

Deed Packet: DC Committee Constraints.

Address: 2022/16



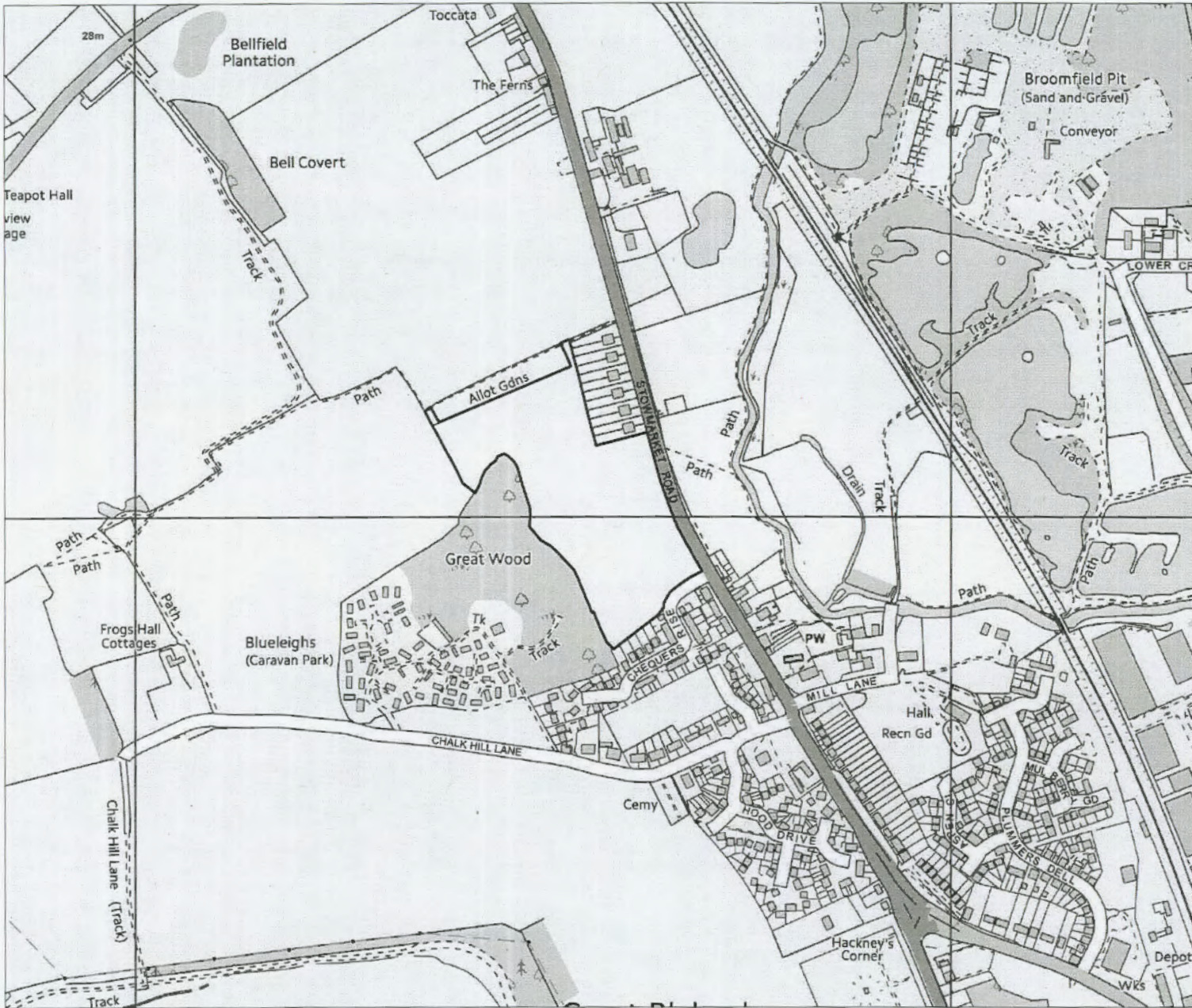
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk




SCALE 1:2000

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Date Printed : 27/09/2016



**KEY**  
 Site Boundary (4.93ha)

C - Red line amended, scale changed  
 B - Radius line removed  
 Revisions: A - Red line revised  
 First Issue: 05/01/2016 JB

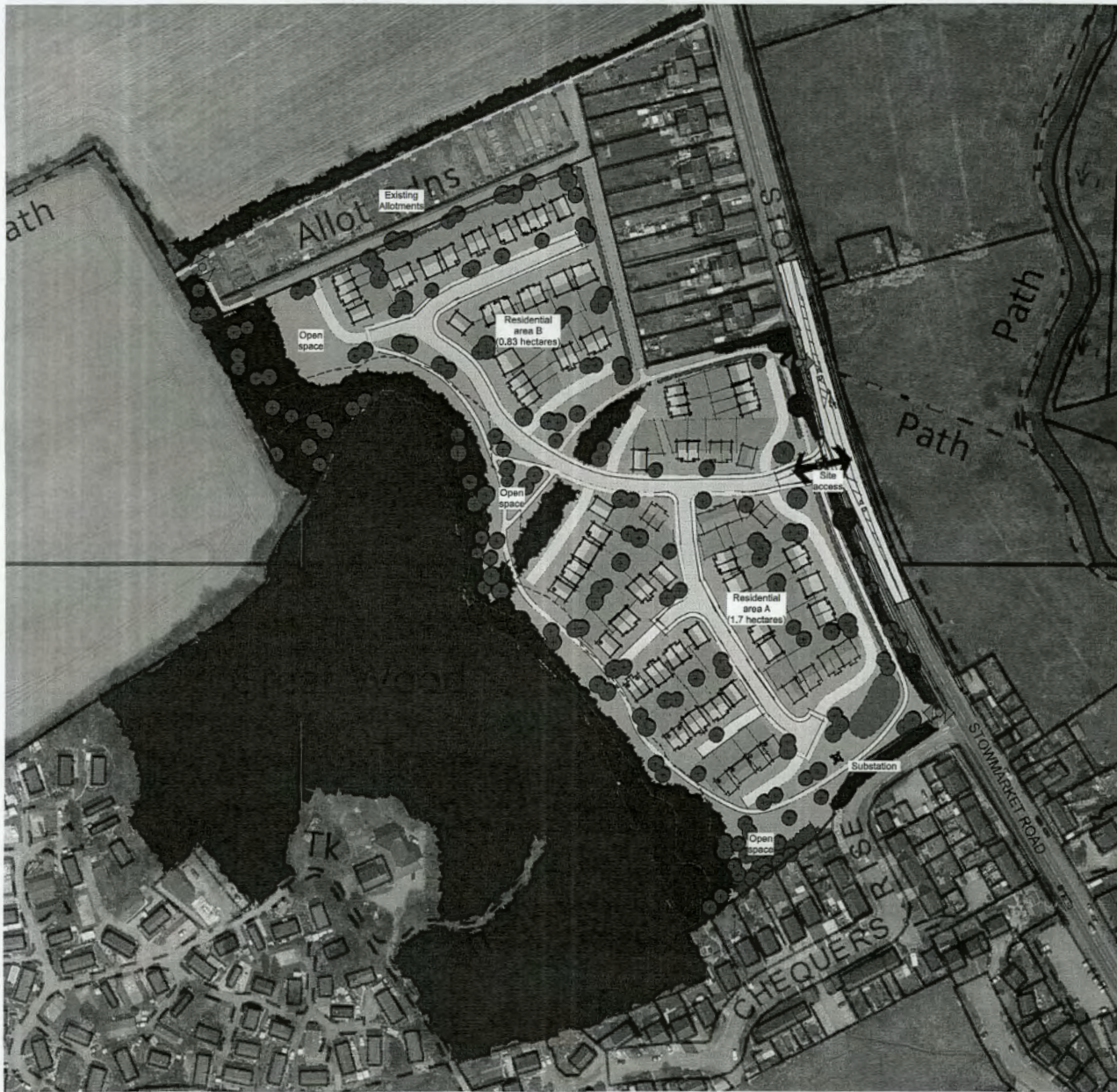
**Site Location Plan**

**Land at Stowmarket Road, Great Blakenham**





















Client: Christchurch Land & Estates (Great Blakenham) Ltd.  
 Drwg No: YOR2546\_09 Sheet No:- REV: C  
 Drawn by: HL/SE Approved by: JB  
 Date: 19/05/2016  
 Scale: 1:5,000 @ A3



