

BACTON PARISH COUNCIL

Chairman: Councillor Richard Peaty
Clerk: Tina Newell
25 Shakespeare Road, Stowmarket,
Suffolk IP14 1TU.

email: parishclerk@bacton-pc.gov.uk
telephone: 07767 163706

Application Summary: [DC/21/00641](#)

Proposal: Submission of details (reserved matters) in relation to outline planning permission DC/18/00723 appearance, landscaping, layout and scale for the erection of up to 51 dwellings, highways improvements including widening of Turkeyhall Lane, provision of public open space and associated infrastructure Land to the East of Turkey Hall Lane Bacton.

Consultee Details:

Name: Bacton Parish Council
Address: 25 Shakespeare Road, Stowmarket, Suffolk IP14 1TU
Email: parishclerk@bacton-gov.co.uk

Comments:

After lengthy discussion all Cllrs resolved to **OBJECT** to this application for the following reasons:

- Contrary to the Planning Statement (paragraph 6.1) the Parish Council and local community are very disappointed this application was submitted without any prior public engagement (paragraph 39 of the NPPF). The District Council are in talks with the Parish Council and developers on two further sites for development within the Parish, therefore COVID cannot be a justifiable reason for this developer not engaging.
- The Parish Councils comments from the outline development (dated 20.03.2018) still remain over concern for the safe provision of access to and from the site given the suitability of the existing road, and the turning of vehicles within the curtilage of the site and at the Turkey Hall Lane/Pound Hill junction.
- Within the Planning Heritage Design and Access statement section 19 of the outline application it was suggested that the layout be conditioned in reserved matters, a suggestion Bacton Parish Council supported. The Parish Council are therefore very disappointed to see this was not a condition and has now compromised the available open space being offered. Within the outline application the Statement of Community Involvement Report the developers wrote "The new, improved recreation area included in the proposed development was warmly received by residents at the exhibition, and is evident in their written feedback. The general consensus is that a new recreation/play area is desperately needed in the village, particularly to accommodate children's play equipment. Some people, however, raised questions over cost, maintenance and ownership.

The recreation ground would be owned by the Parish Council (no lease) which means that this area of land would be safeguarded for the community against future development, and would become a real village asset. The Parish Council, therefore, would also maintain the new, improved recreation area” The Parish Council are therefore very disappointed to see Section 5.6 the Planning Statement supporting the reserved matters application ‘provision of a large area of open space to the east of the site’ does not reflect the site offered in the outline application, neither does it conform to the general principle of the illustrative masterplan or to what residents said was needed at outline.

- A local need for play space was identified at the outline consultation and is reflected in paragraph 73 of the NPPF ‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities ‘ By proposing an Orchard this proposal does not address these needs
- Paragraph 8.4 continues with the open space theme although not adhering to what residents requested but proposing a community orchard; who is going to maintain this and control the vermin it will naturally attract; how are maintenance vehicles to gain access; who will be able to gain easy access as there is no access from outside the main development?
- Bacton has a serious deficit in respect of play spaces
- Paragraph 8.5 of the Planning Statement confirms the open space has been reduced from 1.37ha to 1.24ha a reduction of almost 10% however the Planning Statement says ‘the reshaping of open space throughout the site has not compromised the amount of open space provided’! To a Parish with limited access to public open space, who confirmed a great need with the developers at outline the Cllrs would suggest this is a significant reduction.
- The Northern boundary is very close to an existing residential property and is likely to lead to loss of residential amenity by virtual of noise and disturbance of car maneuvering.

Tina Newell
Clerk to Bacton Parish Council

9 March 2021

Planning Consultation DC/21/00641 Natural England Response

Dear Sir or Madam,

Application ref: DC/21/00641

Our ref: 349705

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England

Hornbeam House, Electra Way

Crewe, Cheshire, CW1 6GJ

Tel: 0300 060 3900

Email: consultations@naturalengland.org.uk

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 15 February 2021 09:49
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Re: DC/21/00641

Dear Sir/Madam

Application ref: DC/21/00641
Our ref: 343078

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

Joanne Widgery
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ

From: Planning Liaison

Sent: 16 February 2021 18:03

Subject: Land To The East Of Turkeyhall Lane Bacton Suffolk - DC/21/00641

Dear Alex Scott,

Our Reference: PLN-0114685

Please see below our response for the Reserved Matters application - Land To The East Of Turkeyhall Lane Bacton Suffolk - DC/21/00641

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 18 of outline planning application DC/18/00723, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Please do not hesitate to contact the Planning & Capacity Team on the number below or via email should you have any questions related to our planning application response.

Kind Regards,
Sushil

From: Planning EE <PlanningEE@highwaysengland.co.uk>
Sent: 30 April 2021 14:58
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Spatial Planning <SpatialPlanning@highwaysengland.co.uk>; Hoque, Shamsul <Shamsul.Hoque@highwaysengland.co.uk>
Subject: DC/21/00641 Consultation Response

Dear Sir/Madam

Thank you for your consultation on the above planning application.

We have reviewed the details and information provided. The details and information contained within this Outline Planning Application as such, that there is unlikely to be any adverse effect upon the Strategic Road Network.

Consequently our previous recommendation of **No Objection**, dated 15 February 2021, remains unchanged.

Kind Regards

Jarod Harrison

Spatial Planning | Operations (east) Highways England

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Email; planningEE@highwaysengland.co.uk

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

For any planning related matters please email PlanningEE@highwaysengland.co.uk

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> |
info@highwaysengland.co.uk

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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/21/00641

Referring to the planning application referenced above, dated 9 February 2021, Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkey Hall Lane, provision of Public Open Space and associated Infrastructure, at land to the east of Turkey Hall Lane, Bacton, Suffolk. Notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk.

Signature: S. H.	Date: 15 February 2021
Name: Shamsul Hoque	Position: Assistant Spatial Planner
Highways England: Woodlands, Manton Lane Bedford MK41 7LW shamsul.hoque@highwaysengland.co.uk	

Annex A Highways England Recommended No Objection

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

This response represents our formal recommendations with regards to DC/21/00641 and has been prepared by Shamsul Hoque.

With this proposed development application, there would be no impact on the Strategic Road Network. Therefore, we offer no objection.

From: Seana Heaney

Sent: 20 April 2021 10:43

Subject: Network Rail Consultation Response: DC/21/00641 - Land to the East of Turkeyhall Lane
Bacton Suffolk

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.

Following Network Rail's previous consultation response dated 22/02/2021, I would like to inform you that Network Rail have no objections to the proposals.

Kind regards,



Seana Heaney

Town Planning Technician

Network Rail Property (Eastern Region - Anglia)

A: 1 Stratford Place | London | E15 1AZ

From: Seana Heaney <Seana.Heaney@networkrail.co.uk>
Sent: 22 February 2021 09:31
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: TownPlanningAnglia <TownPlanningAnglia@networkrail.co.uk>
Subject: Network Rail Consultation Response: DC/21/00641 - Land to the East of Turkeyhall Lane, Bacton, Suffolk

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.

