

Consultee Comments for Planning Application DC/19/02656

Application Summary

Application Number: DC/19/02656

Address: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Case Officer: Rose Wolton

Consultee Details

Name: Mrs Peggy Fuller

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

Email: Not Available

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors support the application with bungalows behind the cottages on Heath Road and the landscaping by Oaklands. Cllrs trust that these will remain on the Reserved Matters application.

From: Elmswell Parish Council <clerk@elmswellpc.co.uk>

Sent: 08 December 2020 15:12

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

Subject: FAO Rose Walton ref DC/19/02656 at Woolpit

DC/19/02656 Extension to Woolpit Primary School / Erection of up to 40 dwellings

Elmswell Parish Council objects to this application as it serves to compound the problems presented by the failure to properly rationalise the provision of primary education in the area.

The pressing need is for Elmswell children of primary school age to go to school in Elmswell.

The stresses of bussing young children over A14 twice daily for 200 days each year and the imposition of the extra traffic management burden from this and from the private car traffic inevitably generated is unsustainable and should not be countenanced.

A new strategic overview of primary education in the area is much needed. Meanwhile, the implications behind this application are such that, on behalf of Elmswell's children, both present and future, it cannot be supported.

**Peter Dow CiLCA
Clerk to Elmswell Parish Council**

Regards

Peter

Peter Dow CiLCA
Clerk to Elmswell Parish Council



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/02656

Referring to the planning application referenced above, dated 7 June 2019, application for the provision of land for the extension of Woolpit Primary Academy School and the erection of up to 40 dwellings, associated works and infrastructure, land south of Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Date: 20 June 2019

Signature:

Name: Mark Norman

Position: Spatial Planning Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

mark.norman@highwaysengland.co.uk

This development is unlikely to have a severe affect upon the strategic road network



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Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site Reference: 148553/1/0066409

Local Planning Authority: Mid Suffolk District

Site: Land South Of Old Stowmarket Road
Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Planning application: DC/19/02656

Prepared by: Pre-Development Team

Date: 9 September 2019

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood risk assessment & drainage strategy. Phase 2 drainage designer's response. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

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

Section 5 - Suggested Planning Conditions

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

Surface Water Disposal (Section 4)

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

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

Next steps

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

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

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

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

Surface water:

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

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 20 November 2020 09:56
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Planning Consultation DC/19/02656 (Amendment) - NE Response
Importance: High

F.A.O. Ms Rose Wolton

Dear Ms Wolton,

Thank you for your consultation.

Application ref: DC/19/02656 (Amendment)
Our ref: 334624

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

Clare Foster
Natural England
Consultation Service
Operations Delivery
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.



Wash hands. Cover face. Make space

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Planning Application (DC/19/02656)

SITE: Extension of Woolpit Primary School and up to 40 Dwellings, at Land South of Old Stowmarket Road, Woolpit, IP30 9RU

Applicant: Pigeon Capital Management Ltd

PLANNING OFFICER: Ms Rose WOLTON

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

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear **Ms WOLTON**

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

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

It should be noted that comments have previously been made with regard to planning application MS/1636/16 and DC/19/05196/RM for this area.

It is noted that this is an outline planning application and more in-depth details will follow through further proposals, as a result it is hard to make specific in-depth comments.

Parking looks a concern around the development.

As the proposed development area comprises open land, historically it is a low crime area. However, a number of criminal offences have been recorded around the surrounding area, (see para 4).

The design should look at techniques and principles to assist with the orientation and navigation of the site, creating identifiable spaces to discourage and minimise the risk of crime and Anti-Social Behaviour through natural and informal surveillance.

1.0 Main Security Concerns

1.1 Research regarding burglaries has shown that around 85% of unlawful entries occur via the rear of a property. (SBD Homes 2019 (V2) pages 21-22, at Paras 13.1-13.3 refers). Parking and garaging areas are set too far back for plots 13,17,18,28,29 and plot 39. Police prefer properties to each have their own garages and that these garages and/or parking spaces are not set back to allow an offender unobserved access into such areas and in particular the back gate. Instead it is preferred garages are flush by the side of properties. If garages cannot be incorporated for all properties and certain plots will rely on open spaced parking (or car ports) by the side of the property, it is strongly recommended that dusk to dawn security lighting is installed to illuminate these areas and that it conforms to BS5489:2013 standards, along with active windows placed at the side of these properties to afford some surveillance for owners' vehicles. (SBD Homes 2019, pages 22-23, para 16.1 and 16.5-16.8 refers).