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**KEY**

-  Promoted site boundary (4.76 ha)
-  Existing woodland
-  Potential residential parcels (2.53 ha)
-  Proposed road network
-  Proposed shared space network (permeable paving)
-  Indicative dwellings
-  Feature plots
-  Single storey plots
-  Proposed pathway
-  Access for allotments and existing houses on Stowmarket Road
-  Proposed swales
-  Proposed detention basin (approx 370 m2)
-  Retained vegetation
-  Existing trees
-  Potential tree planting
-  Proposed hedge/shrub planting
-  Existing Footpath
-  15m offset from ancient woodland canopy
-  Proposed site access
-  Proposed pedestrian link

Site area (gross)	Net residential area	Usable open space	Number of proposed dwellings
4.76 ha	2.53 ha	0.67 ha	130

**Housing Mix**

Open Market (65% of development)	Affordable (35% of development)
35% x 4 bed	45% x 1 bed
25% x 3 bed	35% x 2 bed
25% x 2 bed	20% x 3 bed
15% x 1 bed	

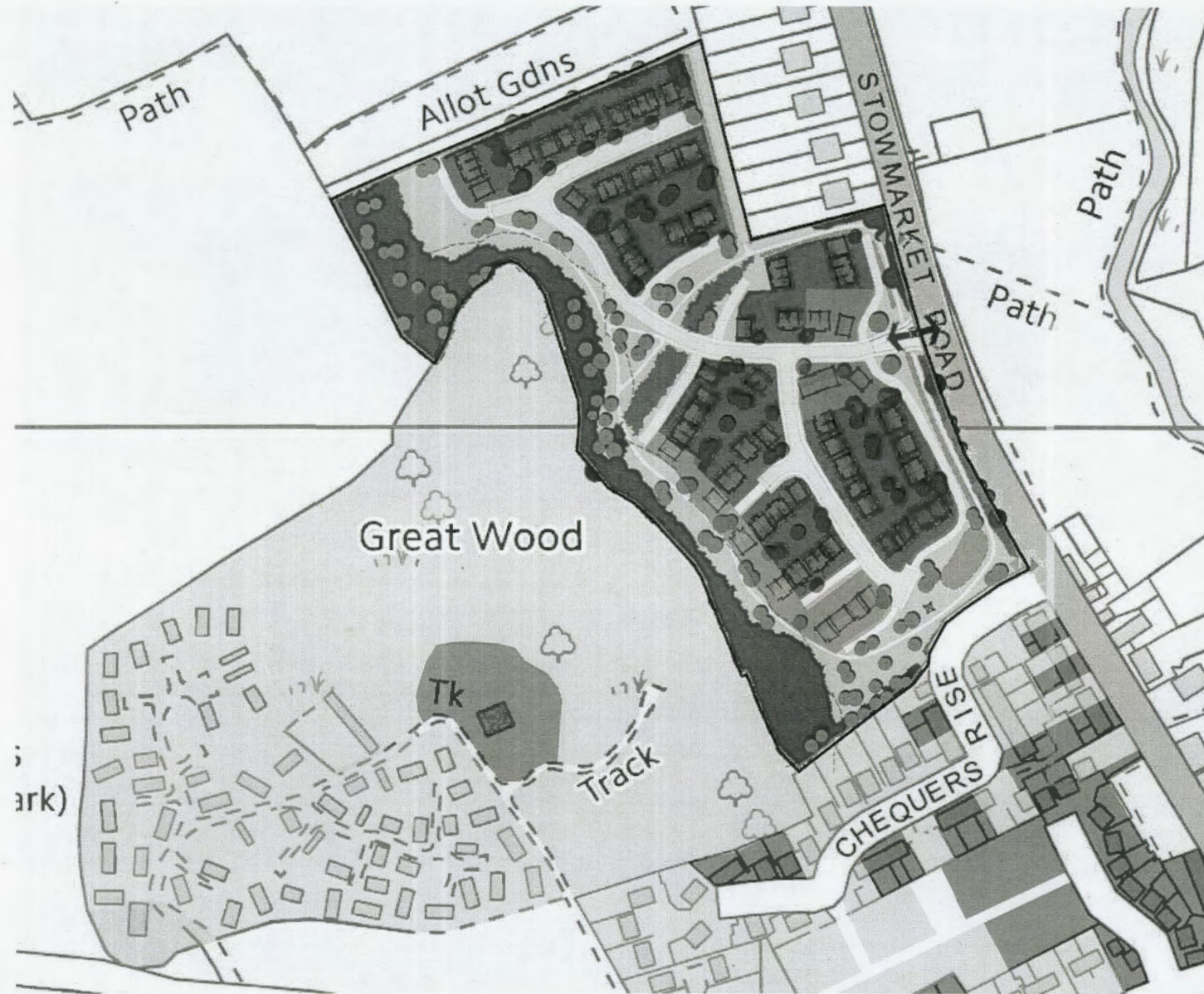
For site entrance details please see WYG drawing number A093650-001

**Land at Stowmarket Road, Great Blakenham - ILLUSTRATIVE MASTERPLAN**



T 0113 287 8200 | www.pegasuspg.co.uk | Team: CAH | Date: FEBRUARY 2015 | Scale: 1:1000 @ A1 | drwg: YOR.2546\_022H | Client: Christchurch Land & Estates (Great Blakenham) Ltd |

