to the use of Castleton Way. We need to balance the desire to keep people using the Town for shopping and socialising with the need to minimise the impact on critical junctions. That the development is well linked to the Town – especially the schools - with walking and cycling connections. There is a need to encourage new residents to be 'Eye-facing' with easy access to shops and facilities	Castleton Way will be the sole access for 265 houses The application states that "The proposed development will improve accessibility on foot and cycle providing landscaped routes that connect to the wider area"
Eye Town Council supports housing growth and recognises that residential development can play an important role in ensuring the vitality of our Town Centre. The Town Council however expected the design brief and outline planning permission to explicitly describe how the residents of the new development would be encouraged to use the shops and facilities of Eye. There are no proposals to this end.		

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4.5	That there are well-designed and positioned areas for children's play	The application states "Play Facilities: the provision of a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP) which will be subject to an appropriate management regime."
The Eye Town Council welcomes the addition of play facilities but would want clarification of the statement 'subject to an appropriate management regime' Who will own and be responsible for these areas and what ongoing resource will be allocated to their upkeep?		
4.6	That there is adequate parking provision including for visitors. Opportunities for anti-social parking should be minimised. Preferably parking would be to the rear of properties	This outline application has considered guidance contained in the Manual for Streets and the Suffolk Guidance for Parking 2014 when drawing up the indicative masterplan and the proposed density of development. While the detail relating to car and cycle parking will be formalised through a future Reserved Matters application(s) this outline application does comply with Saved Policy T9 of the Local Plan and guidance set out within the Manual for Streets and the Suffolk Guidance for Parking 2014
Eye Town Council are very concerned that the density of the cars is a reserved matter and would like to have further clarity on this matter as so many new estates are blighted by insufficient parking for cars.		
4.7	Langton Barn a listed barn structure is adjacent to the site and is in desperate need of restoration	Not mentioned in outline planning permission
There are unactioned enforcement notices relating to this structure. The Town Council would like to see an imaginative approach to safeguarding this historic asset included in the application.		
Section 5 - Health Provision		
5.1	The facilities at the health centre and the hospital should be extended. There should be more doctors	Application recognizes that the provision of up to 280 new dwellings and a care home in this location will increase the use of existing health and education uses.
5.2		The application states that "Community needs will also be met by securing a CIL/Legal Agreement towards education and healthcare in discussion with NHS Property and Suffolk County Council. The

5.

		management of on-site open space will also be the subject of a Legal Agreement. Overall, the needs of the community will be met through the existing offer in Eye and the provisions that are to be made as part of this proposal.”
Eye Town Council would like to see the detail of the required increase in provision and the CIL/Legal Agreement towards education and healthcare before the application is approved to ensure sufficient resources are available.		
	Section 6 - Education	
6.1	There must be proper expansion of the schools with no quick fixes	The application states that the County Council has confirmed that there is room for expansion at both school sites.
6.2	Schools must be properly funded and expansion shouldn't be at the expense of the playing fields or outside play space	There will be a contribution toward costs through an agreement with the County Council The application states that “Suffolk County Council have identified that while there is limited capacity at the catchment primary and secondary schools, there is sufficient site capacity at both catchment schools to expand facilities to accommodate additional children arising from the development.
Eye Town Council would like to see the detail of the required increase in provision and the CIL/Legal Agreement towards education and healthcare before the application is approved to ensure sufficient resources are available.		
While the Town Council acknowledges that the school's may in fact have space for growth to meet additional need, they do not have current capacity and it will take some years to build that capacity.		
	Section 7 - Flooding and drainage	
7.1.	The flooding problem in Lambseth Street needs to be resolved	The application states “Given the surface water flooding reported along Victoria Hill it is also intended that runoff from development in the Victoria Hill catchment/eastern side of the site will be directed away from Victoria Hill and into one of the two surface water disposal routes which will serve the proposed development. Restricting surface water runoff rates and removing some of the flow which currently drains towards Victoria Hill is considered an appropriate measure to help reduce flooding in the receiving watercourse.”

49.

Eye Town Council and residents have grave concerns about the impact of the development on flooding. The Environment agency and Local Authorities must scrutinise the plans carefully to ensure that there will be no additional water coming into the Town from the development.

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: MSDC/DC
FROM: Nathan Pittam, Environmental Protection Team DATE: 28.10.15
YOUR REF: 3563/15/OUT. EH - Land Contaminatio

SUBJECT: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery ...

Address: Land at Eye Airfield, Castleton Way, EYE, Suffolk.

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

Nathan Pittam
Senior Environmental Management Officer

From: Nathan Pittam
Sent: 20 October 2015 15:49
To: Planning Admin
Subject: 3563/15/OUT. EH - Land Contamination Issues.

3563/15/OUT. EH - Land Contamination Issues.

Land at Eye Airfield, Castleton Way, EYE, Suffolk.

Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery re-location

Many thanks for your consultation on Land Contamination Issues with the above development – I will comment on this in due course. In the meantime could we also be consulted on sustainability issues owing to the scale and nature of the application.