1.2 Parking for plots 14, 18,19 and plot 21-23 are too far to the side of their respective properties for any surveillance. Police recommend that vehicles are parked either to the immediate side, or in front of properties to offer residents the opportunity to obtain surveillance of their vehicle. Vehicles parked too far away from their designated properties, usually have less surveillance and are at more risk of theft, or damage. Vehicle parking not allocated immediately by an owner's

property also tends to lead to antisocial behaviour through vehicles parked where they shouldn't be, or where they interfere with other residents' properties. (SBD Homes 2019, page 23, para 16.6 refer).

- 1.3 Rear parking has been incorporated for plots 24-25, 30-31, 37-38. The Police do not recommended rear parking, as it provides no surveillance and can make a home owner more vulnerable in the winter months, when parking and going to their respective properties around darkly lit areas. Such areas can also become areas for antisocial behaviour, that include gatherings of groups, criminal damage and graffiti (SBD Homes 2019, pages 22-23, paras 16.1-16.4 and 16.7-16.10, along with pages 66-67, paras 55.1-55.2 refer).
- 1.4 It is a documented fact that where parking spaces are either too far from respective properties or in short supply, such problems usually lead to antisocial behaviour, either from residents frustrated at not being able to park within their own living space, or from visitors who have always parked there in the past and now find it difficult to do so. The resulting problems that such shortages produce include antisocial behaviour, either verbal or physical, along with criminal damage, graffiti and assault.
- 1.5 For further information on this problem there is a thesis by the prominent college professor, Rachel Armitage, from the University of Huddersfield who oversaw a seven month project into such conditions, for further details use the following link: https://live-cpop.ws.asu.edu/sites/default/files/problems/parking_garage_theft/PDFs/Car%20Parking_Crime_and_Anti_Social.pdf One of the main findings of this report stated "Developments must have allocated car parking spaces for visitors and the design allocation of on street and communal parking must take care to avoid neighbour disputes".
- 1.6 If inadequate on-street parking is designed into the development, it is strongly recommended that all open spaced areas, have post and rail fencing, or other types of bollards to prevent off road parking and reduce the risk of other antisocial activity to take place by motor bikes or mopeds. (SBD Homes (V2) 2019, pages 17-18, Para 9.2 refers).

1.7 The footpath area proposed to connect the new development with the local surgery is a concern, whilst it is recognised of the need to connect the two and that if an authorised route is not designated, one will only be manmade. In its current form it opens access to the rear of plots 14-15 at least and possibly other plots along that area too. It would be preferred if the footpath entrance area could be moved from so near to the rear of properties. If the design has to remain in its current format, it is strongly advised that the area is well illuminated.



1.8 There are two main areas that are a concern from the point of view of perceived antisocial behaviour being able to occur, namely along the open spaced area by 16,18-20, 21 and plot 26, particularly by the rear of plots 16 and 18-19 which are near to what looks like an electricity sub-station. Secondly along the south eastern side to the east of plot 38 where there is an open spaced area.



1.9 It is strongly recommended that in order to reduce crime and reassure local residents active windows are incorporated that include overlooking onto public open space areas. Such measures will greatly assist in reducing problems associated with antisocial behaviour and possible drug taking. It is good to see that a number of houses are frontal facing towards the main open spaced area and it is requested that active windows are incorporated (SBD Homes 2019, page 21, paras 11.1-11.2 refers).

1.10 Open Spaced areas tend to attract antisocial behaviour, so care needs to be given to the sighting of any public seating, which could be a magnet for attracting crowds and antisocial issues. (SBD Homes 2019, page 16, paras 8.18-8.18.7 and page 17-18 paras 9.1-9.5).

1.11 The parking area for plots 1-9 is a concern. It is not known how the buildings will comprise and what active windows will be incorporated to provide vital surveillance for the owners' vehicles and to provide surveillance of the far south western side that backs onto the existing properties near in to the health centre.



As in its current form it opens up the area for an offender to enter and access the rear of these existing properties.

1.12 Where vegetation is incorporated either side of any footpath, it is recommended that it is low growing and regularly maintained, to prevent hiding places for any would be offender. (SBD Homes (V2) 2019, pages 14-16, at Paras 8.1-8.17 refers).

1.13 It would be good to know how the development will be perimetered off and how public open spaces and areas will be sectioned off, to reduce the risk of possible antisocial behaviour from off road bikes.

1.14 Lighting Roads and segregated footpaths for adopted, private roads, footpaths and car parks must comply with BS5489:-1:2013. Bollard lighting is not compliant with BS5489:-1:2013, as it does not give sufficient light at the right height to aid the reduction of the fear of crime, as they do not light people's faces sufficiently. (SBD Homes (V2) 2019, pages 16-17, at Paras 8.19-8.21 refers).