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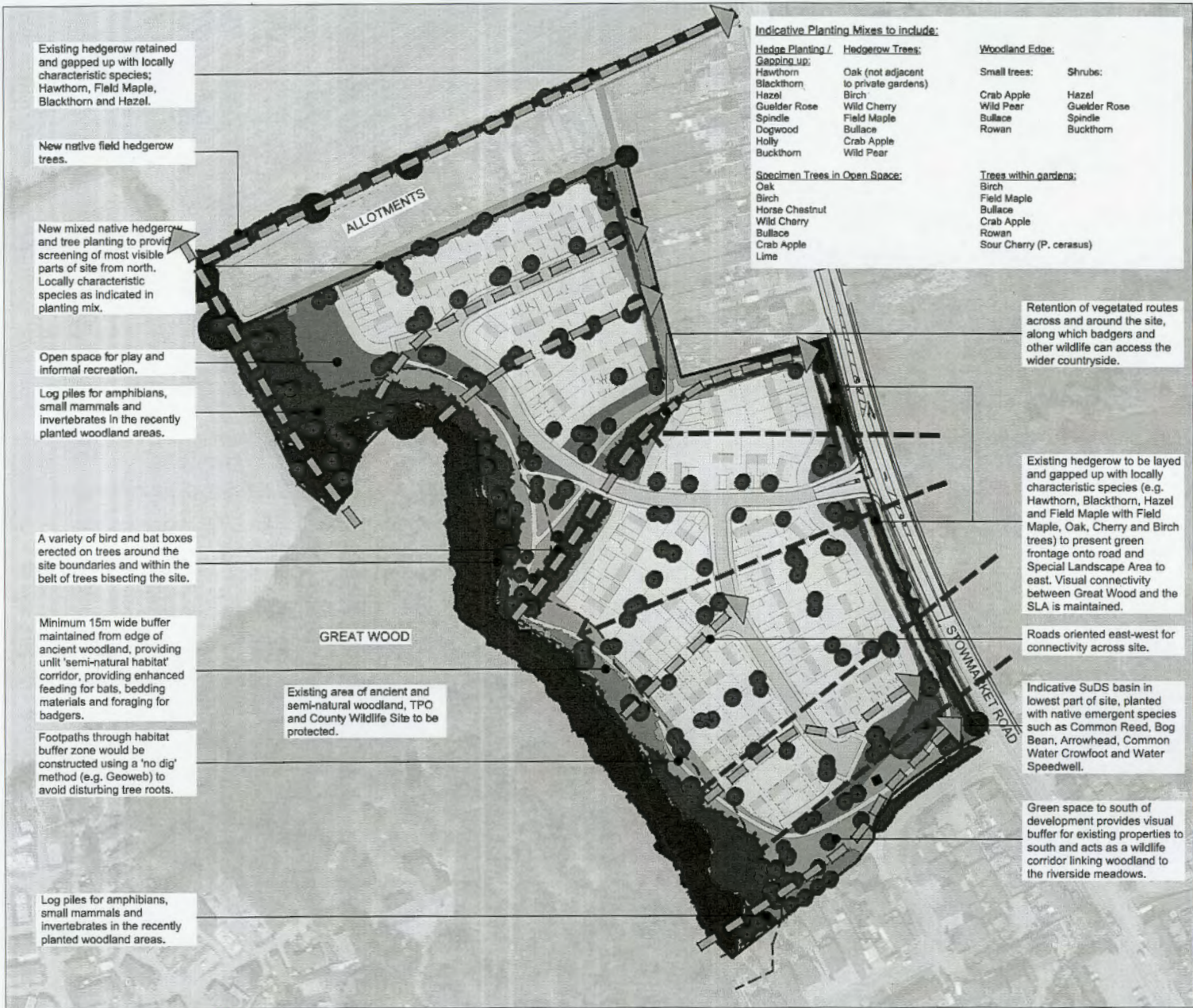
- KEY**
- Site boundary (4.75 ha)
  - Existing single storey
  - Existing 1.5 storey
  - Existing 2 storey
  - Proposed single storey
  - Proposed 2 storey
  - Proposed 2.5 storey

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LAND AT STOWMARKET ROAD, GREAT BLAKENHAM - BUILT FORM, SCALE & MASSING



| T 0113 287 8200 | [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk) | Team: CAH | Date: APRIL 2016 | Scale: 1:2000 @ A3 | drwg: YOR.2546\_010 | Client: Christchurch Land and Estates (Great Blakenham) Ltd |



Existing hedgerow retained and gapped up with locally characteristic species; Hawthorn, Field Maple, Blackthorn and Hazel.

New native field hedgerow trees.

New mixed native hedgerow and tree planting to provide screening of most visible parts of site from north. Locally characteristic species as indicated in planting mix.

Open space for play and informal recreation.

Log piles for amphibians, small mammals and invertebrates in the recently planted woodland areas.

A variety of bird and bat boxes erected on trees around the site boundaries and within the belt of trees bisecting the site.

Minimum 15m wide buffer maintained from edge of ancient woodland, providing unlit 'semi-natural habitat' corridor, providing enhanced feeding for bats, bedding materials and foraging for badgers.

Footpaths through habitat buffer zone would be constructed using a 'no dig' method (e.g. Geoweb) to avoid disturbing tree roots.

Log piles for amphibians, small mammals and invertebrates in the recently planted woodland areas.

**Indicative Planting Mixes to include:**

**Hedge Planting / Gapping up:**  
 Hawthorn  
 Blackthorn  
 Hazel  
 Guelder Rose  
 Spindle  
 Dogwood  
 Holly  
 Buckthorn

**Hedgerow Trees:**  
 Oak (not adjacent to private gardens)  
 Birch  
 Wild Cherry  
 Field Maple  
 Bullace  
 Crab Apple  
 Wild Pear

**Specimen Trees in Open Space:**  
 Oak  
 Birch  
 Horse Chestnut  
 Wild Cherry  
 Bullace  
 Crab Apple  
 Lime

**Woodland Edge:**  
 Small trees:  
 Crab Apple  
 Wild Pear  
 Bullace  
 Rowan

**Shrubs:**  
 Hazel  
 Guelder Rose  
 Spindle  
 Buckthorn

**Trees within gardens:**  
 Birch  
 Field Maple  
 Bullace  
 Crab Apple  
 Rowan  
 Sour Cherry (*P. cerasus*)

Retention of vegetated routes across and around the site, along which badgers and other wildlife can access the wider countryside.

Existing hedgerow to be layed and gapped up with locally characteristic species (e.g. Hawthorn, Blackthorn, Hazel and Field Maple with Field Maple, Oak, Cherry and Birch trees) to present green frontage onto road and Special Landscape Area to east. Visual connectivity between Great Wood and the SLA is maintained.

Roads oriented east-west for connectivity across site.

Indicative SuDS basin in lowest part of site, planted with native emergent species such as Common Reed, Bog Bean, Arrowhead, Common Water Crowfoot and Water Speedwell.

Green space to south of development provides visual buffer for existing properties to south and acts as a wildlife corridor linking woodland to the riverside meadows.

- KEY**
- Promoted site boundary (4.76 ha)
  - Existing ancient woodland
  - Existing recently planted woodland
  - Private gardens
  - Species-rich meadow grass and wildflower mix of local provenance
  - Mown amenity grassland
  - Proposed swales
  - Proposed detention basin (approx 370 m2)
  - Retained hedgerow - gapped up and enhanced
  - Existing trees to be retained
  - Proposed hedgerows and woodland edge shrub/small tree planting mix
  - Potential tree planting
  - 15m habitat buffer zone from ancient woodland canopy
  - Wildlife connectivity - habitat corridors linking the site to adjacent habitats
  - Visual permeability - visual connections between river valley and Great Wood are retained

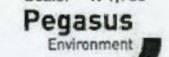
Revisions: A - Minor amendments  
 First Issue- 10/03/2016 JB

**Figure 10 - Landscape and Ecological Enhancement Plan**  
**Land at Stowmarket Road, Great Blakenham**

Client: Christchurch Land & Estates (Great Blakenham) Ltd.  
 DRWG No: YOR2546\_27 Sheet No:- REV: A  
 Drawn by : SE Approved by: JB  
 Date: 15/03/2016  
 Scale: 1: 1,750 @ A3



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## Consultation Response Pro forma

1	<b>Application Number</b>	2022/16 – Land on the West Side of Stowmarket Road, Great Blakenham	
2	<b>Date of Response</b>	13 <sup>th</sup> June 2016	
3	<b>Responding Officer</b>	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<div style="border: 1px solid black; padding: 5px;"> <p>This is an outline development proposal for up to 130 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 45 affordable housing units.</p> </div> <p>1. <b>Housing Need Information:</b></p> <p>1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost home ownership tenure accommodation.</p>	