Regards

Nathan

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

From: David Pizzev
Sent: 22 October 2015 14:20
To: Ian Ward
Cc: Planning Admin
Subject: 3563/15 Land at Eye Airfield, Eye.

Ian

I have no objection to this application at this stage as there appears to be little conflict between the development, based upon the indicative master plan, and any significant trees/hedges on site. The arboricultural report provides an accurate assessment of the condition and constraints presented by trees and the appropriate measures for their protection. Although a small number of trees are proposed for removal these are generally of limited amenity value and all important (category A) trees are scheduled for retention. Should the layout design alter then updated tree protection measures, including a Tree Protection Plan, will be required. A detailed Arboricultural Method Statement, based upon a finalised layout design, should also be submitted but this can be dealt with under condition.

David

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

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



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

Your Ref: 3563/15
Our Ref: FS/F190946
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 22/10/2015

Dear Sirs

Land at Eye Airfield, Castleton Way, Eye
Planning Application No: 3563/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued

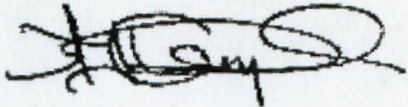
OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy; Pegasus Group, Miss Sophie Pain, Suite 4, Pioneer House, Chivers Way,
Histon, Cambridge, Cambridgeshire, CB24 9NL

Enc; Sprinkler letter

From: RM PROW Planning
Sent: 05 November 2015 16:36
To: Planning Admin
Cc: sophie.pain@pegasuspg.co.uk
Subject: RE: Consultation on Planning Application 3563/15

Our Ref: W239/015/ROW566/15

For The Attention of: Ian Ward

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpaths 15 and 13 are recorded through the proposed development area. Public footpaths 14 and 39 are recorded adjacent to the proposed development area; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.




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

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

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

Regards

Jennifer Green
Rights of Way and Access
Part Time - Office hours Wednesdays and Thursday
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |
 <http://publicrightsofway.onesuffolk.net/>

Your Ref: MS/3563/15
 Our Ref: 570\CON\3276\15
 Date: 02/12/15
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk



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

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

For the Attention of: Ian Ward

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
 CONSULTATION RETURN MS/3563/15**

PROPOSAL: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

LOCATION: Land at Eye Airfield, Castleton Way, Eye, Suffolk

ROAD CLASS:

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

The Transport Assessment submitted with this application has considered the additional traffic generation likely to come from the proposed development and concluded that there are no capacity issues on the junctions considered. Although this is the case, there has been no allowance for the large Eye Airfield employment site which forms a significant part of this allocated site. The allocation for a combined residential and employment site on the old airfield site was part of the Mid Suffolk Core Strategy 2008 and is now included in the latest Draft Joint Mid Suffolk and Babergh Local Plan 2015. It therefore seems sensible that some element of employment is included and should be accounted for as committed development within this TA. The TA should be revised to include the employment site as identified committed development and this can be reported as a sensitivity test to look at what the overall impact will be given the aspiration for this area. There may be a need to contribute to some form of mitigation at this stage that would be implemented in the future when the employment site is fully developed.

A separate team in SCC has commissioned AECOM to undertake a study to look at safety on the A140 between the B1117 to the B1077. There have been a number of accidents along the A140 involving these junctions and we have concern about the impact of additional vehicle movements in this area. Although the TA indicates that there is not severe impact in terms of capacity, I am concerned that there may be a safety impact due to the additional movements at the A140 junctions. We expect a draft version of AECOM's report to be available this month and I would like to consider this in light of the impact of this application.

Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
Strategic Development – Resource Management

From: Denis Cooper
Sent: 29 January 2016 16:00
To: Planning Admin
Cc: Steven Halls
Subject: Consultation response to Planning Application 3563/15 Land at Eye Airfield, Castleton Way, Eye

Subject: FW:

FAO Ian Ward

3563/15 - Land at Eye Airfield, Castleton Way, Eye

Please see SCC's Floods and Water team's comments on the above application regarding disposal of surface water and all other surface water drainage implications.

Because the proposed development is located on a greenfield site and is greater than 10 dwellings, there needs to be a suitable scheme implemented for the disposal of surface water, this is in compliance with both local (SCC SuDS Protocol) and national legislation (NPPF). We have reviewed the FRA (ref: CCE/P681/FRA-03) by Canon Consulting Ltd dated Aug 2015 and in principle the SW drainage approach is broadly acceptable to SCC, however we do have some concerns that need addressing.

The proposed approach is to drain the site via existing watercourses and discharge to a surface water sewer at the 1 year return period greenfield rate (set after initial discussions with Anglian Water). However due to the low discharge rate a substantial amount of storage and extremely small flow controls, which will be very likely to block are proposed.