After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

Kind regards,



Seana Heaney

Town Planning Technician

Network Rail Property (Eastern Region - Anglia)

A: 1 Stratford Place | London | E15 1AZ

M: 07395 390449

E: seana.heaney@networkrail.co.uk

W: www.networkrail.co.uk/property

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Your Ref:DC/21/00641
Our Ref: SCC/CON/1674/21
Date: 20 May 2021



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: Alex Scott

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00641

PROPOSAL: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

LOCATION: Land To The East Of Turkeyhall Lane Bacton, Suffolk

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

- The latest Drawing No 019 - 029 - 201P17 indicates new swales on the main access road and the removal of the footway linking the site to Turkey Hall Lane. Although there are no footways on Turkey Hall Lane, the pedestrian who wishes to walk north will need to walk on the road of the development to the access; we would recommend a footway is supplied on the north side of the access road as a minimum requirement.
- 1m wide verge is required between the carriageway edge and the swale top as a minimum;
- the applicant is reminded that statutory undertakers plant is not to be placed in the maintenance strips of the Shared Surface Roads.
- as previously stated, full details on highway details, finishes and construction within the site will be agreed with the Highway Authority under s38 of Highways Act 1980 agreement and maybe subject to change if the site is offered for adoption.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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: Alex Scott

Dear Alex,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00641

PROPOSAL: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

LOCATION: Land To The East Of Turkeyhall Lane Bacton Suffolk

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

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. However, we recommend the footway widths are increased to 2.0m (as outlined in Manual for Streets).
- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July 2020 where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. However, there are no cycle routes in the village so it is difficult to ask for wider shared footways in the site to accommodate cycling.
- the shared surface roads are to have a maintenance strip 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.
- Full details on highway details, finishes and construction within the site will be agreed with the Highway Authority under s38 of Highways Act 1980 agreement if the site is offered for adoption. All off site works will require s278 agreement.
- Parking - dimensions of the parking spaces and garages have not been specified; a standard car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m. By scaling, they are to the correct size.
- Hedging proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway.
- Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with street lighting.

Conditions for outline planning permission DC/18/00723 relating to highways are as follows:

Condition 4 - PROVISION OF VISIBILITY SPLAYS

Condition 5 - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED

Condition 6 - PROVISION OF ROADS AND FOOTPATHS

Condition 7 - PROVISION OF ROADS TO BINDER LEVEL

Condition 8 - DELIVERIES MANAGEMENT PLAN

Condition 9 - PROVISION OF CAR PARKING

Condition 10 - REFUSE BINS AND COLLECTION AREAS

Condition 11 - OFF-SITE HIGHWAY WORKS

Condition 13 - CONSTRUCTION MANAGEMENT TO BE AGREED

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 11 May 2021 09:19

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

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

Subject: 2021-05-11 JS reply Land To The East Of Turkey hall Lane, Bacton Ref DC/21/00641 - RMA

Dear Alex Scott,

Subject: Land To The East Of Turkey hall Lane, Bacton Ref DC/21/00641 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00641.

The following submitted documents have been reviewed and we recommend **approval of this application.**

- Site Layout Plan C Ref 019 - 029 – 201 P14
- Location Plan Ref 015 - 023 – 001 rev A
- Drainage Design Statement ref 49655 Rev B
- Landscaping Schedule and Landscape Management Plan Rev E
- Drainage Maintenance Regime Ref 49655 Rev A
- Catchment Assessment – Surface Water Drainage Ref 49655 Rev A
- SuDS health and Safety Risk Assessment Checklist

We would like to make the applicant aware of the following 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 is 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 licence under section 50 of the New Roads and Street Works Act
- 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

****Note I am remote working for the time being****

From: GHI Floods Planning

Sent: 20 April 2021 09:20

Subject: 2021-04-20 JS Reply Land To The East Of Turkeyhall Lane, Bacton Ref DC/21/00641 RMA

Dear Alex Scott,

Subject: Land To The East Of Turkeyhall Lane, Bacton Ref DC/21/00641 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00641.

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

- Site Layout Plan C Ref 019 - 029 – 201 P14
- Location Plan Ref 015 - 023 – 001 rev A
- Drainage Design Statement ref 49655 Rev A
- Landscaping Schedule and Landscape Management Plan Rev E
- Drainage Maintenance Regime Ref 49655 Rev A
- Catchment Assessment – Surface Water Drainage Ref 49655 Rev A

A holding objection is recommended as there is still some points unanswered from the previous consultation reply and some errors in submitted documents still exist.

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

1. Submit a revised layout depicting a above ground open SuDs system for collection, conveyance, storage and discharge that provided the four pillars of SuDs or
2. Submit evidence why a full SuDs system is not appropriate for this development
3. Resubmit the Attenuation basin section dwg ref 49655/C/60 A as section 1-1 section through attenuation basin and General Arrangement Sheet 2 of 3 Ref 49655/C/02 as they still reference 1:3 side slopes
 - a) basin side slopes shall be no greater than 1:4
4. Submit a CDM designers risk assessment for all open SuDs features

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 15 February 2021 11:46
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: 2021-02-15 JS reply Land To The East Of Turkeyhall Lane, Bacton Ref DC/21/00641 RMA

Dear Alex Scott,

Subject: Land To The East Of Turkeyhall Lane, Bacton Ref DC/21/00641 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/00641.

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

- Site Layout Plan C Ref 019 - 029 – 201 P11
- Location Plan Ref 015 - 023 – 001 rev A
- General Arrangement Sheet 1 of 3 Ref 49655/C/01
- General Arrangement Sheet 2 of 3 Ref 49655/C/02
- General Arrangement Sheet 3 of 3 Ref 49655/C/03
- Drainage Design Statement ref 49655 Rev

A holding objection is necessary because the applicant is proposing to utilise a hybrid SuDs system and there is significant issues with the proposed location and layout of the surface water drainage features. The basin in the western part of the proposed development is not ideally located with regard to safety. Basin should be overlooked by the development and therefore the site layout will have to be altered to ensure that the basin is overlooked by dwellings.

The applicant is also proposing to culvert sections of watercourse, whilst the consent for works to a watercourse is not a planning matter, the proposed works could have a impact on the proposed layout. Therefore, the applicant will need to provide evidence why the watercourse has to be culverted rather than bridged at the proposed locations. By culverting a watercourse, this could have flood risk and ecological impacts.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

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

1. Submit a revised layout depicting a above ground open SuDs system for collection, conveyance, storage and discharge that provided the four pillars of SuDs or

2. Submit evidence why a full SuDs system is not appropriate for this development
3. Resubmit the General Arrange Drawings depicting basin's with the following; max side slopes of 1:4, 1.5m width wet/dry benches ever 0.6m depth of water, freeboard. 3m maintenance around the basin
 - a. A cross sectional drawing should be provided as well as the plan view
4. Demonstrate how a outfall which discharges at 1l/s will not be regularly blocked.
5. Submit a landscaping and establishment plan for the first five years for the SuDs features
 - a. Suffolk SuDs Palette, guidance can be found here:
<https://www.suffolk.gov.uk/assets/Roads-and-transport/Flooding-and-drainage/Suffolk-Suds-Palette-002.pdf>
6. Submit a revised Drainage Design Statement, depicting the access across the watercourse are bridged (single span) or
7. Demonstrating why the section of the watercourse have to be culverted rather
8. Submit a CDM designers risk assessment for all open SuDs features

Kind Regards

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

Dear Alex,

Thank you for the re-consultation.

We have received and approved a report of archaeological evaluation results for this development. Although archaeological remains were encountered, it is unlikely that further investigation would add significantly to this new information.

We have no comments to make regarding the amended documents.

Regards,

Gemma

Gemma Stewart
Senior Archaeological Officer

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

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 15 February 2021 08:35
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/00641 - Land to the East of Turkeyhall Lane, Bacton

Dear Vincent,

Thank you for the re-consultation. It does not affect our previous advice (attached).

Please let us know if you require anything further.

Regards,

Gemma

Gemma Stewart
Senior Archaeological Officer

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

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

Website: <http://www.suffolk.gov.uk/archaeology>
Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>
Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)
Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)
Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

Dear Alex,

I have no comment to make regarding this application.