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

		<p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are a key driver for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p><b>2. Choice Based Lettings Information:</b></p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, 25 applicants are registered as seeking accommodation in Great Blakenham, with 12 of those identified as having</p>
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	<p>a local connection. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence the 1039 applicants registered is the figure to note.</p> <p>2.2 The following is a breakdown of the registered tenure required (at June 16):</p> <ul style="list-style-type: none"> <li>• 1 bed property = 11</li> <li>• 2 bed property = 10</li> <li>• 3 bed property = 3</li> <li>• 4 bed property = 1</li> </ul> <p><b>3. Recommended Affordable Housing Mix:</b></p> <p>3.1 35% affordable housing on this proposal based on 130 units equates to 45 AH units.</p> <p>3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:</p> <p><b>Affordable Rent Tenancy:</b></p> <ul style="list-style-type: none"> <li>• 12 x 1 bed flats @ 50sqm</li> <li>• 18 x 2 bed 4p house @ 79sqm</li> <li>• 2 x 3 bed 5p house @ 93sqm</li> </ul> <p><b>Shared Ownership:</b></p> <ul style="list-style-type: none"> <li>• 10 x 2 bed 4p house @ 79sqm</li> <li>• 3 x 3 bed 5p house @ 93sqm</li> </ul> <p>(Recommended minimum sizes in line with HCA standards)</p> <p><b>4. Other requirements for affordable homes:</b></p> <ul style="list-style-type: none"> <li>• Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards</li> <li>• The council is granted 100% nomination rights to all the affordable units in perpetuity</li> </ul>
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		<ul style="list-style-type: none"> <li>• The Shared Ownership properties must have a 80% stair casing bar.</li> <li>• The Council will not support a bid for Homes &amp; Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free</li> <li>• The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice</li> <li>• On larger sites the affordable housing should not be placed in groups of more than 15 units</li> <li>• Adequate parking provision is made for the affordable housing units</li> <li>• It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see <a href="http://www.midsuffolk.gov.uk">www.midsuffolk.gov.uk</a> under Housing and Affordable Housing for full details.</li> </ul> <p><b>5. Open Market Homes Mix:</b></p> <ul style="list-style-type: none"> <li>• It is noted that there is a supporting affordable housing statement with this application recommends 35% affordable housing which is welcomed. 65% open market units are therefore proposed. 35% of those being 4 bedrooms units. Whilst this is an outline proposal, it is recommended that consideration be given to the highest percentage of bedroom sizes being 1 to 3 bedrooms reflecting the need for smaller units as detailed in the above housing needs information (section 1) above.</li> </ul>
6	<b>Amendments, Clarification or Additional Information Required</b>	

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

	(if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	

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

**From:** David Harrold  
**Sent:** 10 June 2016 14:18  
**To:** Planning Admin  
**Cc:** John Pateman-Gee  
**Subject:** Plan Ref 2022/16/OUT Land at West Side of Stowmarket Road, Great Blakenham.

Thank you for consulting me on the above outline application for the erection of 130 dwellings.

I note the Screening Noise Assessment and desk top study by RSK dated April 2016 which confirms the suitability of the site with respect to residential development.

The report is reasonable and concludes that detailed noise mitigation measures (screening and alternative trickle ventilation) may be required for houses adjacent to Stowmarket Road.

I can confirm, therefore, in respect of other environmental health issues I do not have any objection to the proposed outline development.

I understand and will expect a further site noise survey at the detailed stage to determine the extent and specification of noise mitigation measures for individual plots when the final design is known.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**BABERGH/MID SUFFOLK DISTRICT COUNCIL****MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning  
FROM: Nathan Pittam, Environmental Protection Team DATE: 13.6.16  
YOUR REF: 2022/16/OUT. EH - Land Contamination:

SUBJECT: An outline planning application (with all matters reserved except access), for up to no 130 dwellings and includes, affordable housing, car parking, open space provision with associated infrastructure.

Address: Land on the west side of, Stowmarket Road, Great Blakenham, IPSWICH, Suffolk.

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**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

Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House ( B2 F5 47)  
Russell Road  
IPSWICH

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

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

Your Ref: 2022/16  
Our Ref:  
Date: 19/07/2016

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

Mr John Pateman-Gee  
Planning Dept  
Mid Suffolk District Council  
131 High St  
Needham Market  
Suffolk  
IP6 8DL

Dear John,

**Proposal: An outline planning application (with all matters reserved except access) for up to no 130 dwellings and includes, affordable housing, car parking, open space provision with associated infrastructure.**

**Location: Land on the west side of, Stowmarket Road, Great Blakenham**

Based on the information provided by the applicant and site visits carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 28<sup>th</sup> June I offer the following comments.

**The information provided by the applicant**

The applicant has provided an acceptable assessment of the likely landscape and visual impacts of the proposal

**The site and landscape**

The site is in a valley side location in the countryside overlooking the Gipping valley adjacent to a Special Landscape Area and is partially visible from within the Grade I Listed parkland at Shrubland Hall.

**The indicative planting and landscaping proposals**

The indicative scheme of landscaping appears, in general, to be appropriate. The retention of the relatively new planting on the site and a reasonable stand off from the Ancient Woodland County Wildlife Site is an important component of the proposed layout.

Given the sensitivity of the site and the receiving landscape it is essential that the details submitted at reserved matters stage conform to the proposed layout and design presented in the application in particular DRWG\_2546\_101 and DRWG 2546\_022H, that is the *built*

form scale and massing and the *Illustrative Masterplan* Rev H. It should be noted that the tree planting described on the masterplan key as "potential" *is required* in order to reasonably integrate the and minimise the impact of the new built form into views of the site from the wider landscape.

### **Proposed Access Arrangements**

Having reviewed the submitted material it is not clear that the arboricultural impact of the proposed access and new footway (figure 4.2 in the submitted transport assessment) has been assessed. The Arboricultural officer should be satisfied that appropriate arrangements are in place and the existing hedge line safeguarded or replaced as required as it is a key feature to ameliorate adverse landscape impacts, and *may* be of ecological significance although its last issue is a matter for others.

### **Recommendations**

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

Given the sensitivity of the site and receiving landscape and the consequent need for the LPA to be satisfied that the proposed landscape can indeed deliver effective mitigation, in this instance I suggest a pre-commencement condition is reasonably required.

The submitted scheme will include the planting identified as "potential" in the submitted masterplan DRWG 2546\_022H.

#### **PRIOR CONTRACTION: 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, in accordance with the illustrative masterplan DRWG 2546\_022H, 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 CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: HARD LANDSCAPING**

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

### **PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: EXTERNAL LIGHTING**

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

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off 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.

I suggest that the scheme of tree protection should be secured prior to commencement in order to protect trees and hedgerows to be retained prior the commencement of any site works.

### **PRIOR TO COMMENCEMENT: TREE PROTECTION**

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

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

### **Reasons**

have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5 and saved Policy CL2.

Yours sincerely

**Phil Watson**  
Senior Landscape Officer

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.