There are a number of issues with the approach which will require further discussion with SCC:-

1. The proposed flow control aperture for each of the proposed lagoons is only 25mm diameter, this is much lower than SCC's minimum (and national guidance) of 100mm which is necessary to help prevent blockages. A blocked flow control would increase flooding downstream in Eye. Normally we would allow a **minimum** controlled flow of 5 l/s, which can be achieved with a 100mm control with a maximum depth of retained water of about 0.5m. The design should therefore be refined in order to increase the size of the flow controls and reduce the risk of blockage, whilst still complying with the 1yr discharge rate set by Anglian Water (1.1l/s/ha). However SUDS are likely to take up more space as the stored depths of water would be shallower than currently proposed. More SUDS close to source (e.g. road side swales) would assist.
2. We suggest the upper basins should discharge out at 5 l/s through larger (100mm dia.) controls into the watercourse. If the final two final basins are

combined and if the watercourse flows through the final combined basin, then the final flow control could be much larger and still maintain the 1.1 l/s/ha permitted outflow rate from the development. In order to design this, more information about the existing flows into the watercourse is needed. The applicant will need to determine the extent of the upstream catchment and inflows to and along the watercourse.

3. The applicant needs to demonstrate that the required SuDS storage capacity will be contained in the proposed basins which in turn will fit into the proposed development layout, taking into account topography, the maximum depth of water and allowable side slopes.
4. Management /maintenance proposals need to be included because different management /adopting bodies will have different requirements for maximum depths of water, side slopes and probably the flow control sizes.
5. Exceedance flows should be considered. The inclusion of high level overflow weirs and low level bypass valves would make clearing blockages easier and should ensure flows can reach the AW surface water sewer without flooding properties on the site even if the flow control(s) block.

Once the additional information, and (if necessary) an adjusted masterplan layout, is received and approved, I would suggest the following planning condition should be applied:

No development shall commence until details of a scheme for disposal of surface water has been submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Details include:

- *Design calculations, construction and landscaping details.*
- *Proposed levels.*
- *Proposals for water quality control*
- *Means of protecting SuDS, swales basins and soakaways and permeable paving from sediments and compaction.*
- *Erosion protection measures*
- *Plans showing exceedance routes and areas where flooding will occur at a 100 year Return period including climate change.*
- *A programme for its implementation, and*
- *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*
- *Arrangements to enable any Surface water drainage within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- *To prevent the development from causing increased flood risk off site over the lifetime of the development.*
- *To ensure the development is adequately protected from flooding.*
- *To ensure the development does not cause increased pollution of the downstream watercourse and Rivers Dove and Waveney in line with the River Basin Management Plan.*
- *To ensure clear arrangements are in place for ongoing operation and maintenance.*

Useful guidance on design standards and policies can be found in

Suffolk County Council's [SCC-Floods-Planning-protocol](#) , [SCC-Local-SUDS-Guide-May-2015](#) or contact [:SCC Floods Planning <floods.planning@suffolk.gov.uk>](mailto:SCC_Floods_Planning@suffolk.gov.uk)

Contact**Steven Halls**

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

Tel: 01473 264430

Mobile: 07713093642

Email: steven.halls@suffolk.gov.uk

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

Sent: 05 January 2016 11:41

To: RM Floods Planning

Subject: Consultation on Planning Application 3563/15

Correspondence from MSDC Planning Services.

Location: Land at Eye Airfield, Castleton Way, Eye

Proposal: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

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

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

The planning policies that appear to be relevant to this case are CL6, CL8, H17, GP1, RT12, HB13, NPPF, H2, T9, T10, H4, H15, H14, H17, H13, E9, Cor1, Cor2, Cor5, Cor3, Cor4, Cor6, Cor7, Cor8, Cor9, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Your ref: 3563/15
 Our ref: Eye – former airfield Castleton Way
 00032879
 Date: 09 November 2015
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

Mr Ian Ward,
 Planning Services,
 Mid Suffolk District Council,
 131 High Street,
 Needham Market,
 Suffolk,
 IP6 8DL

Dear Ian,

Eye – former airfield residential development, Castleton Way - developer contributions

I refer to outline planning permission under reference 3563/15 sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

I previously provided pre-application advice by way of letters dated 23 April 2013 and 23 April 2014.

I set out below Suffolk County Council's infrastructure requirements that will need consideration by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be a party to any sealed Section 106 legal agreement if there are planning obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant policies.

It would be helpful to receive confirmation from the Health & Safety Executive on the safety zone under the Control of Major Accidents Hazards (COMAH) Regulations 1999 (as amended 2005). Refer to paragraph 172 of the NPPF regarding public safety from major accidents.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

The Eye Airfield Development Framework (February 2013) established a framework for guiding development in this location. More recently a draft Development Brief has been

prepared to guide future housing development on land to the south east corner of Eye Airfield. Following public consultation the draft document has been revised and the final version of the Development Brief is currently the subject of further public consultation, before formal consideration by the District Council.

In addition to the above, there is also the adopted (2012) 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk', which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

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

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

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

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

However it is proposed that this site is identified as a strategic allocation which is zero rated for CIL and the mitigation required ensuring the delivery of sustainable development as set out in the NPPF will continue to be dealt with via planning obligations.