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

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

2.0 SECURE BY DESIGN (SBD)

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

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

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

It would be good to see the development, or at least the Social Housing element built to SBD Homes 2019 at https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

Further information on SBD can be found at www.securedbydesign.com

Further advice is also contained in the Suffolk Police Residential Design Guide 2020 Residential design guide - print.pdf https://www.suffolk.police.uk/sites/suffolk/files/residentialdesignguide_low.pdf

3.0 REFERRALS

3.1 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to

prevent crime and dis-order.

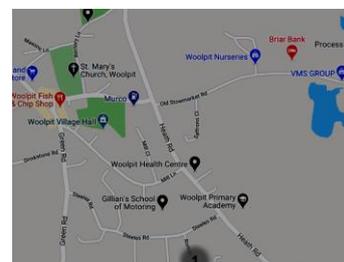
3.2 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create places that are safe, inclusive and accessible and which promote health and well-being,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

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

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

4.0 CRIME STATISTICS FOR POST CODE AREA IP30 9RU

4.1 The crime figures have been obtained from the Suffolk Police Crime computer base and the National Police Crime Mapper web site. The Police Crime Mapper Web site is available for any member of the public to view using the following link: <https://www.police.uk/pu/your-area/suffolk-constabulary/stowmarket/?tab=CrimeMap>



4.2 The graph right indicates a breakdown of the offences committed around this area between June-November 2020, totalling 36 offences, the majority relating to violent and sexual offences, which totalled 18, followed by ASB/public order offences totalling 5.

Offence	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020
Burglary/Theft	1		1			1
Vehicle Crime					2	
Criminal Damage/Arson	1					
ASB/Public Order/Harrassment		1	2	2		
Violent & Sexual Offences	4	1	4	7	2	
Shoplifting	1					
Drugs					1	
Other Offences				4	1	
Grand Totals	7	2	7	13	6	1

5.0 FINAL CONCLUSION

To reiterate, concerns around this development are:

- a) Parking and garaging areas are set too far back for plots 13,17,18,28,29 and plot 39. Police prefer properties to each have their own garages and that garages are placed immediately next to properties.
- b) Parking for plots 14, 18,19 and plot 21-23 are too far to the side of their respective properties for any surveillance. Police recommend that vehicles are parked either to the immediate side, or in front of properties Rear parking and/or rear parking should not be incorporated as it is a known generator for crime.
- c) Rear parking has been incorporated for plots 24-25, 30-31, 37-38. The Police do not recommended rear parking, as it provides no surveillance and can make a home owner more vulnerable.
- d) The footpath area proposed to connect the new development with the local surgery is a concern, as it opens access to the rear of plots 14-15 at least and possibly other plots along that area too.
- e) There are two main areas that are a concern from the point of view of perceived antisocial behaviour being able to occur, namely along the open spaced area by 16,18-20, 21 and plot 26, particularly by the rear of plots 16 and 18-19. Secondly along the south eastern side to the east of plot 38 where there is an open spaced area.
- f) The parking area for plots 1-9 is a concern. It is not known how the buildings will comprise and what active windows will be incorporated to provide vital surveillance for the owners' vehicles and to provide surveillance of the far south western side that backs onto the existing properties near to the health centre.

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

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

Yours sincerely

Phil Kemp

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

From: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Sent: 01 July 2019 08:14
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/19/02656 - Land South of Stowmarket Road, Woolpit

Good Morning

We have this consultation logged as not meeting our consultation checklist – I have attached this for your info. Therefore, the Environment Agency has no comments.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

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

liam.robson@environment-agency.gov.uk

External: [02084 748 923](tel:02084748923) | Internal: [48923](tel:48923)

Working hours: Monday to Friday 7am-3pm



Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients' benefit. More information can be found on our website [here](#).



From: BMSDC Planning Area Team Yellow
[<mailto:planningyellow@baberghmidsuffolk.gov.uk>]

Sent: 26 June 2019 11:46

To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>

Subject: DC/19/02656 - Land South of Stowmarket Road, Woolpit

Good morning

The consultation deadline for receiving comments for the above planning application expires tomorrow and I would be grateful if you could advise if you will be forwarding any comments.