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/>

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 09 February 2021 11:33
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/00641

Dear Alex,

Thank you for notifying me about the consultation for the residential development at Land to the East of Turkeyhall Lane in Bacton. On reviewing the documents submitted, I have no comment to make as a Travel Plan, or Travel Plan measures were not secured as part of the original outline application.

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/>

Your ref: DC/21/00641
Our ref: 41599
Date: 4th May 2021
Enquiries: Marcus Shingler
Tel: 01473 263074
Email: Marcus.Shingler@suffolk.gov.uk

By email only:

alex.scott@babberghmidsuffolk.gov.uk

Dear Alex,

Bacton: DC/21/00641 - land to the east of Turkeyhall Lane – reserved matters.

I refer to the proposal: submission of details (reserved matters) in relation to outline planning permission DC/18/00723. Appearance, landscaping, layout, and scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of public open space and associated infrastructure.

Outline planning permission was granted under reference DC/18/00723. As stated previously, in respect of infrastructure the county council will make a future bid for CIL funds if the development is built out.

I have no comments to make on this application. However, I have copied to colleagues who deal with highways, floods planning, and archaeological matters as they will have comments to make on this application.

Yours sincerely,

M. Shingler

Marcus Shingler MRTPI AMICE
Development Contributions Consultant
Growth, Highways & Infrastructure Directorate

cc Carol Barber, Suffolk County Council (education)
Ben Chester, Suffolk County Council (highways)
Floods Planning, Suffolk County Council
Suffolk Archaeology

Your ref: DC/21/00641
Our ref: Bacton – land to the east of Turkeyhall
Lane 41599
Date: 09 February 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Alex,

Bacton: land to the east of Turkeyhall Lane – reserved matters

I refer to the proposal: submission of details (reserved matters) in relation to outline planning permission DC/18/00723. Appearance, landscaping, layout, and scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of public open space and associated infrastructure.

Outline planning permission was granted under reference DC/18/00723. In respect of infrastructure the county council will make a future bid for CIL funds if the development is built out.

I have no comments to make on this application. However, I have copied to colleagues who deal with highways, floods planning, and archaeological matters as they will have comments to make on this application.

Yours sincerely,

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

cc Carol Barber, SCC (education)
Sam Harvey, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

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

From: Water Hydrants Sent: 13 April 2021 15:13

Subject: FW: MSDC Planning Re-consultation Request - DC/21/00641

Fire Ref.: F310986

Good Afternoon,

Hope you are well.

Thank you for your letter regarding the Submission of Details (Reserved Matters), for the original planning application DC/18/00723.

The Suffolk Fire and Rescue Service do not need to re-comment. Condition 21 under the original Decision Notice can be brought forward.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

From: Water Hydrants

Sent: 03 March 2021 08:54

Subject: FW: Planning application consultation request - DC/21/00641

Fire Ref.: F310986

Good Morning,

Thank you for your letter regarding planning application DC/21/00641 for Turkey Hall Lane, Bacton (original planning application DC/18/00723).

The Suffolk Fire & Rescue Service do not need to comment on the Reserved Matters covered by DC/21/00641. We are interested in Condition 21 for Fire Hydrants.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

From: Thomas Pinner

Sent: 23 April 2021 16:12

Subject: DC/21/00641 Land to the East of Turkeyhall Lane, Bacton Amended

Hi Alex,

DC/21/00641

It does not appear that any additional information has been submitted on the appearance of the Foul Pumping Station at this stage. Therefore, please continue to refer to my original comments in this regard. Otherwise, I raise no further concerns.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

From: Thomas Pinner <Thomas.Pinner@babberghmidsuffolk.gov.uk>
Sent: 05 March 2021 10:26
To: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/00641 Land to the East of Turkeyhall Lane, Bacton Reserved Matters

Hi Alex,

DC/21/00641

It does not appear that any information has been submitted on the overall scale, design and appearance of the 'Foul Pumping Station' – I note that it is stated that this is 'subject to detailed design by pump provider' but I am not sure why this has not been submitted at this stage. I am not familiar with these structures, so am not sure what these typically look like. As this would be the closest structure to Turkey Hall (Grade II), this is the structure that I have most concerns about. I therefore request more information on its design and appearance, so that I can fully assess the application. I do not consider that details of its overall scale, design and appearance could be left to condition stage.

Otherwise, I raise no particular concerns at this stage. I do not consider that the harm identified at Outline Stage could be fully removed through Reserved Matters. Nonetheless, the Site Layout Plan now proposed is an improvement over the last iteration of the indicative Site Layout Plans submitted at Outline Stage, as a greater area of undeveloped space has been left to the south of Turkey Hall, along Turkeyhall Lane, which is welcome. This would increase the extent to which a sense of the historic undeveloped setting of Turkey Hall, and separation from the more built-up area to the south, remains, particularly when approaching from the south, along Turkeyhall Lane. Consequently, the harm previously identified has been mitigated to some extent. Other than potentially in relation to the Foul Pumping Station (dependent upon the outstanding information), given the Outline Approval, I consider that options for further reducing the harm at this stage are limited. As such make no requests for further amendments.

Further Information Requested:

- Details of overall scale, design and appearance of proposed Foul Pumping Station, to include detailed plans and elevations/manufacturer's literature as appropriate.

Conditions

- Subject to further information above.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
Heritage and Design Officer
Babergh and Mid Suffolk District Councils
M 07850 883264
T 01449 724819
E thomas.pinner@babberghmidsuffolk.gov.uk
E heritage@babberghmidsuffolk.gov.uk
W www.babergh.gov.uk www.midsuffolk.gov.uk

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



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

04/05/2021

For the attention of: Alex Scott

**Ref: Application for Reserved Matters DC/21/00641; Land to the East of Turkeyhall Lane
Bacton Suffolk**

Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

As indicated previously, the submitted landscape plan (4553/01 revB 20/12/2020) includes details of tree, shrub and seed planting. The proposed landscape plan is appropriate for a development of this scale and within this location.

A revised Landscaping Schedule and Landscape Management Plan (Apr 2021 rev E) has now also been submitted, which seek to address Condition 28 (soft landscaping) of the RM application.

This revised plan addresses the concerns raised in our previous consultation and therefore we have no further comments to make.

If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils

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





5th May 2021

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

By email only

Thank you for requesting advice on this re-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/21/00641
Location: Land To The East Of Turkeyhall Lane Bacton Suffolk
Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Dear Alex,

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

Summary

We have reassessed the Preliminary Ecological Appraisal (Hopkins Ecology Ltd, February 2018), provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, protected species and Priority species & habitats.

In addition, we have reviewed the Revised Landscaping Schedule and Landscape Management Plan – Rev E (April 2021), including the planting schedule for the proposed planting, the Ecology Plan – Rev P5 (Parc Design Solutions, December 2020); and the External Lighting Plan 019 - 029 – 208- Rev P6 (Parc Design Solutions, December 2020) and data sheets.

We are now satisfied with proposed Landscaping Schedule and Landscape Management Plan, which has been submitted to meet the requirements of condition 28 of the outline consent DC/18/00723.

The Landscaping Schedule and Landscape Management Plan no longer indicates that it will include Japanese Rose (*Rosa rugosa*), which is an invasive species under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and details of the species mixture for the marginal pond planting have now been provided. The details of the proposed management of the aquatic planting have now also been included.