Your Ref: MS/2022/16  
 Our Ref: 570\CON\1711\16  
 Date: 22 September 2016  
 Highways Enquiries to: christopher.fish@suffolk.gov.uk



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

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

**For the Attention of: Ms G. Pannell**

Dear Gemma,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2022/16**

**PROPOSAL:** An outline planning application (with all matters reserved except access) for up to no 130 dwellings and includes, affordable housing, car parking, open space provision with associated infrastructure

**LOCATION:** Land On The West Side Of, Stowmarket Road, Great Blakenham

**ROAD CLASS:** B1113

Notice is hereby given that the County Council as Highway Authority does not object to the proposal subject to the satisfactory completion of a S106 planning obligation and imposition of the following conditions:

**1 AL 2**

Condition: No part of the development shall be commenced until details of the proposed access onto Stowmarket Road B1113 have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.  
 Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

**2 AL 6**

Condition: The gradient of the vehicular access shall not be steeper than 1 in 25 for the first 20 metres measured from the nearside edge of the adjacent metalled carriageway.  
 Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

**3 V 3**

Condition: Before the proposed access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 90 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

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

Reason: To ensure drivers entering Stowmarket Road B1113 have sufficient visibility to do so safely, and vehicles on the B1113 would have sufficient warning of a vehicle emerging to take avoiding action, if necessary.

#### 4 ER 1

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

Reason: To ensure that roads/footpaths are constructed to an acceptable standard for safe access and in the interests of sustainable development. These details are required before commencement to ensure that adequate areas are provided for safe access.

#### 5 ER 2

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

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

#### 6

Before the development is commenced the following details shall have been submitted to and agreed in writing with the local planning authority. The agreed works shall be carried out in their entirety before the development is first occupied: -

- external lighting
- secure and lit cycle parking
- refuse management strategy

Reason: In the interests of sustainable development by providing cycle storage and road safety by avoiding obstruction of footways by bins and avoiding glare. The details are required before commencement of each dwelling to ensure that adequate space is available or lighting arrangements put in place.

#### 7 P 2

Condition: Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging apparatus shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety and in the interests of sustainable development where retrofitting charging apparatus may be unfeasible.

#### 8 Construction Management Strategy

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

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) ~~piling techniques~~
- d) storage of plant and materials
- e) programme of works (including measures for traffic management and operating hours)
- f) provision of boundary hoarding and lighting
- g) ~~protection of important trees, hedgerows and other natural features~~
- h) ~~protection of the aquatic environment in terms of water quantity and quality~~

- i) details of proposed means of dust suppression and noise mitigation
- j) details of measures to prevent mud from vehicles leaving the site during construction
- k) haul routes for construction traffic on the highway network and
- l) monitoring and review mechanisms.

~~No works in respect of the construction of the development hereby permitted and no deliveries to the site during construction shall be undertaken at the following times;~~

~~Outside the hours of 0800—1800 on Mondays to Fridays (inclusive)~~

~~Outside the hours of 0800—1300 on Saturdays~~

~~On Sundays and on public holidays~~

Reason: In the interests of residential amenity and highway safety to prevent unacceptable impacts during development.

#### 9 NOTE 07

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

#### 10 NOTE 12

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer and it is recommended to procure an adoptable street lighting design.

#### 11 NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

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

In addition, the following obligations including financial contributions, needing to be included in a **S106 agreement**, would be appropriate:

#### Travel Plan

- Implementation of the Travel Plan
- Provision of an approved welcome pack to each dwelling on first occupation
- Securing remedial travel plan measures if the agreed travel plan targets are not achieved

To secure the benefits of an acceptable Travel Plan in this case the County Council recommends the following Section 106 contributions:

- Travel Plan Evaluation and Support Contribution - £1,000 per annum for a minimum of five years from occupation of the 98th dwelling, or one year after occupation of the final dwelling, whichever is longest. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan
- Travel Plan Implementation Bond or cash deposit - £96,473 (based on SCC calculations on the cost of fully implementing the travel plan). This is to cover the cost of implementing the travel plan on behalf of the developer if they fail to deliver it themselves

Full wording for the proposed obligations and how they meet the three tests can be provided by SCC's Travel Plan Officer on request.

**Public Rights of Way Improvements Contribution:** £30,652.50 (see PROW section below for details)

**Public Transport Infrastructure Contribution:** £22,000 (see PT section below for details)

**Cycle Infrastructure Contribution:** £260,000 towards a 3m wide shared footway/ cycletrack with crossing between the site and the shared footway/ cycletrack at 23 Gipping Road. (see Comment para. 7 below for further details.)

Unless otherwise agreed, such sums as not committed or spent would be repaid within 5 years of receipt.

**Comment:**

1. The following comments are made with reference to Suffolk Local Plan 2011-31 Part 1 - Transport Strategy and further to consultation with Suffolk County Council officers. This sets out the County Council's position under the section "Working with developers" as follows:  
*"to ensure residential and employment developments are better connected and that developers pay a fair contribution towards necessary infrastructure and services. In working with developers we will expect them to produce robust travel plans to minimise car use with challenging targets for levels of parking and traffic generation and attraction. These plans will be supported by significant contributions to the provision of local facilities for sustainable transport connecting new developments to employment and services. This will include pedestrian and cycle routes, the promotion and enhancement of existing bus services or securing new services, with an aim that each of these new or altered bus services should be commercially viable within five years. We also expect developers to fund traffic management and bus priority schemes, measures to reduce air quality impacts etc. in addition to any work necessary to mitigate any adverse traffic impacts of their development on the existing highway network. This will include commuted sums for future maintenance."*
2. A Transport Assessment (TA) has been submitted in support of this application and includes drawing titled 'Proposed Site Access Junction' no. A093650-001 Rev. C. A Stage 1 Road Safety Audit (S1RSA) (Completion of Preliminary Design) has been submitted based on the original of this drawing. The S1RSA raises no problems regarding the design in principle. It does, however, raise several problems concerning details, which can be addressed through detailed design. The County Council does not approve in detail the above referenced drawing, although it can be foreseen that an acceptable access can be created within land under the control of the applicant so a condition is recommended.
3. Access layout matters that must be addressed include:
  - The pedestrian refuges must be minimum 2m wide for safety reasons.
  - A smoother northbound lane taper, bearing in mind the HGV use
  - 90m is the minimum junction visibility splay y-distance for the traffic speeds and volumes presented.
  - The corner radii dimensions at the bellmouth of this junction should be in accordance with DMRB TD 42/95.
4. Other details raised in the S1RSA will need to be addressed and an acceptable Stage 2 Road Safety Audit carried out before the County Council will enter the 'S278' legal agreement required for the work in the highway.
5. The traffic flow and speed data summarised in section 3 is as anticipated (average exceeds 30mph speed limit); a copy of the raw traffic count data should be provided for verification please?
6. The 'Needham Quarry' residential site (MS/3153/14, 266 dwellings) and Snoasis are not included as committed developments in the TA. The site access is at the point on the B1113 where it may be faster to travel north, for example to Bury St Edmunds (a major employment centre) via Bramford Road to the south and then via the A14, rather than go directly north through Needham Market to the A14. This apparent omission ought to be addressed, although it is considered very unlikely that the proposal would make the difference on a cumulative basis to warrant refusal due to severe traffic impact.
7. Great significance is made by the TA that the site is within 2000m of local services. Perhaps better would be to equate that to time of travel. It would be approximately 28 minutes to walk to Claydon High School, which as a daily 'commute' is not so unreasonable but a 23-minute walk to a local grocery store for minor groceries is more likely to result in a 5-minute car trip. For many residents including school children, however, cycling could be much more time competitive and sustainable at

as little as 6 or 7 minutes. It is notable that Stowmarket Road is part of a local lorry route and lorries are particularly intimidating and indeed statistically dangerous to cyclists. Unfortunately, cycling infrastructure is limited north of Gipping Road. Therefore, a significant {cycle infrastructure} contribution is justified to make the development sustainable. (It is likely that the developer can deliver an acceptable scheme at a significantly lower cost than the County Council; this could be agreed via an agreement under section 278 Highways Act 1980 with the County Council but would need to be appropriately secured through an S106 obligation and delivered before occupation of the 26<sup>th</sup> dwelling.)