In terms of CIL regulation 123(3) regarding the pooling restriction I can confirm that there have not been 5 or more planning obligations relating to the specific infrastructure projects identified in this letter.

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

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

schools and local shops should be located within walking distance of most properties.'

SCC would anticipate the following **minimum** pupil yields from a development of up to 280 dwellings, namely:

- a. Primary school age range, 5-11: 66 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 47 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 10 pupils. Costs per place is £19,907 (2015/16 costs).

The local catchment schools are Eye St Peter & St Paul CEVA Primary School and Eye Hartismere High School. At the catchment primary & secondary schools there is currently forecast to be some limited surplus capacity at the primary school but no surplus capacity at the secondary school. In addition best practice recommends that schools maintain a level of surplus capacity (up to 5%) to allow for contingency planning and mid-year admissions (this is set out in paragraph 6.4 of the education topic paper).

On this basis SCC will require a capital contribution of £706,498 to fund the provision of creating additional primary school places with associated facilities at St Peter & St Paul CEVA Primary School and a capital contribution of £1,061,755 to fund the provision of creating additional secondary school places with associated facilities at Hartismere High School. The following contributions totalling £1,768,253 (2015/16 costs) are required to directly mitigate the impacts on local education provision:

- a. Primary school: 58 pupils = £706,498 (2015/16 costs).
- b. Secondary school: 47 pupils = £862,685 (2015/16 costs).
- c. Sixth Form: 10 pupils = £199,070 (2015/16 costs).

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 14 where this information is time-limited to 6 months from the date of this letter.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 28 pre-school pupils arising at a cost of £6,091 per place = £170,548 (2015/16 costs).

The contribution sought will be spent on creating early years places with associated facilities in Eye.

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

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the 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. This will be coordinated by Suffolk County Council FAO Andrew Pearce, who will provide a formal written consultation response.

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.

- 5. Libraries.** The National Planning Policy Framework (NPPF) Chapter 8 talks about the importance of 'Promoting healthy communities', particularly paragraphs 69 & 70. Paragraph 69 states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities". The local community regard the Eye Library as an important and valued community facility. Paragraph 70 talks about the need to deliver the social, recreational and cultural facilities the community needs by planning positively for community facilities such as cultural buildings to enhance the sustainability of communities and residential environments; and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There is also the need to ensure that facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' and the supporting 'Libraries and Archive Infrastructure Provision' topic paper sets out the general approach to securing library developer contributions. The Department for Culture, Media and Sport (DCMS) previously published national standards for library provision and used to monitor Library Authorities' performance against the standards. Whilst these national standards are no longer a statutory requirement they form the basis for Suffolk County Council's in-house standards, which form the basis of the contract with Suffolk Libraries. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities; which for Suffolk represents a cost of £90 per person or £216 per dwelling based on an average occupancy of 2.4 persons per dwelling.

The capital contribution towards libraries arising from this scheme is £60,480, which would be spent at the local catchment library in Eye.

- 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.

Consideration should be given to providing a bring site area within the scheme. SCC requests that waste bins and garden composting bins will 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.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic population. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, 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 local planning authority's housing team to identify local housing needs.
8. **Archaeology.** This is being coordinated by Rachael Abraham of SCC's Archaeological Service.
9. **Ecology.** This is being coordinated by Sue Hooton.
10. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

11. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We 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 fire-fighting which will allow us to make final consultations at the planning stage.
12. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social

inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed. Refer to the NPPF paragraphs 42 – 43.

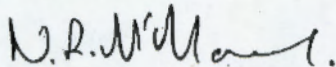
13. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A, whether or not the matter proceeds to completion.

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

The planning obligations are required in order to satisfactorily mitigate the impacts of the proposed development. These impacts arise directly as a result of the increased population generated by the development in the local area. The provision of such therefore, within a S106, to mitigate for the increased demands on infrastructure from the increased population as a result of the development, is entirely satisfactory as a matter of principle, having regard to the NPPF, Mid Suffolk's Core Strategy Focused Review and Regulation 122 of the CIL Regulations.

Please let me know if you require any further supporting information.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Iain Maxwell, Suffolk County Council
 Andrew Pearce, Suffolk County Council
 Floods Planning, Suffolk County Council
 Rachael Abraham, Suffolk County Council
 Sue Hooton, Suffolk County Council
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 Corporate Manager – Development Management
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 131 High Street
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Our Ref: 2015_3563
 Date: 10 November 2015

For the Attention of Ian Ward

Dear Mr Isbell

PLANNING APPLICATION 3563/15 – LAND AT EYE AIRFIELD, CASTLETON WAY, EYE: ARCHAEOLOGY

The proposed development site is located just beyond the southeast boundary of the former Second World War airfield at Eye, on land forming part of the setting of Eye town, which has Conservation Area status. Archaeological evaluation of this proposed development site has defined extensive archaeological remains, recorded within the County Historic Environment Record (EYE 123).