Regards

Paul Hankins

Planning Support Officer - Development Management

Babergh and Mid Suffolk District Councils - Working Together

Direct tel 01449 724534

Your ref: DC/19/02656
Our ref: 00050054
Date: 20 November 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:

planningyellow@baberghmidsuffolk.gov.uk

FAO Rose Wolton –
Planning Officer

Dear Rose,

Re: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

I refer to the following application for planning permission in Mid Suffolk - Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Proposed number of dwellings from development:	1 bedroom apartments	2 bedroom+ Houses/apartments	Total
	4	36	40

This letter replaces my previous letter dated 27 June 2019 as it is now over six months since that was submitted. To aid simplicity, as Mid Suffolk's CIL covers libraries, waste and secondary school infrastructure, these have been removed from this letter but the County Council may make a future bid for CIL money of **£8,640** towards libraries provision, **£4,400** to waste provision and **£166,425** to secondary and sixth form provision (costs to be updated in line with costs at time of a CIL bid submission).

I set out below Suffolk County Council's views, which provides our infrastructure requirements for primary, early years and secondary school transport associated with this proposal Council.

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

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

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

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

The local catchment schools are Woolpit Primary Academy and Thurston Community College.

School level	Minimum pupil yield:	Required:	Developer Contribution mechanism:
Primary school age range, 5-11:	9	9	S106
Secondary school age range, 11-16:	6	6	CIL
Secondary school age range, 16+:	1	1	CIL

Primary School

In line with the Department for Education's recent guidance on securing developer contributions for education, the County Council is seeking a range of options to mitigating the growth in the vicinity by ensuring there are enough primary places available. Growth in Elmswell is beyond what the expanded Elmswell primary School can accommodate so the strategy in the emerging joint Local Plan is for primary school places (from a pupil place planning perspective) to be available in Woolpit with a safe route under 2 miles by a new cycleway/footway connecting the two villages.

The schemes recently approved or on our 'radar' in the Elmswell and Woolpit primary school catchments give a minimum cumulative total of 1,024 dwellings

Application Reference	Local Plan Site ID	Address	Catchment	Application Status	Total Dwellings	Estimated Primary Pupil Yield
DC/18/02416/OUT	LA065	Land to the North and West of School Road	Elmswell CP School	Pending Decision	86	19

DC/20/01677/OUT		Land West of former bacon factory	Elmswell CP School	Pending Decision	65	16
DC/19/02656/OUT		Land South of Old Stowmarket Road Phase 2	Woolpit Primary Academy	Pending Decision	40	9
DC/18/04247/OUT	LA095	Land off Bury Road, North of The Street	Woolpit Primary Academy	Pending Decision	300	70
DC/19/02605/OUT		Land at Haughley Park	Woolpit Primary Academy	Appeal	134	34
	LA064	Pightle Close	Elmswell CP School	Local Plan Site	60	15
	LA066	St Edmunds Drive (formerly land west of Station Road)	Elmswell CP School	Local Plan Site	90	23
	LA095	Broadgrass Green	Woolpit Primary Academy	Local Plan Site	200	50
	LA097	Land West of Heath Road	Woolpit Primary Academy	Local Plan Site	30	8
	SS1065	Land West of Church Road	Woolpit Primary Academy	Local Plan Site	10	3
	SS0736	Land North of Tostock Road	Woolpit Primary Academy	Local Plan Site	9	2

This application includes provision of land for the extension of Woolpit Primary Academy School. A feasibility study commissioned by SCC concludes that a feasible expansion project is significantly more expensive compared to completed expansion projects in the County and when set against the Department for Education's benchmark expansion costs. It is therefore not known at this stage whether SCC will gain support from the DfE to proceed with the expansion. Whilst the numbers on roll are currently lower than expected at Woolpit Primary Academy, which may be in part due to the school being judged as Requires Improvement by Ofsted at its latest inspection in November 2018, many of the Woolpit residing pupils who are attending schools elsewhere will be displaced back to their catchment school due to growth in those catchments and the pupil admissions process. The leadership team at the school are working alongside the Thedwastre Education Trust to ensure that standards and children's progress are improved across the school. Therefore Woolpit Primary School's roll needs to reflect that 71 pupils are currently attending surrounding schools (Rougham, Rattlesden, Thurston, Elmswell, and Norton) and a further 40 pupils attend schools further afield.

There are therefore a number of risks arising from whether an expanded Woolpit primary school could support the growth emerging in the area. In principle SCC has agreed to enter into a land option for the land forming part of this application with the provision that there is a connection for the foul and surface water connections as these can't be dealt with on the land for the extension of the School. However at this point in time it has not been confirmed that the school will be able to expand.

Therefore due to the scale, location, and distribution of housing growth in the locality, the emerging strategy to deliver a sustainable approach for primary school provision is based on:

- a) Expanding the existing school, or;
- b) Retaining the current primary school and delivering a second (new) primary school in Woolpit.

When taking into account recent decisions and pending planning applications in Woolpit and Elmswell, the numbers on roll at Woolpit Primary Academy as well as the number of pupils living in Woolpit attending other schools our latest forecasts identify that there will be no surplus places at the catchment Primary School to accommodate the children arising from this scheme.