### Travel Plan

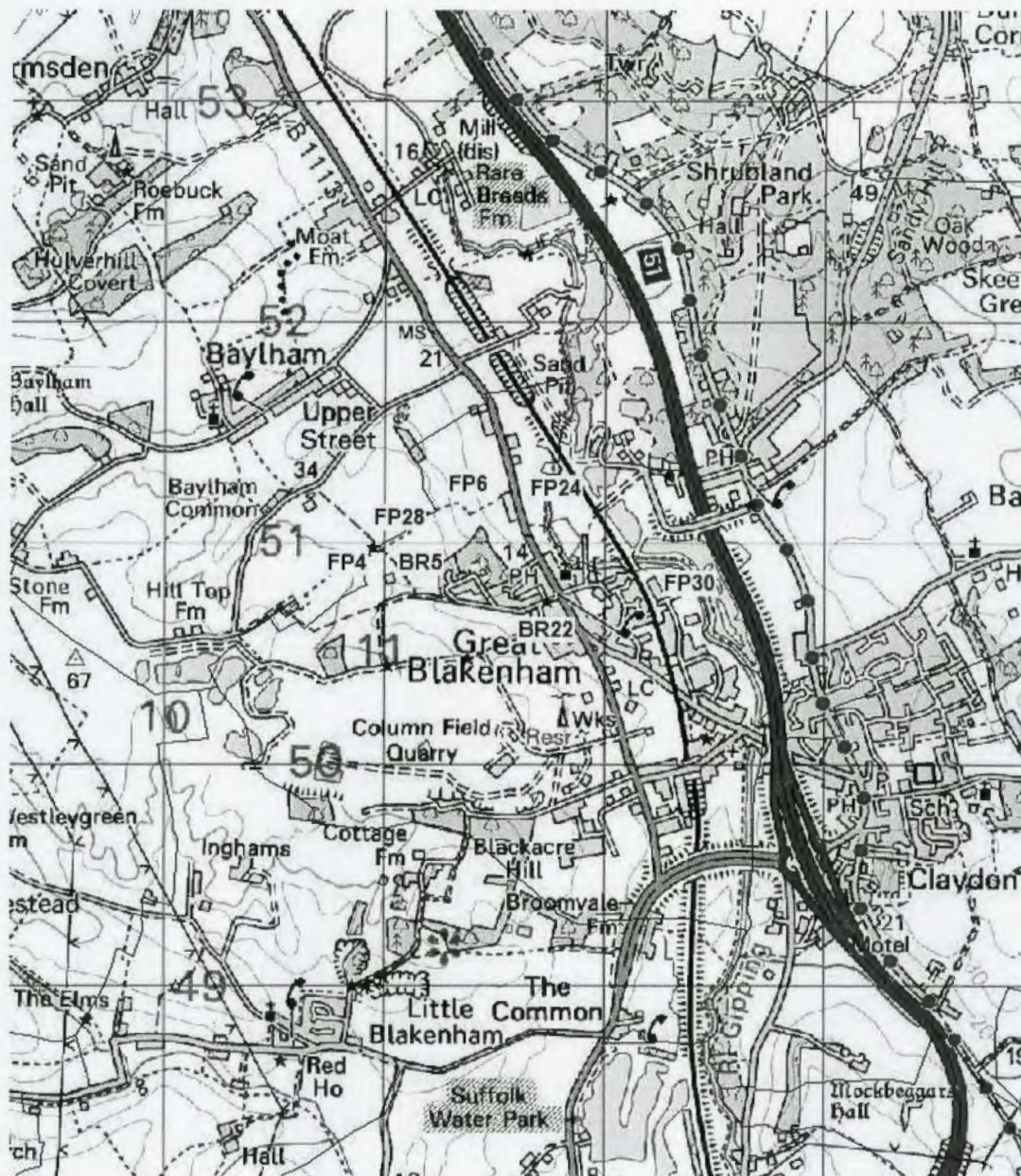
8. The Travel Plan (dated April 2016) is fairly generic and requires further work to bring it up to a suitable standard. There are, for example, occasional references to other residential developments that ought to be corrected.
9. The baseline data in the Travel Plan will need to be expanded upon to understand some local issues, such as the likely employment destination for each resident and the likely mode of transport used to get to this destination. This can easily be obtained by running an "Origin – Destination" report on the 2011 Census. In obtaining this data more site-specific measures can be identified in the Travel Plan.
10. The Travel Plan target of achieving a 5% is not ambitious enough. A 10% modal shift target should be included, as it is more relevant of a development that can offer some reasonable alternatives to single-occupancy vehicle travel.
11. The TA's trip rates and Travel Plan reductions should be linked together to comply with the overarching principles of the Travel Plans, Transport Assessments and Statements in Decision Taking section of the 2014 Planning Practice Guidance.
12. The Travel Plan monitoring must also be revised to be monitored annually for a period of five years, or one year after occupation of the final (130<sup>th</sup>) dwelling; whichever is longest. This is to ensure the travel plan is implemented for the full build-out of the development, as if there are any delays at the trigger points identified in the Travel Plan, the implementation will not finish sooner than the development being fully built out and occupied.
13. Further work will need to be done in regards to the travel plan measures. Safe walking and cycling routes to schools ought to be addressed more closely. The provision of a multi-modal voucher to the value of two monthly bus tickets to Ipswich, or cycle voucher equivalent must be offered to each dwelling as part of the welcome pack measure. This will help maximise the opportunities for residents to travel sustainably from first occupation. Also some remedial measures must be identified in the event the Travel Plan target is not achieved.
14. All the issues above should ideally be incorporated into a revised travel plan submitted as a standalone document that links in with the Transport Assessment to comply with the Planning Practice Guidance and prior to the determination of this application, if possible.
15. The requirement for a Travel Plan complies with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:
  - the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
  - safe and suitable access to the site can be achieved for all people.
  - improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
16. Other relevant paragraphs include 34, 35, 36, 37 and 38. In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).
17. Further detailed comments in regards to the content of the travel plan can be provided on request.

### Public Transport

18. To maximise the attractiveness of the bus services passing the site the two nearest stops must be moved closer (ideally somewhere on the edge of the development site). They also must have easy access kerbs, bus clearway markings and have shelters. The two stops should of course be linked by a suitable crossing point and if not on the site frontage be connected to the site with a good footway. If the stops are moved, the old ones will need to be made good.
19. Currently the nearest northbound stop is in a lay-by with a raised kerb and a flag on a pole. It does not have enforceable clearway markings or a plate and therefore there's nothing that can be done if a vehicle obstructs the kerbs. It cannot have a shelter because there is insufficient area for one. The attractiveness of bus travel is therefore lower than it should be for a major development.
20. The southbound stop is on-carriageway and has a raised kerb, pole, and flag. This could also be moved opposite the new site. There does not look to be space in the verge to add a lay-by in this direction but a shelter could be installed.