In terms of the bespoke biodiversity enhancements, as proposed within the Landscaping Schedule and Landscape Management Plan and the Ecology Plan – Rev P5 (Parc Design Solutions, December 2020), it is indicated that we approve of the proposed details and locations of the bird and bat boxes, reptile refugia and hedgehog highways (to be installed throughout the site). We note further details on persons responsible for implementation of the measures and any details of the initial aftercare and long-term maintenance has now been included.

In terms of Wildlife Sensitive Lighting Strategy, as required under condition 28 of the outline consent, we note that no street lighting is proposed within the development and that only KSR Tulula III PIR external lights will be installed on the outside of dwellings. As a result, we are satisfied that the likely impacts upon foraging and commuting bats will be negligible for this application and we approve that the correlated colour temperature at 3000k (warm-white lights) have been specified within the submitted lighting data sheets.

We therefore recommend that the Landscaping Schedule and Landscape Management Plan and the Ecology Plan – Rev P5 (Parc Design Solutions, December 2020) is secured as a condition of any consent and implemented in full.

Please contact us with any queries.

Yours sincerely,

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal 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.



01 April 2021

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

By email only

Thank you for requesting advice on this re-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/21/00641
Location: Land To The East Of Turkeyhall Lane Bacton Suffolk
Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Dear Alex,

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have reassessed the Preliminary Ecological Appraisal (Hopkins Ecology Ltd, February 2018), provided by the applicant at outline stage, relating to the likely impacts of development on designated sites, Protected species and Priority species/habitats.

In addition, we have reviewed the Landscaping Schedule and Landscape Management Plan – Rev B (December 2020), including the planting schedule for the proposed planting as shown on Plans 4553/01/Rev B; The bird and bat box location – Rev P2 (Parc Design Solutions, December 2020); and the External Lighting Plan and data sheets.

It is indicated that we are generally satisfied with proposed Landscaping Schedule and Landscape Management Plan, which has been submitted to meet the requirements of condition 28 of outline stage. However, we do request that a few amendments and clarification is undertaken prior to discharge of the condition.

Firstly, the Landscaping Schedule and Landscape Management Plan indicates that it will include Japanese Rose (*Rosa rugosa*), which is an invasive species under Schedule 9 of the Wildlife and



Countryside Act 1981 (as amended). Therefore, this species must be removed from the planting specifications and a suitable alternative provided.

In addition, we note that the species mixture for the marginal pond planting (828nr aquatic planting) has not been referenced and currently no general monitoring or management of these areas are proposed within the Landscaping Schedule and Landscape Management Plan. Therefore, we recommend that further clarification should be provided within a revised document, as aquatic planting will have significant ecological benefits if implemented appropriately.

Furthermore, we note that paragraph 3.11 of the Landscaping Schedule and Landscape Management Plan indicates that *“a landscape management plan will either be supplied by SITE OWNER as part of the Landscape Plan / Schedule (see below) or will be required to be supplied by the contractor as part of the landscape works”*. Therefore, we query whether a further Landscape Management Plan is required to meet the requirements of this condition.

In terms of the bespoke biodiversity enhancements, as proposed within the Landscaping Schedule and Landscape Management Plan and The bird and bat box location – Rev P2, it is indicated that we approve of the proposed details and locations of the bird and bat boxes, reptile refugia and hedgehog highways (to be installed throughout the site). However, we request that further details should be provided on the persons responsible for implementation of the measures and any details of the initial aftercare and long-term maintenance to be outlined for these bespoke biodiversity enhancements.

In terms of Wildlife Sensitive Lighting Strategy, as required under condition 28 of the outline consent, we note that no street lighting is proposed within the development and that only KSR Tulula III PIR external lights will be installed on the outside of dwellings. As a result, we are satisfied that the likely impacts upon foraging and commuting bats will be negligible for this application and we approve that the correlated colour temperature at 3000k (warm-white lights) have been specified within the submitted lighting data sheets.

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.

Sent: 30 April 2021 09:20

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

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

Subject: DC/21/00641. Land Contamination

Dear Alex

EP Reference : 291792

DC/21/00641. Land Contamination

Land to the East of Turkeyhall Lane &, North Close, Bacton, STOWMARKET, Suffolk.

Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway

Many thanks for your request for comments to make with respect to the above submission. I can confirm that I have no comments to make with respect to land contamination.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 10 February 2021 08:38
To: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/00641. Land Contamination

Dear Alex

EP Reference : 289072
DC/21/00641. Land Contamination
Land to the East of Turkeyhall Lane &, North Close, Bacton, STOWMARKET, Suffolk.
Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 -

Many thanks for your request for comments in relation to the above application from the perspective of land contamination. I can confirm that I have no comments to make in addition to those made towards the 2018 permission.

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: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Dear Sarah

EP Reference : 291786

DC/21/00641. Air Quality

Land to the East of Turkeyhall Lane &, North Close, Bacton, STOWMARKET, Suffolk.

Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including

Many thanks for your request for comments to make with respect to the above submission. I can confirm that I have no comments to make with respect to Local Air Quality Management.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 26 February 2021 08:54
To: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/00641. Air Quality

Dear Alex

**EP Reference : 289085
DC/21/00641. Air Quality
Land to the East of Turkeyhall Lane &, North Close, Bacton, STOWMARKET,
Suffolk.
Submission of Details (Reserved Matters) in relation to outline planning
permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the
erection of up to 51 dwellings, highway improvements including**

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to Local Air Quality Management.

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: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 30 April 2021 16:13
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/21/00641

Dear Alex,

APPLICATION FOR RESERVED MATTERS - DC/21/00641

Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Location: Land To The East Of Turkeyhall Lane, Bacton, Suffolk,

Reason(s) for re-consultation: Additional documents and revised plans received 12.04.21

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

I have nothing to add to my previous response dated 2nd March 2021.

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@babberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Peter Chisnall
Sent: 02 March 2021 21:12
Subject: DC/21/00641

Dear Alex,

APPLICATION FOR RESERVED MATTERS - DC/21/00641

Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Location: Land To The East Of Turkeyhall Lane, Bacton, Suffolk,

Many thanks for your request to comment on the Sustainability/Climate Change aspects of this application.

This proposal does not directly deal with those matters however I have studied the applicant's documents and noticed their comments within the Planning Statement.

I will take the opportunity to comment on these now but expect a further request from yourself to deal specifically with Condition 19 that formally requests a Sustainability Statement and the following is what is expected.

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 required 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

From: James Fadeyi <James.Fadeyi@babberghmidsuffolk.gov.uk>

Sent: 06 May 2021 08:50

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

Subject: RE: DC/21/00641 Land to the East of Turkey Hall Lane Bacton

Good Morning,

Thank you for your email re-consultation on the reserved matters application DC/2100641

Waste services do not wish to add any further comments to our original of 20/04/2021.

Kind regards,

James Fadeyi
Waste Management Officer - Waste Services
Mid Suffolk and Babergh District Councils - Working Together

Consultee Comments for Planning Application DC/21/00641

Application Summary

Application Number: DC/21/00641

Address: Land To The East Of Turkeyhall Lane Bacton Suffolk

Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Case Officer: Alex Scott

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Afternoon,

Thank you for your email re-consultation on the reserved matters application DC/18/00723.

Waste services do not wish to add any further comments to our original.

Kind regards,

James Fadeyi

Waste Management Officer

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 19 April 2021 14:37

Subject: RE: MSDC Planning Re-consultation Request - DC/21/00641

Public Realm Officers do not wish to offer any further comments on the revised plans.

Regards

Dave Hughes

Public Realm Officer

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

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

Sent: 15 February 2021 12:48

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

Subject: RE: MSDC Planning Consultation Request - DC/21/00641

Public Realm Officers have reviewed the landscape schedule and maintenance plan and associated drawings and consider that the information provided is sufficient to discharge the condition.