Therefore the education strategy is to secure a land option for a new primary school, as well as securing a land option for the expansion of the existing primary school. This accords with recent the DfE guidance, which states at paragraph 17; "...we recommend that you identify a preferred and 'contingency' school expansion project in a planning obligation, as long as both would comply with the Section 106 tests. This will help you *respond to changing circumstances and new information, such as detailed feasibility work leading you to abandon a preferred expansion project*".

If expansion is deliverable the developer contributions mechanism would fall under the District's CIL funding. As the expansion proposal has not been confirmed, the current approach is for a new primary school for the village with **proportionate land and build costs secured by section 106 contributions.** Should the expansion be confirmed the obligation in the s106 agreement will cease or be returned. This follows the approach set out for planning permissions 2112/16 and 1636/16.

The County Council will require proportionate developer contributions for land and build costs for a new school from this proposed development, which will need to be secured by way of a S106 planning obligation. This is on the basis that the Mid Suffolk CIL Position Statement does not include funding for new primary schools which is helpfully set out in the District's CIL and S106

guidance document¹.

The recent DfE guidance advises in paragraph 15 that costs of mainstream school places be based on “national average costs published annually in the DfE school place scorecards”, to differentiate between the average per pupil cost of a new school, permanent expansion or temporary expansion, and that this average should be adjusted using BCIS location factors. The most recent scorecard is 2019 and the national average new build school cost per pupil for primary schools is £20,508 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national new build cost (£20,508 / 1.00) produces a total of £20,508 per pupil for new primary schools.

A proportionate developer contribution, based on the primary age pupils requiring funding from the proposed development is calculated as follows:

- £20,508 per pupil place
- From 40 dwellings based on the mix and surplus place it is calculated that 9 primary age pupils will arise;
- Therefore 9 pupils x £20,508 per place = **£184,572 (2020/21 costs)**

Assuming the cost of the site for the new primary school, based on a maximum cost of £100,000 per acre (£247,100 per hectare), is £543,620 for a 2.2 hectare site and equates to £1,294 per pupil place. For the proposed development, this equates to a proportionate land contribution of 9 places x £1,294 per place = **£11,646**.

*Total primary school s106 contribution - £184,572 + £11,646 = **£196,218***

*£196,218 / 40 Dwellings = **£4,905.45 per dwelling***

Should expansion at the existing school be confirmed, the obligation will cease.

Secondary School – transport contributions

SCC require secondary school transport S106 contributions as the development is over 3 miles walking distance to the nearest Secondary School. This is an additional cost to SCC as the development is not located within statutory walking distance of a Secondary School and SCC will have responsibilities to provide ‘free’ home to school transport for secondary pupils on an ongoing basis for the life of the development.

¹ <https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Babergh-and-Mid-Suffolk-CIL-and-s106-Guidance-document-September-2019.pdf>

Our approach to school transport cost is directly related to the number of children likely to be living in the dwellings and is set out in the final section on page 2 of the [“update on developer contribution costs for early years and education”](#), published on the SCC Developers Guide to Infrastructure Contributions in Suffolk webpage. On average the current cost (May 2020) of transporting a school pupil from home to school is £6.34 per day (return) or £1,205 per annum. The calculation of school transport contributions is based on 190 days per year over 5 years for secondary school pupils.

6 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Therefore, contributions of £1,205 x 6 pupils x 5 years = **£36,150**, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. The contribution will be used for secondary school transport costs.

The securing of a School Transport Contribution by the approaches as set out above have been confirmed in appeal decisions, as a matter of principle, to be compliant with Regulation 122 of the CIL Regulations. Decision examples include (Planning Inspectorate 7 digit case reference numbers): 3179674, 3161733, 3182192, and 3173352.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare. This new challenge has increased the assumptions on the overall need for full-time equivalent (FTE) places.

Given the scale of development proposed in the area, the recent legislative changes and the intention to establish a new primary school, the most practical approach is to establish a new early education setting on the site of the new primary school which would be a 60 place setting. Paragraph 16 of the DfE guidance says; “Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school”.

The Mid Suffolk District Council Position Statement states that new early education settings are not identified for funding through CIL so this would be secured through a s106 contribution.