#### **Public Rights of Way Response**

21. The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map below.
22. PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism. The long distance Gipping Valley Path passes just a short distance to the east of the proposed development site; this route runs between Stowmarket and Ipswich. Walkers have opportunities along the route to visit places of hospitality and interest, such as the Baylham Rare Breeds Centre. To the west of the site is a network of PROW and quiet lanes ideal for walkers and cyclists.



23. The anticipated increased use of the PROW network of because of the development will require the following offsite improvement works:

- Resurfacing of Gt Blakenham Public Footpath 24 and Barham Public Footpath 30, which form part of the Gipping Valley Path: 670m length x min 1.5m width = 1005m<sup>2</sup>

24. The recommended contribution is based on the average market costs to provide a hoggin type surface and includes officer time and contingency at 10%.

25. The policy framework for these improvements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,

- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
26. You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:
- **Section 3 - Supporting a prosperous rural economy**  
**Para 28** - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.
  - **Section 4 - Promoting sustainable transport**  
**Para 35** – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.
  - **Section 8 - Promoting healthy communities**  
**Para 69** - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.  
**Para 73** - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.  
**Para 75** - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Yours sincerely,

**Mr Christopher Fish**

Senior Highway Development Control Engineer  
Strategic Development – Resource Management





## The Archaeological Service

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

Philip Isbell  
Corporate Manager - Development Manager  
Planning Services  
Mid Suffolk District Council  
131 High Street  
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Direct Line: 01284 741232  
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Web: <http://www.suffolk.gov.uk>

Our Ref: 2016\_2022  
Date: 26 May 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

### **Planning Application 2022/16 – Land of the west side of Stowmarket Road, Great Blakenham: Archaeology**

The site of the proposed development has high potential for the discovery of important hitherto unknown heritage assets of archaeological interest in view of its large size and the presence of numerous un-designated heritage assets located within the vicinity, which are recorded in the County Historic Environment Record. A significant Roman and Saxon finds scatter was located to the east (BLG 004), along with a prehistoric and Roman field system (BAY 056). Recent archaeological investigations to the south have detected a substantial Late Iron Age/early Roman enclosure associated with the remains of a number of structures (BLG 035). Multi-period finds have also been located within the vicinity of the site, whose situation within the Gipping Valley is topographically favourable location for occupation of all periods. As a result, there is very high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

Given the potential of the site and lack of previous systematic archaeological investigation, during pre-application consultations regarding this proposed scheme, we recommended that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site **before a Development Brief is prepared**, to allow for preservation *in situ* of any sites of national importance that might be defined prior to determination of the application.

At this stage, the applicant was warned that should they wish to proceed to adoption of the Development Brief in advance of this work being undertaken, there is a risk that significant finds will be identified which require preservation in situ, and thus require revisions to the layout of the site which would have both financial and time costs.

As the brief has proceeded without this work, it is understood that the developer recognised and accepted this risk.

The proposed development area cannot be assessed or approved in our view until a full archaeological evaluation has been undertaken; the applicant should therefore be required to commission this evaluation work **prior to the determination of this planning application**. The results of this work will enable us to accurately quantify the archaeological resource (both in quality and extent) and develop an appropriate mitigation strategy for this site. Evaluation will also enable a decision to be made as to whether any remains of national significance have been identified and which therefore require development plans to be revised in order to preserve them *in situ*. This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework and is in line with our previous recommendations and advice.

Following the geophysical survey which has already been carried out at this site, a trial trench archaeological evaluation should be required to establish the potential of the site. The results of the evaluation must be presented with any application submitted for the site, along with a detailed strategy for further investigation and appropriate mitigation. The results should inform the development to ensure preservation *in situ* of any previously unknown nationally important archaeological remains within the development area.

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

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

Best wishes,

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

**From:** David Pizzey  
**Sent:** 03 June 2016 15:11  
**To:** John Pateman-Gee  
**Cc:** Planning Admin  
**Subject:** 2022/16 Land west of Stowmarket Road, Gt Blakenham.

John

I have no objection to this application at this stage as there appears to be little conflict between the development, based upon the illustrative masterplan, and any significant trees/hedges on or adjacent to the site. I am pleased to note sufficient separation between Great Wood and the residential element of the design in order to avoid any undue pressure or detrimental impact to this important ancient woodland. Retention of the belt of young trees through the middle of the site is also commendable. Should the layout design remain unaltered and you are minded to recommended approval of the scheme we will require an Arboricultural Method Statement and Tree Protection Plan but this can be dealt with under condition if necessary.

Regards

David

**David Pizzey**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzey@baberghmidsuffolk.gov.uk](mailto:david.pizzey@baberghmidsuffolk.gov.uk)  
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Babergh and Mid Suffolk District Councils - Working Together

**From:** RM Floods Planning

**Sent:** 14 June 2016 16:16

**To:** Planning Admin

**Cc:** Steven Halls

**Subject:** RE: Consultation on Planning Application 2022/16 - west side of, Stowmarket Road, Great Blakenham

**Consultation comments from Suffolk County Council Floods and Water Team regarding surface water drainage and local flooding.**

The application does not include a completed copy of SCCs SUDS proforma, which would have guided the applicant and aided SCC's response.

The application does not make reference to SCC's SUDS guide or protocol which include a description of information we need to be able easily assess the proposals for this outline application. (see link below)

A FRA and ground investigation report is included, however they are currently unacceptable because:

1. Soakage test data provided relates to another site at Leiston.
2. Topographic surveys indicate it may not be possible to drain the North East corner of the site. No levels are included for the AW outfall sewer, proposed surface water sewers or SuDS.
3. More open space is likely to be needed in low areas for SUDS.
4. Exceedance routes have not be identified.
5. **There are no preliminary design calculations supporting the scale and capacity of the of the SuDS shown on the preliminary SW Masterplan in appendix G of the FRA.**
6. The Masterplan shows geocellular units and permeable paving within highways. These are unlikely to be adoptable by SCC Highways.
7. No proposals for future maintenance of the SW drainage and SuDS are included. S106 commuted sums may need to be obtained. The choice of adopting body could affect details that have a major influence on the area taken up by SuDS, their depth, safety aspects and appearance.
8. Water quality and volume control aspects are not mentioned.
9. The open space areas needed for SuDS are therefore likely to be more than indicated.
10. Preliminary cross sections, depths, side slopes for the SUDS should be included.
11. Calculations & estimates are required demonstrating sufficient spaces are available in appropriate locations for SUDS or soakaways (note soakaways would need to be sited at least 5m from buildings)

I would advise this additional / corrected information should be sought and incorporated in a revised FRA and GI report and possibly development masterplan before the application is determined (a holding objection). The SCC Proforma should be completed and submitted.

In any event I would advise a condition similar to the following should be

attached to any permission..