The earliest recorded features lay in parcel 13A, and comprise six postholes, ascribed to a possible Early Neolithic settlement site. Early and Middle Iron Age occupation was also present in this part of the site in the form of a trackway and also a series of discrete and dispersed pits and postholes.

A number of features containing Roman material were located within the southern half of parcel 13a, likely to be a continuation of the Roman activity detected at Hartismere School (EYE 094). In the eastern half of this parcel, were three graves and a horse burial which are potentially of Anglo-Saxon date. These may form a small burial ground associated with the settlement site located to the south at Hartismere School (EYE 083).

Medieval activity in the form of field boundaries is present in parcels 13A, B and C. Parcels 14 and 15 lie just beyond the edge of Langton Green, which is a former medieval green marked on Hodskinson's map of 1783. A series of archaeological investigation on the west side of Victoria Hill road have revealed medieval and later finds and features, including a large ditch possibly associated with a moat recorded in this area (EYE 063, EYE 070, EYE 100 and EYE 117). Remains of these periods are likely to extend into Areas 14 and 15.

As a result, there is a strong possibility that additional heritage assets of archaeological interest will be encountered at this site. Any groundworks causing significant ground disturbance have potential to damage or destroy any archaeological deposit that exists. Consideration has also been given to preserving the cemetery in parcel 13a, *in situ*.

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

The following two conditions, used together, would be appropriate to secure a programme of work and appropriate conservation:

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, following the completion of an archaeological evaluation to inform the mitigation strategy for the site, 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.
- h. Mitigation details for the preservation *in situ* of the cemetery situated within parcel 13a and a management plan for the ongoing protection of this area.

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 Condition 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 investigation.

In this case, a second phase of archaeological evaluation will be required within parcel 13b, 13c, 14 and 15 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.

Within parcel 13a an extensive archaeological excavation is required prior to the commencement of any development in this part of the proposal area. Based upon the plans submitted with the application, the most archaeologically sensitive areas have currently been designated as open space. Provided that ground disturbance is avoided entirely in this part of the site and that measures are put in place to secure the in-situ preservation of the archaeology, then excavation of this part of the parcel will not be required. Should any groundworks be planned, then this area will need to be included within the excavation.

This development is situated on the edge of a known area of an important prehistoric co-axial field system. A ditch located within parcel 13a may also be the remains of a prehistoric field boundary which once formed part of this system. The form of the development also reflects a significant shift from the historic layout of the landscape. The impact of this development upon existing field patterns and the landscape more widely should therefore also be taken into consideration.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Phil Watson Landscape Development Officer
Natural Environment Team

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Your Ref: 3563/15
Our Ref:
Date: 12/11/2015

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

Mr Ian Ward
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Ian,

Proposal: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Location: Land at Eye Airfield, Castleton Way, Eye

Based on the information provided by the applicant, and a site visit carried out on the 11th November I offer the following comments:

The Information provided by the applicant

The applicant has provided a reasonable Landscape and Visual Impact Assessment that identifies the adverse impacts of the development. A comprehensive design and access statement outlining an ambitious scheme of green infrastructure has also been submitted.

Landscape Impacts

The proposal will clearly create a significant change in the land cover and character of the site with a change from rural and agricultural to urban and lit with formal recreation. Many of the existing features, trees and hedges etc. will be retained, although modification for access will be required.

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The design of the scheme is such that it creates a new urban edge screened by planting. This is an appropriate solution to partially integrate the development into the wider landscape, and does offer the opportunity of enhancing the route into the town along Castleton Way.

As discussed at the pre-application stage the oak trees along Langton Green are of particular importance and the detailed design must ensure that these are adequately safeguarded.

The details of the scheme should also seek to minimize the impact of exterior and street lighting.

Visual Impacts

The proposal will create significant adverse visual impacts on adjacent public and residential receptors, as has been identified in the submitted Landscape and Visual Impact Assessment, (LVIA). To a great extent these local impacts will be permanent; this is to be expected given the nature and scale of the development.

Phasing to minimise landscape impact

I suggest it is essential that the boundary structural landscaping, along with the implementation of the SuDs infrastructure is part of the first phase of the development. In addition the principal green space/s should also be set out at this stage to ensure they are available for the occupants of the first phase of the development and are progressing to maturity for the benefit of later phases.

Other matters

The LPA should be confident that the SuDs infrastructure is appropriately located in terms of drainage, as this will have a bearing on the final layout of greenspaces and green links within the development.

The proposed greenspace and perimeter planting belt will require a long term scheme of management and secured funding to ensure it can be delivered and maintained effectively.

Given the likely increase in allotment demand it may be appropriate to ensure that the Town Council has funds so there is sufficient infrastructure, in particular water supply, to allow easy expansion of the allotments.

Given the distance to existing facilities and the size of the development the LPA should be satisfied that there is sufficient play space proposed.