	Minimum number of places arising:	Places required:	Proportionate cost per place £:
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Pre-School age range, 2-4:	4	4	20,508
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Total s106 early years contribution:

£82,032

3. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
4. **Monitoring fee.** The CIL Regs allow for the charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable on completion of the deed.
5. **Time Limits.** The above information is time-limited for 6 months only from the date of this letter.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
 Senior Planning and Infrastructure Officer
 Planning Section, Growth, Highways and Infrastructure

cc Carol Barber - SCC
 Sam Harvey – SCC

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>
Sent: 29 July 2020 10:49
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: David Falk <david.falk@suffolk.gov.uk>; Claire Dickson <Claire.Dickson@suffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/02656

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land south of Old Stowmarket Road, Woolpit – DC/19/02656

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW), however Footpath 9 Woolpit runs adjacent to the south-eastern corner. The Definitive Map for Woolpit can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Woolpit.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal, and we are pleased to see that a pedestrian link through the public open space and onto FP9 has been included in the Illustrative Layout Plan dated June 2020. In relation to works carried out on or near to a PROW, the Applicant must take the following into account:

1. PROW are divided into the following classifications:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted

depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To discuss applying for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
 - To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
4. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
5. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/

Thank you for taking the time to consider this response.

Public Rights of Way Team

Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

Your Ref:DC/19/02656
Our Ref: SCC/CON/3403/20
Date: 3 September 2020



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Rose Wolton

Dear Rose

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/02656

PROPOSAL: Two amended plans dated 24.08.2020, ref: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

LOCATION: Land South Of, Old Stowmarket Road Woolpit Suffolk IP30 9RU

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

The revised plan indicates an improved connection for pedestrians and cyclists between the site, the proposed school extension and the village through the previous permitted site and towards Old Stowmarket Road.

We would like to reiterate the request for a contribution from this development, this will enable sustainable access to come to fruition as there will be a cycle link to Elmswell Rail Station. To construct the cycle link between Elmswell and Woolpit, SCC has estimated the design and construction will be approximately £850/dwelling. Therefore, we would be seeking a contribution of £34,000 for the scheme.

It is our opinion this development can demonstrate it can achieve safe and suitable access to the site for all users and would not have a severe impact on the road network (NPPF para 108 and 109) therefore we do not object to the proposal. We recommend the conditions previously outlined in our response dated 25th June 2019.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 18 November 2020 13:14
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/02656_18_11_2020

Dear Rose,

Thank you for the re-consultation. It does not affect our previous advice (attached). We would like to take this opportunity to add that in addition to the justification included in my colleagues original consultation archaeological investigations conducted in recent weeks adjacent to this application area identified a Bronze Age enclosure which included a Bronze Age inhumation.

Regards,

Gemma

Gemma Stewart
Senior Archaeological Officer

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

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

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2019_02656
Date: 17th June 2019

For the Attention of Vincent Pearce

Dear Mr Isbell

**Planning Application DC/19/02656 – Land south of Old Stowmarket Road, Woolpit:
Archaeology**

This site lies within an area of archaeological interest as defined by information held by the County Historic Environment Record (HER). Adjacent to the site are post-medieval brickworks (WPT 021) and scatters of Roman and medieval finds have been located within the vicinity (WPT 001, 009, 010). A first phase of evaluation at the adjacent development site has detected remains of prehistoric date (WPT 054). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate:

**PART 1A - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL EVALUATION**

No groundworks shall take place within the red line site boundary until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority. The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority.

PART 1B - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WRITTEN INVESTIGATION

No development shall take place within the red line site boundary until a written report on the results of the archaeological evaluation of the site has been submitted to the Local Planning Authority and confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

PART 2 – SIGNING OFF OF FIELDWORK

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement as may be approved in writing by the Local Planning Authority.

PART 3 - ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

Unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority, no building shall be occupied until:

- a. 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 Written Scheme[s] of Investigation approved under Condition[s] X;
- b. Provision has been made for the analysis, publication and dissemination of results and archive deposition, and a timetable and Updated Project Design for this has been submitted to and approved in writing by the Local Planning Authority. *[With respect to the final phase of development, this shall include provision for the publication of a final site wide report].*

The Updated Project Design shall be implemented as approved.

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. These conditions are required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets. This is in accordance with the National Planning Policy Framework 2019 and Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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

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

Your Ref:
Our Ref: FS/F311029
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 14/06/2019

Dear Sirs

Land North East Heath Road, (South of Old Stowmarket Road), Woolpit, Bury St Edmunds IP30 9RU

Planning Application No: DC/19/02656/OUT

Hydrants are required for this development
(see our required conditions)

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire

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fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: Sophie.pain@turley.co.uk

Enc: Sprinkler information

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

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

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

Date: 14 June 2019

Planning Ref: DC/19/02656/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land North East Heath Road, (South of Old Stowmarket Road)
Woolpit, Bury St Edmunds IP30 9RU
DESCRIPTION: Ext. to Primary School + 40 Dwellings
HYDRANTS REQUIRED

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

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

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

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

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

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

Continued/

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

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Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

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

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

The Next Step

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Mark Hardingham

Chief Fire Officer

Suffolk Fire and Rescue Service

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 03 August 2020 07:56
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Rose Wolton <Rose.Wolton@babberghmidsuffolk.gov.uk>
Subject: 2020/08/03 JS reply Land South Of, Old Stowmarket Road, Woolpit IP30 9RU Ref DC/19/02656

Dear Rose Wolton,

Subject: Land South Of, Old Stowmarket Road, Woolpit IP30 9RU Ref DC/19/02656

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/02656.