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall also include:

- a) Results of site specific infiltration tests which have been carried out in accordance with BRE Digest 365 (as amended)
- b) Demonstration that the run off rates shall not exceed the Greenfield run off rates or 12.3 l/s (whichever is lowest)
- d) Demonstration that the volume of runoff will not exceed that of a Greenfield site
- e) Plan showing exceedance flow paths
- f) Maintenance and management scheme for the lifetime of the consented development, including the body / organisation responsible for the maintenance and management
- j) An Asset Register identifying location, ownership and maintenance arrangements for each surface water drainage feature in a form compatible with Suffolk County Councils Asset Register

Regards

**Denis Cooper**  
Flood and Water Engineer  
**Flood and Water Management**  
Resource Management  
Suffolk County Council

Tel: 01473 260907  
email: [denis.cooper@suffolk.gov.uk](mailto:denis.cooper@suffolk.gov.uk)

Useful Links  
[SCC Guidance on Development and SW flood risk](#)

Date: 15 June 2016  
 Our ref: 186915  
 Your ref: 2022/16



John Pateman-Gee  
 Planning Services  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 Suffolk  
 IP6 8DL

Hornbeam House  
 Crewe Business Park  
 Electra Way  
 Crewe  
 Cheshire  
 CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Mr Pateman-Gee

**Planning consultation:** An outline planning application (with all matters reserved except access) for up to no 130 dwellings and includes, affordable housing, car parking, open space provision with associated infrastructure.

**Location:** Land on the west side of, Stowmarket Road, Great Blakenham

Thank you for your consultation on the above dated 25 May 2016 which was received by Natural England on 25 May 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)  
 The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

**Statutory nature conservation sites – no objection**

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Great Blakenham Pit SSSI and Little Blakenham Pit SSSIs have been notified. We therefore advise your authority that these SSSIs do not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

**Ancient Woodland**

Natural England recommends that capped street lighting, which directs light downwards and away from the ancient woodland, is incorporated into the design to minimise disturbance to bats. Natural England also recommends that you screen the ancient woodland during construction work to mitigate against the effects of dust on the woodland.

**Local sites**

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

**Biodiversity enhancements**

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

**Landscape enhancements**

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

**Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](http://data.gov.uk) website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Jacqui Salt  
Consultations Team

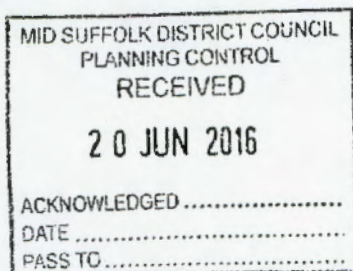


**Suffolk Fire and Rescue Service**

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

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

Your Ref: 2022/16  
Our Ref: FS/F216190  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>



Date: 15/06/2016

Dear Sirs

**Land west of Stowmarket Road, Great Blakenham IP6 0LU**  
**Planning Application No: 2022/16**

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued/



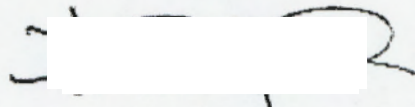
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information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

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

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

Yours faithfully



Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr R Brown, 18 Redwood, Burnham, Buckinghamshire SL1 8JN

[Adrian.buxton@suffolk.gov.uk](mailto:Adrian.buxton@suffolk.gov.uk)

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: 2022/16  
Our Ref: ENG/AK  
Enquiries to: Mrs A Kempen  
Direct Line: 01473 260486  
E-mail: Angela.Kempen@suffolk.gov.uk  
Web Address: www.suffolk.gov.uk

Date: 15 June 2016

**Planning Ref: 2022/16**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land west of Stowmakret Road, Great Blakenham IP6 0LU**  
**DESCRIPTION: Proposed 130 dwellings**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

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

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

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

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

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

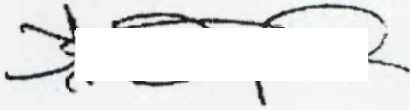
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

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

Yours faithfully

A handwritten signature in black ink, which has been partially obscured by a white rectangular redaction box.

Mrs A Kempen  
Water Officer

Midlands and East (East)  
 Swift House  
 Hedgerows Business Park  
 Colchester Road  
 Chelmsford  
 Essex CM2 5PF  
 Tel: 0113 824 9111  
 Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/2022/KH

Your Ref: 2022/16

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

15 June 2016

Dear Sir / Madam

**An outline planning application (with all matters reserved except access) for up to no 130 dwellings and includes, affordable housing, car parking, open space provision with associated infrastructure.**

**Land on the west side of, Stowmarket Road, Great Blakenham**

### **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 primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating Ipswich & East Suffolk Clinical Commissioning Group (CCG).

### **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, Barham and Claydon Surgery. The GP practice does not have capacity for the additional growth resulting from this development.
- 2.2 The proposed 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.

### **3.0 Review of Planning Application**

- 3.1 The planning application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.
- 3.2 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

#### 4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 312 residents and subsequently increase demand upon existing constrained services.
- 4.2 The development would have an impact on primary 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.

#### 5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity by way of reconfiguration and extension at Barham and Claydon Surgery; a proportion of the cost of which would need to be met by the developer. NHS England has recently received and is reviewing a proposal from Barham and Claydon Surgery to extend their premises.
- 5.3 Table 1 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

**Table 1: Capital Cost calculation of additional primary healthcare services arising from the development proposal**

Premises	Additional Population Growth (130 dwellings) 5	Additional floorspace required to meet growth (m <sup>2</sup> ) <sup>□</sup>	Capital required to create additional floor space (£) <sup>□</sup>
Barham & Claydon Surgery	312	21.39	42,780
<b>Total</b>	<b>312</b>	<b>21.39</b>	<b>£42,780</b>

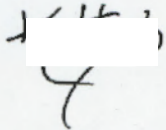
**Notes:**

1. Calculated using the Mid Suffolk District 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).
  2. Based on 120m<sup>2</sup> 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"
  3. Based on standard m<sup>2</sup> 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/m<sup>2</sup>), rounded to nearest £.
- 5.4 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 **£42,780**. Payment should be made before the development commences.
- 5.5 NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.

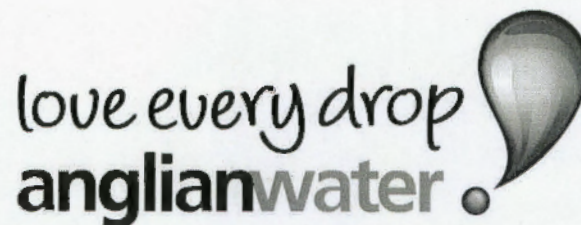
**6.0 Conclusions**

- 6.1 In its capacity as the primary healthcare commissioner, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 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.
- 6.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 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.
- 6.6 NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



**Kerry Harding**  
Estates Advisor



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

AW Reference: 00013857  
Local Planning Authority: Mid Suffolk District  
Site: Land on the west side of, Stowmarket Road,,  
Stowmarket  
Proposal: Creation of 130 x C3 Dwellings  
Planning Application: 2022 /16

**Prepared by: Alex Thirtle**

**Date: 17 June 2016**

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

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## **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 \*\*\* Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

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

### **Section 4 – Surface Water Disposal**

- 4.1 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.

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

### **Section 5 – Trade Effluent**

- 5.1 Not applicable
-



**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.*

---



**Ministry  
of Defence**

John Pateman-Gee  
Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

**Defence  
Infrastructure  
Organisation**

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](mailto:DIO-safeguarding-statutory@mod.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

17 June 2016

Your Reference: **2022/16**  
Our reference: 10036370

Dear John,

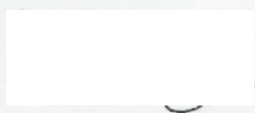
**MOD Safeguarding – Wattisham Station**

- Proposal:** An outline planning application (with all matters reserved except access) for up to no. 130 dwellings and includes affordable housing, car parking, open space provision with associated infrastructure
- Location:** Land on west side of Stowmarket Road, Great Blakenham
- Grid Ref:** 611570, 251009
- Planning Ref:** **2022/16**

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely



Laura Nokes  
Assistant Safeguarding Officer