It is notable that although the relocation of the farmstead is required for the development of this area there is no indication of how this will be laid out nor any landscape planting mitigation proposed. This information will be required at submission of reserved matters and could be reasonably required in outline form prior to determination, particularly given the potential impact on the public right of way.

Recommendations

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

CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

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

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

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

In addition to having consideration for the landscape and visual impacts of external lighting, this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning

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Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

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

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

PRIOR TO COMMENCEMENT: TREE PROTECTION

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

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

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5.

Yours sincerely

Phil Watson

Landscape Development Officer

Midlands and East (East)
 Swift House
 Hedgerows Business Park
 Colchester Road
 Chelmsford
 Essex CM2 5PF

Our Ref: NHSE/MSUFF/15/3563/KH

Your Ref: 3563/15

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

7 January 2015

Dear Sir

Outline Application for a proposed development comprising up to 280 dwellings & a 60 bed residential care home. Land at Eye Airfield, Castleton Way, Eye

1.0 Introduction

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

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site.
- 2.2 This practice does not have capacity for the additional growth resulting from this development.
- 2.3 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals.
- 2.4 New development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through a Section 106 planning obligation.

High quality care for all, now and for future generations

3.0 Assessment of Development Impact on Existing Healthcare Provision

- 3.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 732 residents and subsequently increase demand upon existing constrained services.
- 3.2 The healthcare service directly impacted by the proposed development and the current capacity position are shown in Table 1.

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

Premises	Weighted List Size ¹
Eye Health Centre	6,654
Total	6,654

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.
- 3.3 The development would have an impact on healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

4.0 Healthcare Needs Arising From the Proposed Development

- 4.1 The development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at the existing practice, a proportion of which would need to be met by the developer.
- 4.2 Table 2 provides the Capital Cost Calculation of additional health services arising from the development proposal.

Table 2: Capital Cost calculation of additional health services arising from the development proposal

Premises	Additional Population Growth (280 dwellings plus 60 Bed Care Home)	Additional floorspace required to meet growth (m ²)□	Capital required to create additional floor space (£)□
Eye Health Centre	732	50.19	100,380
Total	732	50.19	£100,380

Notes:

2. Calculated using the Mid Suffolk District Council average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
3. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.

4.3 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £100,380.

4.4 NHS England therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 Agreement.

5.0 Conclusions

5.1 In its capacity as the healthcare commissioners, NHS England have identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from the development.

5.2 The capital required through developer contribution would form a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development.

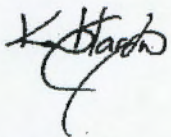
5.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

5.3 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.

5.4 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

5.5 NHS England look forward to working with the application 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



Kerry Harding
Estates Advisor



Mr Ian Ward
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119771/01-L01
Your ref: 3563/15
Date: 06 November 2015

Dear Mr Ian Ward,

OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED DEVELOPMENT COMPRISING UP TO 280 DWELLINGS; A 60 BED RESIDENTIAL CARE HOME, THE RE-PROVISION OF A CAR PARK FOR THE USE OF MULBERRY BUSH NURSERY; RE-LOCATION OF EXISTING FARM BUILDINGS TO THE WEST OF PARCEL 15; AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS (INCLUDING ADAPTATIONS TO CASTLETON WAY AND LANGTON GROVE) PEDESTRIAN, CYCLE AND VEHICLE ROUTES, PARKING, DRAINAGE, OPEN SPACES, LANDSCAPING, UTILITIES AND ASSOCIATED EARTHWORKS. LAND AT EYE AIRFIELD, CASTLETON WAY, EYE.

Thank you for your consultation received on 20 October 2015. We have inspected the application, as submitted, and we have no objection to the proposal subject to the contamination conditions below being appended to any permission. Our detailed comments are below.

Groundwater & Contaminated Land

The site is underlain by a Secondary (undifferentiated) aquifer (Lowestoft Formation) followed by a principal aquifer (Crag Group). A source protection zone 2 also underlies the site and is also in an EU Water Framework Directive Drinking Water Protected Area. The underlying chalk is therefore considered to be highly environmentally sensitive.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

<Prior to each phase of development approved by this planning permission no development / No development approved by this planning permission> (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Advice to LPA

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

The Local Planning Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

Condition 2

No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of

sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 3

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby groundwater abstractions, Source Protection Zone 2 and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

Reasons

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

We have reviewed the following documents as part of our response and have the associated comments detailed below each report

Canon Consulting Engineers Flood Risk Assessment of August 2015 (ref: CCE/P681/FRA-03)

The Flood Risk Assessment and Application Form both recommend that attenuated discharge to watercourse is the preferred method of surface water disposal due to low infiltration rates anticipated in the near-surface soils. We have no detailed comments if infiltration devices are not proposed. If the applicant were to later consider deep bore soakaways we would require re-consultation as these are unlikely to be accepted at the site. Please refer to our SuDS informative for more information on deep infiltration devices.