The following submitted documents have been reviewed and we recommend **approval subject to conditions:**

- Illustrative Layout Plan Ref 017-033-001 P2
- Site Location Plan Ref 017-033-002 P2
- Existing Site Plan Ref 017-033-003 P2
- Woolpit Phases 1 and 2 Combined Illustrative Masterplan Dated January 2019
- Woolpit Phase 2 Illustrative Landscape Masterplan Dated January 2019
- Flood Risk Assessment and Drainage Strategy Ref 1810-06/FRA/01 Rev D
- Surface Water Flood Risk for - Land south of Old Stowmarket Road, Woolpit, Suffolk. IP30 9QS
- Designers Response 5th July 2019
- Illustrative Layout Plan Ref 017-033-300 Rev P6

We propose the following condition in relation to surface water drainage for this application.

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the

- surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
 - h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
 - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction
 - i. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

2. Within 28 days of completion of the last dwelling, details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment may be subject to payment of a surface water developer contribution

- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

Sent: 10 June 2019 08:55

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

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

Subject: RE: MSDC Planning Consultation Request - DC/19/02656

Dear Vincent,

Thank you for consulting me about the proposed residential development at Land South of Old Stowmarket Road in Woolpit. I will be providing some Travel Plan and sustainable transport comments, however they will form part of the formal Suffolk County Council Highway response that Sam Harvey is leading on to comply with internal protocol.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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



30 November 2020

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

By email only

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

Application: DC/19/02656
Location: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU
Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure. |

Dear Rose,

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

No objection subject to ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal and Protected Species Assessment (Skilled Ecology Consultancy Ltd, May 2020) and Further Bat Survey Report (Skilled Ecology Consultancy Ltd, July 2020), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

In addition, we have reviewed the submitted further information, including the amended drawing 017-033-302 Rev P3 - Parameter Plan; drawing 017-033-300 Rev P13 - Illustrative Masterplan; and drawing 2218 A2 02 Rev D - Illustrative Landscape Masterplan.

We are still satisfied that there is sufficient ecological information available for determination and indicate that Place Services – Ecology comments (22 October 2019) are still applicable for this application. Therefore, the recommendation contained within in our initial consultation response should be secured and implemented.

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



Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Ecological Consultant
Placeservicesecology@essex.gov.uk

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

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

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

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 19 November 2020 08:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Re-consultation Request - DC/19/02656

Good Morning,

Re DC/19/02656

This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL at a rate of £115m² (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

Please be aware that a CIL liability notice will not be produced until the Reserved Matters is granted.

Kind Regards,

Richard Kendrew
Infrastructure Officer
Babergh District & Mid Suffolk District Council – Working Together
01449 724563
www.babergh.gov.uk & www.midsuffolk.gov.uk

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 28 July 2020 13:30
To: Rose Wolton <Rose.Wolton@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: DC/19/02656 Air Quality.

Dear Rose

EP Reference : 279384
DC/19/02656 Air Quality.
Land south of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: Outline Planning Application. (All matters reserved) Provision
of land for the extension of Woolpit Primary Academy School. Erection of up
to 40 dwellings, associated works and infrastructure.

Many thanks for your request for comments in relation to the above application. I can confirm that the comments provided by my colleague, Jennifer Lockington, in June 2019 remain valid and nothing submitted would cause me to amend her recommendations.

Kind regards

Nathan

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

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 28 July 2020 13:06
To: Rose Wolton <Rose.Wolton@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/19/02656. Land Contamination.

Dear Rose

EP Reference : 279385
DC/19/02656. Land Contamination.
Land south of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Many thanks for your request for comments in relation to the above application. I can confirm that the comments provided by my colleague, Andy Rutson-Edwards, in June 2019 remain valid and nothing submitted would cause me to amend his recommendations.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



From: Andy Rutson-Edwards
Sent: 28 August 2020 15:47
To: Rose Wolton **Subject:** re consultation DC/19/02656

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/19/02656

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension

of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Location: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

Reason(s) for re-consultation: Two amended plans dated 24.08.2020

Thank you for re consulting me on this application.