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 09 February 2021 10:19

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

Subject: MSDC Planning Consultation Request - DC/21/00641

Please find attached planning consultation request letter relating to planning application - DC/21/00641 - Land To The East Of Turkeyhall Lane, Bacton, Suffolk,

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

MID SUFFOLK DISTRICT COUNCIL

To: Alex Scott – Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 2nd March 2021

APPLICATION FOR RESERVED MATTERS - DC/21/00641

Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Location: Land to the East of Turkeyhall Lane, Bacton, Suffolk.

Consultation Response:

We have reviewed the information submitted with the application for reserved matters. 35% affordable homes are required on this scheme and 18 homes are proposed on this scheme which is just over 35%.

The affordable layout plan shows the affordable homes in a cluster in the southern half of the site. We note that the Registered Provider has agreed the current layout however we do not support this approach.

It is the Council's preference for affordable homes to be integrated into the scheme to create a balance of housing tenure across the site ensuring a cohesive scheme.

We also require confirmation of occupancy limits and bedroom numbers and size of dwellings in respect of nationally described space standards.

The proposed housing mix for affordable and open market is acceptable and we note that bungalows are included in the mix which is welcomed, however we require confirmation on the above points and offer a holding objection at this time.

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

From: Adaptations

Sent: 13 April 2021 09:47

Subject: RE: MSDC Planning Re-consultation Request - DC/21/00641

Hi,

Many thanks for sending this through.

As a team, Private Sector Housing will only need to be involved in/informed of planning work that relates to 'HMO's (Houses of Multiple Occupation) so therefore we only need to be notified of anything that relates to a property that consist of either 3 or more different households such as a shared house or bedsits (a non-licensable HMO) or 5 or more households (a licensable HMO) OR anything that relates to flats that are situated above a business such as a pub or row of shops.

I hope this assists you however if you do require further information, please do ask.

Many thanks

Becca Burch

Admin & Technical Support Officer – Private Sector Housing Babergh and Mid Suffolk District Councils

Consultee Comments for Planning Application DC/21/00641

Application Summary

Application Number: DC/21/00641

Address: Land To The East Of Turkeyhall Lane Bacton Suffolk

Proposal: Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated Infrastructure.

Case Officer: Alex Scott

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum notes the Compliance Note - Part M of the Building Regulations. All dwellings should now meet Part M4(1) of the Building Regulations and be visitable and 50% should now meet Part M4(2) and be accessible and adaptable.

Our previous comments regarding this application remain unchanged.

Comments for Planning Application DC/21/00641

Application Summary

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Case Officer: Alex Scott

Customer Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: These comments are made on behalf of the Mid Suffolk Disability Forum.

It is noted that the intention is to recognise those with restricted mobility in this development and we are pleased to note the intention to provide 10 bungalows.

We would expect that all dwellings will meet Part M4(1) of the building regulations and therefore be visitable to all people, noting however that there are some apartments planned for the first floor which will not be accessible,

50% of all dwellings should also meet Part M4(2) of the building regulations and therefore be accessible and adaptable. It would also be our view that housing developments of over 10 dwellings should include one dwelling that meets Part M4(3) and therefore be wheelchair accessible.

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with the road for ease of access.

All surfaces for footpaths should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Beacon Planning
8 Quy Court
Colliers Lane
Stow-cum-Quy
Cambridge
CB25 9AU
United Kingdom

Applicant:

Pigeon Investment Management Ltd
C/o Agent

Date Application Received: 17-Feb-18

Application Reference: DC/18/00723

Date Registered: 23-Feb-18

Proposal & Location of Development:

Outline Planning Application (Access to be considered) Erection of up to 51 new homes, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated infrastructure.

Land To The East Of Turkeyhall Lane And To The North Of North Close, Bacton., , ,

Section A – Plans & Documents:

This decision refers to drawing no./entitled Site Plan 015 - 023 - 001 A - Received 23/02/2018 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Site Plan 015 - 023 - 001 A - Received 23/02/2018
Plans - Proposed 3273 SK02 P1 - Received 17/02/2018

Section B:

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

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

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

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

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

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

4. ACTION REQUIRED PRIOR TO FIRST USE: VISIBILITY

Before the access is first used visibility splays shall be provided as shown on Drawing No. 3273/SK02/P1 with an X dimension of 2.4 and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

5. ACTION REQUIRED PRIOR TO COMMENCEMENT: SURFACE WATER

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

6. ACTION REQUIRED: DETAILS OF ESTATE ROADS AND FOOTPATHS

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

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

7. ACTION REQUIRED PRIOR TO OCCUPATION: ROADS AND FOOTPATHS

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

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

8. ACTION REQUIRED: DELIVERIES MANAGEMENT PLAN

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: PROVISION OF PARKING AND TURNING.

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

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

10. ACTON REQUIRED REFUSE BINS AND COLLECTION AREAS

Prior to the commencement of works above slab level details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out for each dwellinghouse before that dwellinghouse is brought into use and shall be retained thereafter for no other purpose.

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

11. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: OFF-SITE HIGHWAY WORKS

Prior to the first occupation of the dwellings hereby permitted the works within the public highway as shown on Drawing No 3273/SK02/P1 shall be designed, constructed and completed in agreement with Suffolk County Council Highways,

Reason: In the interests of highway safety to ensure that satisfactory highway construction is provided for the safety of the public.

12. RESTRICTION ON CONSTRUCTION HOURS OF OPERATION

All works and ancillary operations, which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 8am and 6pm on Mondays to Fridays and between the hours of 9am and 1pm on Saturdays and at no time on Sundays and Bank Holidays. Deliveries/collections shall only be made during these hours.

Reason: To minimise the detriment to nearby residential amenity.

13. ACTION REQUIRED: CONSTRUCTION MANAGEMENT PLAN

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- o Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors).
- o Loading and unloading of plant and materials.
- o Wheel washing facilities.
- o Lighting.
- o Location and nature of compounds and storage areas (including maximum storage heights) and factors to prevent wind-whipping.
- o Waste storage and removal.
- o Temporary buildings and boundary treatments.
- o Dust management measures.
- o Noise and vibration management (to include arrangements for monitoring, and specifically for any concrete breaking and any piling) and;
- o Litter management during the construction phases of the development.

Thereafter, the approved construction plan shall be fully implemented and adhered to during all phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

- o During any ground works/construction there shall be no burning of materials on the site.
- o Any external lighting associated with the development during any ground works/construction shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Note: The Construction Management Plan shall cover the construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites.

Reason - To minimise detriment to nearby residential amenity.

14. ACTION REQUIRED: SURFACE WATER DRAINAGE SCHEME TO BE AGREED

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. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to 4.2l/s for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. 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;
- d. 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;
- e. Topographical plans depicting all exceedance flowpaths 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;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

15. ACTION REQUIRED: SURFACE WATER DRAINAGE SCHEME

Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

16. IMPLEMENTATION OF SUSTAINABLE URBAN DRAINAGE

The development hereby permitted shall not be occupied until 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 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.

17. ACTION REQUIRED: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until 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 shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan.

18. ACTION REQUIRED: FOUL WATER STRATEGY

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

19. ACTION REQUIRED: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures has been 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 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.

Reason - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

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

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

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

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

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

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

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.

21. ACTION REQUIRED: PROVISION OF FIRE HYDRANTS

Prior to the commencement of development a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved shall be implemented in full in accordance with the agreed details, including the timescale.

Reason: To provide appropriate fire hydrant provision for the development.