Geosphere Environmental Ltd Phase 1 – Desk Study And Preliminary Risk Assessment of 22 May 2015 (ref: 1222,DS-Report/AB,TP/22-05-15/V1)

We agree that there is a potential risk to the water environment. We note that there is an error in the report which is derived from an error in the appended GroundSure report that states that the superficial deposits are 'unproductive strata'. In fact the Lowestoft Formation at the site is classified as a 'Secondary (undifferentiated)' aquifer and is therefore of a higher risk classification. We strongly recommend that the pathway to the underlying groundwater in the principal aquifer (Crag Group), and Source Protection Zone 2 related to 3 groundwater abstractions to the southeast of the site is assessed. If there is a significant depth of impermeable deposits, it may afford sufficient protection to the underlying aquifer. The Lowestoft Formation can be variable in composition, and whilst it can comprise impermeable clay, in some cases significant granular deposits may be present in places. Sand and gravel lenses or pockets can also be present, which could provide a pathway to the underlying groundwater. This should be taken forward into the intrusive investigation and associated risk assessment.

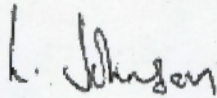
Please consider the type of foundations that will be used at the site. If a deep foundation solution (such as piles) is considered, please consider the potential effect of groundwater pollution, particularly if the superficial deposits are

impermeable. Please refer to the appendix for links to useful documents relating to piled foundations on contaminated sites. If a shallow foundation solution is utilised, please confirm this in writing to allow discharge of this condition.

Please see the technical appendix for further advice on SuDs.

We trust this advice is helpful.

Yours sincerely,

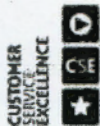


Ms Louisa Johnson
Sustainable Places - Planning Advisor

Direct dial 01473 706007

Direct e-mail louisa.johnson@environment-agency.gov.uk

cc Pegasus Group



Awarded to Essex, Norfolk and Suffolk Area

Technical Appendix - Sustainable Drainage Systems (SuDS)

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

We recommend that developers should:

- 1) Refer to our '[Groundwater Protection: Principles and Practice \(GP3\)](#)' document;
- 2) Follow the risk management framework provided in CLR11, '[Model Procedures for the Management of Land Contamination](#)', when dealing with land affected by contamination;
- 3) Refer to our '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;

- 4) Refer to our Land Contamination Technical Guidance;
- 5) Refer to the CL:AIRE 'Definition of Waste: Development Industry Code of Practice' (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice';
- 6) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice* and our 'Technical Aspects of Site Investigations' Technical Report P5-065/TR;
- 7) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';
- 8) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.
- 9) Refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed



Historic England

EAST OF ENGLAND OFFICE

Mr Ian Ward
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 9DL

Direct Dial: 01223 582724

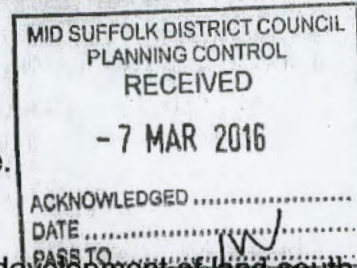
Our ref: P00482922

2 March 2016

Dear Mr Ward

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

**LAND AT EYE AIRFIELD, CASTLETON WAY, EYE
Application No 3563/15**



We have received amended proposals for the above scheme.

Summary

These proposals are for an Outline Planning Application for development of land south of Eye Airfield, comprising up to 280 dwellings, a residential care home, relocation of existing farm buildings and associated infrastructure. Historic England has previously been consulted on a Development Brief for the site, for which we made comments in March, July and November 2015. Further to our letter of 9 November 2015, we have received photomontages of the proposed development south of Eye Airfield, and an addendum to the Landscape and Visual Impact Assessment (February 2016). Although the site itself does not contain any designated heritage assets, Historic England are concerned with the effect that the proposed development could have on the setting of the scheduled monument of Eye Castle, the Grade I listed Church of St Peter and St Paul, Eye Conservation Area and the undesignated Eye Airfield.

Historic England Advice

The proposed development site lies to the north-west of Eye town centre, with modern development between the proposed development site and the historic town core. The historic town core includes the scheduled monument of Eye Castle and the Grade I listed Church of St Peter and St Paul within Eye Conservation Area (designated 1970). The undesignated Eye Airfield survives to the north-west of the proposed development site.

The photomontages received in February 2016 illustrate existing and proposed views from: the viewing platform of the scheduled monument of Eye Castle; from the public right of way of the undesignated Eye Airfield (Years 1 and 10); and from within the north-west corner of the site. Historic England also received an Addendum to the



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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



EAST OF ENGLAND OFFICE

Landscape and Visual Impact Assessment (February 2016), which specifically considers views of the tower of the Grade I-listed Church of St Peter and St Paul from the proposed development site.

The proposed development to the north-west of Eye historic town centre would extend the modern expansion and increase the density of development to the north-west of the town. The proposed development would be visible from the scheduled monument of Eye Castle, and we are concerned that the proposed development could degrade the wider setting of the scheduled monument by affecting views from the monument to the hinterland to the north-west.