I have no additional comments to make and my previous comments still stand.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 08 December 2020 21:31
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/02656

Dear Rose,

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/19/02656

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Location: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

Many thanks for your request to comment on the sustainability/Climate Change aspects of this re-consultation.

I initially responded on 26th June 2019 and reaffirmed my response on 7th September 2020.

It is acknowledged that the application is for outline permission but considering the importance of Climate Change Mitigation and the size of the development, some consideration of this topic area is expected.

I have no objection and if the planning department decided to set conditions on the application, I would recommend the following.

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

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

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the

scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation to just equal or slightly better the current building regulations' Part L requirements it is likely that they will need to be retrofitted within a few years to meet the National milestones and targets leading up to zero carbon emissions by 2050.

With all future Sustainability and Energy Strategy the Council is requiring the applicant to indicate the retrofit measures and to include an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage. The applicant may wish to do this to inform future owners of the properties.

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

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

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

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

Regards,

Peter

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

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 25 November 2020 16:07
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/02656 - Heritage response

Hello Rose,

DC/19/02656 – Land south of Old Stowmarket Road, Woolpit

Thank you for your most recent consultation dated 18th November 2020. The Heritage Team have no comments to make on the above application.

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

email: heritage@baberghmidsuffolk.gov.uk

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

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 11 June 2019 15:56

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

Subject: RE: MSDC Planning Consultation Request - DC/19/02656

Hello Planning Support

The Public Realm Team note that there is only a small area of public open space provision associated with this phase of development of the land south of Old Stowmarket Road. There does appear to be significantly more open space in Phase 1 of the development. The combined open space would appear to be adequate for a development of this size. At this stage it is not possible to make detailed comments on the provision but it would be anticipated that some degree of formal play provision would be provided. The layout of the scheme indicates that the open space serves the residents of this new development and the new car parking shown on the illustrative plan appears to serve the local health centre. It would therefore be anticipated that a local management company would be established to manage and maintain the open space and car park rather than the District Council taking on any responsibility for the open spaces.

Regards

Dave Hughes
Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL - MEMORANDUM

TO: Rose Walton - Planning Officer

From: Louise Barker – Acting Strategic Housing Team Manager

Date: 4th December 2020

SUBJECT: - Re-Consultation dated 18th November 2020 for **Application Reference: DC/19/02656**

Proposal: Application for outline permission (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to **40** dwellings, associated works and infrastructure.

Location: Land South of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU (Phase 2)

Re-Consultation Response:

This is a development proposal for up to 40 residential dwellings
This is an open market development and offers 14 affordable housing units which = 35% policy compliant position.
We have noted the contents of the agents email dated 17 th November and accompanying plans showing the development layout. With regards to the illustrative housing mix information we find the proposals acceptable.

5. Other requirements for affordable homes:

- Properties must be built to current Homes England Design standards and comply with the NDSS requirements.
-
- All affordable homes to comply with Building Regs Part M Cat 2
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- Standard clauses in the S106 covering delivery of the affordable homes: -

(a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and

(b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider.

- Ensure adequate parking provision, cycle storage and bin provision is made for the affordable housing units
- The Shared Ownership properties will be capable of being staircased out to 100% ownership, but any capital receipt collected by the RP between 80 and 100% equity should be retained and reinvested in affordable housing within Mid Suffolk district.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- Affordable homes to be tenure blind.

Consultation Response Pro forma

1	Application Number	DC/19/02656	
2	Date of Response	07/08/2020	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the proposal is suitable for a 32 tonne RCV to manoeuvre around the site and that the surface is suitable for a RCV to drive on. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>All bins would need to be brought up to the main service road for collection and left at the edge of the curtilage.</p> <p>Please provide a map of all the wheeled bin presentation points for approval. Plot 1-6 would require a bin store for the communal bins which would need to be adequate to accommodate a set of 1100l bins along side a 1x240l glass bin. The threshold should be flush and a dropped curb should use if bin needs to be take over a curb to be emptied.</p> <p>Plot 20,21 and 22 bins to be at the end of the shared access, plot 32, 33, 34,35 and 36 to be presented at the end of the shared access. Plot 39 and 40 to bins to presented at the end of the share access.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

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 concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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.

Consultee Comments for Planning Application DC/19/02656

Application Summary

Application Number: DC/19/02656

Address: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

There are no specific comments from communities regarding the application, beyond requiring further detail of the proposed primary school extension detail. In particular, the extent of outdoor sport and recreation space and its potential to be used by the community.