22. ACTION REQUIRED: ECOLOGICAL MITIGATION AND ENHANCEMENT

All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Hopkins Ecology Ltd, February 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To address the LPA's duties under the Habitat Regulations 2017 the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (priority Habitats and Species)

23. ACTION REQUIRED: CONSTRUCTION MANAGEMENT FOR BIODIVERSITY

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction
- c) The location and timing of sensitive works to avoid harm to biodiversity features.
- d) Responsible persons and lines of communication.
- e) Use of protective fences, exclusion barriers and warning signs.
- f) The containment, control and removal of Schedule 9 Invasive species.
- g) Precautionary mitigation measures for small mammals (Priority Species).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended, 40 of the NERC Act 2006 (Priority habitats & species) and the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.

24. ACTION REQUIRED PRIOR TO COMMENCEMENT: LANDSCAPING SCHEME

Before any development is commenced, and concurrent with the submission of the Reserved Matters application(s), details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority.

Reason: To secure a detailed landscaping scheme to ensure appropriate mitigation is secured having regards to the existing use of the site and surroundings uses.

25. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both

proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

26. ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

The development shall be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement (CA Ref: CA17/063) prepared by Corsican Associates.

Reason: In order to protect the amenity of existing trees.

27. ACTION REQUIRED: LAND CONTAMINATION

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

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors

28. ACTION REQUIRED: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long- term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the LPA to discharge its statutory duties under the UK Habitats Regulations 2017, the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats and species)

29. ACTION REQUIRED PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its statutory duties under the UK Habitats Regulations 2017, the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats and species)

30. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: WASTE VEHICLE MANOEUVRING

Concurrent with the submission of reserved matters application details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate waste vehicle manoeuvring. Details as may be approved shall be implemented in full in accordance with the approved plans.

Reason: To ensure that adequate road space is provided for turning and manoeuvring of waste collection vehicles to protect highway safety.

31. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to D of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

32. ACTION REQUIRED: ACOUSTIC MEASURES

Concurrent with the first reserved matters application details of a scheme for acoustic measures to protect residential amenity shall be submitted to and approved in writing by

the Local Planning Authority and implemented in full in accordance with the approved details prior to the first occupation of the dwelling to which the measures relate.

Reason: To ensure that appropriate standards of residential amenity are provided given nearby impacts.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB14 - Ensuring archaeological remains are not destroyed
H04- Altered Policy H4
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
CL08 - Protecting wildlife habitats

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Highways Note**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's West Area Manager should be contacted at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. Telephone 01284 758868.

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

4. **Highways Note**

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

5. . 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 2003

. Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is 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

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

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

This relates to document reference: DC/18/00723

Signed: Philip Isbell

Dated: 3rd July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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

Agenda Item 7d

Committee Report

Item No: 4

Reference: DC/18/00723

Case Officer: Gemma Walker

Ward: Bacton and Old Newton

Ward Member: Jill Wilshaw

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline planning application (access to be considered) - erection of up to 51 new homes, highway improvements including widening of Turkeyhall Lane, provision of public open space and associated infrastructure.

Location

Land to the east of Turkeyhall Lane and to the north of North Close, Bacton

Parish: Bacton

Expiry Date: 04/05/18

Application Type: Outline planning application

Development Type:

Applicant: Pigeon Investment Management Ltd

Agent: Beacon Planning Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

It is a 'Major' application for:

- a residential development for 15 or more dwellings.

Details of Previous Committee/Resolutions and Member Site Visit

None.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Relevant policies in the Core Strategy Focused Review 2012 and Mid-Suffolk Local Plan 1998:

FC01 - Presumption In Favour of Sustainable Development

FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development

FC02 - Provision and Distribution of Housing

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and bridleways
RT13 – Water based recreation
CL08 - Protecting wildlife habitats

Suffolk Design Guide
National Planning Policy Framework (NPPF)

Supplementary Planning Documents

Suffolk Adopted Parking Standards (2015)

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Bacton Parish Council

No objection. Bacton Parish Council wish to support this application on the condition that the specialists in Highways give particular consideration to planning policies T10 and T11 in understanding the proposed site is accessed from a preferred route for HGV's. Concern is for the safe provision of access to and from the site given the suitability of the existing road, and the turning of vehicles within the curtilage of the site and at the Turkey Hall Lane/Pound Hill junction. Consideration should also be taken to improving facilities for pedestrians and cyclists. Policy CS4 gives reference to flooding and drainage and the Council request this is also given careful consideration by an experienced specialist as this area is known to have flooding issues. Timing and development of infrastructure provision is a concern to the Council under policy CS6 and the Parish Council would like to be consulted over plans to deliver this.

SCC Highways Authority

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

- The maximum 85%ile speed recorded on Turkey Hall Lane adjacent to the site is 26mph and the required visibility for the access on the highway can be met.
- The total daily 2-way flow of traffic on Turkey Hall Lane is 186 vehicles and the additional vehicles from the development will not make the road and junctions over capacity.
- The estimated total vehicle trips in the AM peak hour is 30 vehicles (average 1 vehicle every 2 minutes) which is acceptable in this location.
- There are 2 slight injury accidents on Pound Lane; not near the site.

- The proposed carriageway widening and footway works improves access to village amenities for vehicles, cyclists and pedestrians.

Taking all the above into account, it is our opinion that this development would not have a severe impact (NPPF para 32) therefore we do not object to the proposal subject to standard conditions.

BMSDC Heritage

The Heritage Team considers that the proposal would cause a low level of less than substantial harm to a designated heritage asset because it would adversely impact the setting of a listed building.

The application is for outline planning permission for 51 new houses on agricultural land, as well as associated highways improvements, on land on the north side of Bacton. The heritage concern relates to the impact of the development on the setting of the Grade II Listed Turkey Hall, a c.17 house with paddock located adjacent to the proposal site to the northwest.

The development site would cover two fields on the edge of Bacton's existing settlement boundary. To the south of the development site is a c.20 housing development and a playing field. To the north west is Turkey Hall, which is currently surrounded on three sides by agricultural land. To its south west, across Turkeyhall Lane, are a few, detached dwellings with fields beyond.

Historic maps show that the setting of Turkey Hall was historically characterised by its isolated position within agricultural land. While the built-up boundary has moved relatively close to the building more recently, there is still enough separation for the building to be read as within agricultural land and distinct from the village. Recently, two bungalows have been built on the opposite side of Turkeyhall Lane, to the south west of the listed building, which do erode this character to a limited extent. Nonetheless, these buildings are set back in their plots, limited in massing and within an area surrounded by mature vegetation, so it is considered that they only have a limited impact upon the setting of Turkey Hall. Additionally, when considered as a group, Turkey Hall and these bungalows still feel somewhat isolated from the denser development to the south, due to the dense vegetation along this portion of the west side of Turkeyhall Lane.

In contrast, the land to the east, where the proposal site is, is much more open, so the proposed development would be much more dominant within the setting of Turkey Hall. Additionally, it would result in a significant parcel of land between the listed building and the c.20 development to the south becoming suburbanised. Therefore, the historic characteristic of isolation regarding Turkey Hall, still preserved to a large extent, would be severed, as the listed building would be read as within the context of the housing estate, rather than beyond one.

In conclusion, the application does not meet the requirements of s.66 of the P(LBCA)A 1990, nor the policies within the NPPF and the Local Plan. It is for these reasons that the Heritage Team does not support the proposal.

If the proposal were to be granted, the Heritage Team would recommend that any buildings located in the plots adjacent to Turkey Hall and/or its land were kept to one storey, reflecting the existing bungalows to the south west, to avoid them dominating the listed building and its land.