Historic England understands that the proposed development site is divided from the historic core of Eye (including its conservation area and castle) by modern development, including post-war bungalows and larger 20th century dwellings. Extended residential development further to the north-west would further degrade the setting of the scheduled monument, Grade I-listed church, and conservation area, as well as encroaching on the undesignated airfield.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for planning permission for development within the setting of a scheduled monument and listed building, local authorities shall have special regard to the desirability of preserving its setting (paragraph 66.1). Special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of powers under the planning Acts (paragraph 72). The National Planning Policy Framework (NPPF) builds upon the 1990 Act, and identifies the protection and enhancement of the historic environment as an important element of sustainable development, and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of scheduled monuments, listed buildings and conservation areas can be harmed or lost by alteration to them or development within their setting (paragraph 132), and that the conservation of heritage assets (in this case Eye Conservation Area, the scheduled monument of Eye Castle, the Church of St Peter and St Paul, and the undesignated heritage asset of Eye Airfield) is a core principle of the planning system (paragraph 17).

We have considered the current proposals in light of this government policy and relevant Historic England advice, giving particular consideration to the scheduled monument of Eye Castle, the Grade I-listed Church of St Peter and St Paul, Eye Conservation Area, and the undesignated heritage asset of Eye Airfield. We are of the view that developing the site in question could result in a degree of harm to the setting of the scheduled monument, Grade I-listed church, conservation area and undesignated airfield under paragraphs 132 and 134 of the NPPF. The Council should therefore weigh any public benefit delivered by the development against the harm as



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stated in paragraph 134 before determining the application.

Recommendation

The proposed development could result in harm to the significance of Eye Castle scheduled monument, Eye Conservation Area, the Grade I-listed Church of St Peter and St Paul, and the undesignated heritage asset of Eye Airfield, by inappropriate development in their setting in terms of paragraphs 132 and 134 of the NPPF. The Council should therefore weigh any public benefit delivered by the development against the harm as stated in paragraph 134 before determining the application.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Eilise McGuane

Assistant Inspector of Historic Buildings and Areas

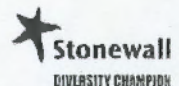
E-mail: eilise.mcguane@historicengland.org.uk

cc Nick Ward



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

10/12/2015

Dear Ian,

RE: 3563/15 Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home – Further Comments. Land at Eye Airfield, Castleton Way, Eye

Further to our letter of 18th November 2015 we have received, from the agent, a copy of the report on the bat survey work (MLM Consulting, Oct 2015) undertaken at this site. We are satisfied with the conclusions of the consultant and request that their recommendations are implemented in full, via a condition of planning consent, should permission be granted.

As we are now content with the information supplied we wish to remove our outstanding objection to this application, subject to the resolution of our comments in relation to skylarks (made in our letter of 18th November 2015).

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Conservation Planner

Suffolk Wildlife Trust,
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Ipswich, IP6 9JY
Tel: 01473 890089

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Suffolk Wildlife Trust is a
registered charity
no. 262777



**Ministry
of Defence**

**Defence
Infrastructure
Organisation**

3563/15

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

**Planning Control
Received**
 28 OCT 2015
 Acknowledged
 Date
 Pass To *IW*

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 3818 Tel (MOD): 94421 3818
 Fax: +44 (0)121 311 2218
 E-mail: DIO-safeguarding-statutory@mod.uk
www.mod.uk/DIO

Your Reference: **3563/15**
 Our reference: D/DIO/43/20 (2015/1654)

26 October 2015

Dear Ian,

MOD Safeguarding – SITE OUTSIDE SAFEGUARDING AREA

Proposal: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the relocation of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Location: Land at Eye Airfield, Castleton Way, Eye

Grid Ref: 614162, 274455

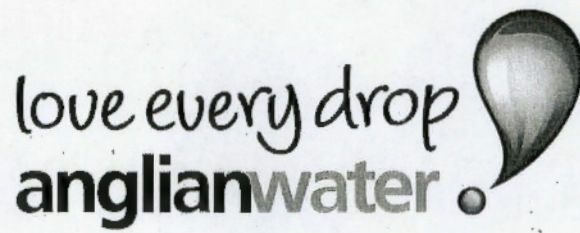
Planning Ref: 3563/15

Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence safeguarding areas. I can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal.

I trust this adequately explains our position on this matter.

Yours sincerely

Laura Nokes



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

AW Reference:	00010015
Local Planning Authority:	Mid Suffolk District
Site:	Land at Eye Airfield, Castleton Way, Eye
Proposal:	280 dwellings and a 60 bed care home
Planning Application:	3563/15

Prepared by Mark Rhodes

Date 27 November 2015

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 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

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

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. Connection should be to manholes 1204, 9204 and 3501 in Millfield, Haygate and Victoria Hill respectively. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 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.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable providing the discharge points and flow rates outlined in drawing P681/015 are adhered to.

We will request that the agreed strategy is reflected in the planning approval

Section 5 – Trade Effluent

- 5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Section 6 – 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.