BMSDC Heritage – additional comments following amendment

Overall, the amendments would reduce the harm to the setting, and thus the significance of Turkey Hall. Nonetheless, there remains a low level of harm, as any proposal to develop this site, especially along Turkeyhall Lane, would reduce the isolated setting of Turkey hall and thus negatively impact its significance.

Suffolk Preservation Society

We have concerns regarding the impact of the proposals on the setting of Grade II listed Turkey Hall, a 17th century farmhouse located adjacent to the north west of the site.

We would suggest that a substantial landscape buffer area is incorporated into the site layout to protect the setting of Turkey Hall, by allowing the new dwellings to be sited away from this boundary, and enhanced planting be used to further screen the new development from this direction.

Additional comments following revised layout:

Many thanks for notifying SPS on the revisions to this application. We had raised concerns in our previous response regarding the impact of the development on the setting of the listed farmhouse. We therefore welcome that the amendments to layout which show the large detached dwelling nearest to the listed farmhouse has been removed. We also welcome the substantial amount of new tree planting which should help to screen the development from the heritage asset. This planting will also soften the transition from the village to its rural surrounding and retain a degree of separation between the village edge and Turkey Hall when travelling out of the village along the road.

Planting to the boundaries and within the development will also help to integrate the scheme into the countryside/ village edge. We would also like to see appropriate boundary treatment to the countryside edges - e.g post and rail fencing rather than close boarded fencing. In addition the fencing of the garden boundaries of plots 51 and 52 which run alongside the lane should also be carefully considered.

County Development Contributions Manager

Education:

Based on existing forecasts, SCC will have some limited surplus places available at the primary school for 10 pupils meaning that for the remaining 1 place required this will result in a future CIL funding bid of at least £12,181 (2017/18 costs). At the secondary school level SCC will have no surplus places available, for which a future CIL funding bid of at least £168,299 (2017/18 costs) will be made.

Early years:

From these development proposals SCC would anticipate up to 6 pre-school children arising, at a cost per place of £8,333.

Libraries:

A CIL contribution of £216 per dwelling is sought i.e. £11,016, which will be spent on enhancing provision at the nearest library

County Archaeological Service

This proposed development site lies in an area of archaeological potential as recorded by information held by the County Historic Environment Record (HER). The development is located to the east of, and in a similar topographic location to a Roman villa site and a prehistoric site including an enclosure and roundhouses (HER no. WYV 010). Although there are no recorded heritage assets within the proposed development site itself, this area has not been the subject of previous systematic investigation and recording. The scale of the site is such that it offers potential for the discovery of hitherto unknown important features and deposits. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit and below ground heritage assets that exist. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. Two standard conditions recommended.

County Fire and Rescue Service

No objection – condition requiring fire hydrants to be installed.

Place Services - Ecology

No objection subject to standard ecological conditions.

Lead Flood Authority

No objection subject to standard conditions.

BMSDC Air Quality

No objection.

BMSDC Land Contamination

No objection.

BMSDC Waste

No objection subject to condition.

BMSDC Environmental Health-Noise/Odour/Light/Smoke

No objection subject to conditions.

BMSDC Housing Enabling Officer

No objection.

Open market homes: This proposal has submitted an indicative layout with 17 bungalows out of a total of 33 open market homes which equals 51% of the homes for sale on this site which is to be welcomed due to the aging population in Mid Suffolk and particularly in our rural villages.

Affordable houses: revised mix and sizes required.

BMSDC Arboricultural Officer

I have no objection to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a small number of trees are proposed for removal these are of limited amenity value and/or poor condition and their loss will have negligible impact upon the appearance and character of the local area.

NHS England

Provision of increased capacity within existing healthcare premises to be sought by CIL contributions. Funds likely to be used to reconfigure/extend Manor Farm Branch Surgery.

Environment Agency

No objection.

Anglian Water

No objection subject to foul water strategy condition.

B: Representations

Objections received on the following grounds (summarised):

Highway safety

Unsafe access

Construction traffic

Impact on the character of Turkey Hall Lane and Clay Lane

Heritage impacts on Turkey Hall

Noise and light pollution

Drainage and surface water run off issues

Excessive traffic generation

Flooding issues

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site comprises (Grade 3) agricultural land to the north of Bacton, which is designated as a Key Service Centre in the Core Strategy. The site is located between residential properties to the west (Woodward Avenue) and south (North Close), and the Diss to Ipswich railway line to the east. The site fronts Turkey Hall Lane. To the east of the site is St Mary's Close Playground. The site abuts the village settlement boundary on its southern and western sides. To the north are arable fields.
- 1.2 In respect of heritage assets, at the north western corner of the site is Turkey Hall, a Grade II listed property and its associated outbuildings and land, which wrap around this corner of the site and front onto Turkey Hall Lane. This is the nearest listed building to the site, with others located some distance away in the central body of the village.
- 1.3 The site is not in or abutting a Conservation Area (there are no Conservation Areas in the village). The site is not in an area of special character designation such as an Area of Outstanding Natural Beauty or Special Landscape Area. Nor is the site adjoining, or in proximity to, any designated landscape areas of special significance.
- 1.4 The site measures 3.52 ha (8.7 acres). The site is located in Flood Zone 1.
- 1.3 There is an existing field access to the site from Turkey Hall Lane. There are no Public Right of Ways that traverse or run close to the site.

2. The Proposal

- 2.1. The application seeks outline planning permission with all matters reserved except access for up to 51 dwellings.
- 2.2 An indicative layout has been provided to demonstrate how the site could develop if outline permission is granted. As noted in the supporting Planning Statement, the purpose of the indicative layout plan is simply to illustrate that the quantum of development, that being eight dwellings, can be accommodated at the site in an acceptable form. Key elements of the indicative layout are as follows:
 - Upgrade of the field access (to a new junction) on Turkey Hall Lane to serve the development.
 - Mix of detached and semi-detached dwellings at a density of 22 dwellings per hectare excluding the areas reserved as open space.
 - 35% affordable housing provision (18 dwellings).
 - Localised upgrade works to Turkey Hall Lane, widened to allow large vehicles to pass and incorporation of a footpath network.
 - Single and double storey dwellings envisaged.
 - Significant areas of public open space (totalling 1.2ha) comprising local play areas, public open spaces and green infrastructure.
 - Three attenuation ponds.
 - Pedestrian and cycling connectivity through North Close with an improved cycle/footpath to Pound Hill as well as via the existing recreation ground.
 - Retention and enhancement of all existing boundaries through new landscaping proposals.
 - Foul water pumping station.

3. The Principle of Development

3.1 The applicant engaged with Council officers prior to making the application. Pre-application officer advice was positive subject to detailed design matters. The applicant also engaged with the local community prior to application lodgement.

3.2 The Draft Babergh and Mid Suffolk Joint SHLAA, May 2016, identifies the application site as SS0099. In respect to development suitability the Draft SHELAA states:

Site is potentially suitable, but the following constraints have been identified which would require further investigation:

Highways – regarding access, footpaths and infrastructure required

Heritage - Potential impact upon a Grade II listed building

Estimated dwelling yield: 50

3.3 The Council cannot currently demonstrate a five year housing supply. Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year housing supply. Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.

3.4 The NPPF requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle. Paragraph 7 of the NPPF sets out three dimensions for sustainable development: economic, social and environmental.

3.5 The proposed scheme represents sustainable development, responding positively to the three dimensions, in accordance with the NPPF. The principle of developing the site for residential purposes is therefore acceptable. The following assessment outlines why this principle is accepted.

4. Economic, Social and Environmental Sustainable Development

4.1 Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising 'housing should be located where it will enhance or maintain the vitality of rural communities', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.

4.2 The site is located in the countryside, however, it lies adjacent the village settlement boundary. Bacton is a designated Key Service Centre, served by a very good range of local services and facilities, including a primary school, convenience store, medical centre, post office, village hall, public house, football club, church and mobile library service. Many of the amenities are within 800m of the site. Given the proximity of the site to these facilities, there is real opportunity that residents will walk and cycle to these facilities, particularly as pedestrian and cycle connections will be improved as part of the development.

4.3 The application is supported by a Transport Assessment (TA). The TA observes that the village benefits from good bus links to Stowmarket, Eye and Diss, with rail connections from Stowmarket to Ipswich, Cambridge and London on a regular basis. The site is within 400m of the bus stop on Station Road, within easy walking distance. Sustainable modes of transport are credible options for village residents and therefore of future occupants of the proposed development.

- 4.4 The site is a sustainable location for housing given the conveniently accessible facilities that the village provides. This conclusion is supported by the relevant assessment contained in the Draft SHELAA which concludes the site is suitable for residential development. It is noted the proposed lot yield is the same as the quantum suggested in the draft SHELAA (50 dwellings). As such the proposal has benefits with regards to the environmental strand of sustainable development.
- 4.5 The proposed development would add to the housing both in the village and in the district, which would be both a social and economic benefit, with the construction phase providing some benefits, and subsequent additional residents supporting existing services. As such the proposal provides both economic and social benefits.

5. Site Access, Parking and Highway Safety Considerations

- 5.1 Access is a matter sought for approval. Vehicular access to the site will be via an upgrade of the existing Turkey Hall Lane field access.
- 5.2 Paragraph 32 of the NPPF confirms that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. This is interpreted as referring to matters of highway capacity and congestion, as opposed to matters of highway safety. The courts have held that paragraph 32 should not be interpreted to mean that anything other than a severe impact on highway safety would be acceptable (*Mayowa-Emmanuel v Royal Borough of Greenwich [2015] EWHC 4076 (Admin)*).
- 5.3 The Highway Authority raises no objection to the scheme on highway safety grounds. The local highway network can readily accommodate the anticipated increase in traffic generated by the proposed development. Visibility at the access will be SCC standard-compliant. The development offers significant highway improvements works, including making changes to the junction with Pound Hill to improve visibility in both directions, which will improve access to village amenities for vehicles, cyclists and pedestrians, a positive planning outcome.
- 5.4 Parking provision for the 51 dwellings can be readily accommodated in a policy compliant manner.
- 5.5 There is no evidence before officers to suggest adverse highway safety outcomes will result. The proposal does not conflict with Policies T9, T10 or Paragraph 32 of the NPPF.

6. Design and Layout

- 6.1 Policy CS5 requires development to be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.
- 6.2 Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.
- 6.3 Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.
- 6.4 Paragraph 56 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development.
- 6.5 Design, layout and appearance are reserved matters. Notwithstanding, it is clear that these matters, whilst shown as indicative only, have been carefully considered by the applicant. The

applicant has demonstrated, to a high degree, how the proposal represents a site responsive design. Examples include the siting of wooded open space area at the northern end of the site to mitigate the impact on the setting of the Grade II listed Turkey Hall, utilising the existing access to limit highway safety impacts, and providing a low density of development (22 dwellings per hectare) consistent with neighbouring development. A low density development, offering significant landscaping opportunity, is welcomed.

- 6.6 A third of all dwellings are bungalows, a direct response to the pre-application engagement with the local community.

7. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.
- 7.2 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 The site is not in an area of special character designation such as an Area of Outstanding Natural Beauty or Special Landscape Area. Nor is the site adjoining, or in proximity to, any designated landscape areas of special significance.
- 7.4 The application site is visually well contained owing to existing boundary planting, the existence of the road to the western boundary and the body of the village to the south. The site is well related to the village given it abuts the village's settlement boundary and will therefore not appear as an isolated development in the countryside, noting the suburban appearance of the western side of Turkey Hall Lane opposite the site. The development will define a new edge to the village body, not a planning outcome that is considered fatal to the application. Harm in a landscape sense will be relatively limited provided a comprehensive landscaping theme is incorporated. A comprehensive landscape plan, including a detailed boundary treatment plan, will be required to ensure the rural landscape character is maintained and enhanced. This is most appropriately managed through the (landscaping) reserved matters stage of the development process.
- 7.6 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity.
- 7.7 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.
- 7.8 Paragraph 118 of the NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.
- 7.9 An Ecology Report supports the application. Place Services (Ecology) raise no objection and suggested conditions are supported by officers. The proposal responds favourably to Policy CS5 of the Core Strategy and Policy CL8 of the Local Plan.

- 7.10 The application is supported by an Arboricultural Impact Assessment which has been reviewed by Council's Arboricultural Officer. The Arboricultural Officer does not raise an objection. There will be no loss of significant trees and significant landscape planting will offer enhanced local arboricultural values.

8. Land Contamination

- 8.1 The application is supported by the necessary contamination assessment. Environmental Health do not raise an objection to the scheme.

9. Heritage Issues

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings.
- 9.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Listed Building or its setting.
- 9.3 Where policies are out of date, paragraph 14 of the NPPF says that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies indicate development should be restricted. In this case there are specific NPPF policies relating to designated heritage assets that should be considered.
- 9.4 Paragraph 129 of the NPPF identifies that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 9.5 Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 9.6 Council's Heritage Team consider the development will cause a 'low level of less than substantial harm' to the setting of the Grade II listed Turkey Hall. The team is concerned that the immediate land around the hall will become suburbanised and this will undermine the historic characteristic of isolation regarding the hall, as the listed building would be read as within the context of the housing estate, rather than beyond one. The layout proposed is indicative and over the course of the application amended by the applicants to demonstrate the separation that can still be offered to Turkey Hall.
- 9.7 The setting of Turkey Hall will change, this is not in dispute. The applicant has designed the indicative layout in a manner that seeks to mitigate the impact on the rural setting of Turkey Hall. In particular, the proposed expanse of wooded open space has been set adjacent the listed property. This landscaped buffer will maintain a rural setting, albeit a setting that will no longer comprise an open, rural field. A landscaped setting is not considered unacceptable as it will retain, to some degree, the prevailing rural character. The hall will continue, to some extent, to read as an isolated property on the periphery of Bacton village. Moreover, it is noted that the western side of Turkey Hall Lane has already been developed up to Turkey Hall and development on the eastern side of the lane is clearly visible from around the Hall in views south across the intervening field which forms part of the application site.
- 9.8 As noted earlier in the report, the site is not in or abut a Conservation Area and there are no Conservation Areas in the village.

10. Impact on Residential Amenity

- 10.1 Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas.
- 10.2 Paragraph 17 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 10.3 The indicative layout demonstrates the site is readily capable of accommodating 51 dwellings in a manner that will not result in detriment to the residential amenity of future occupiers of the development or occupiers of neighbouring dwellings. The proximity to the rail line is noted, however given the separation distance between the proposed dwellings and the line, it is not considered necessary that noise insulating construction methods are warranted. Amenity standards will be carefully scrutinised at the reserved matters stage of the approvals process.
- 10.4 It is to be noted that the proposed scheme has not attracted any objections on residential amenity grounds, such as overlooking, loss of sunlight/daylight or visual bulk effects. This is perhaps indicative of a design approach that has been carefully considered, taking account of neighbouring amenity expectations.
- 10.5 Internal amenity for future occupants will be of a sufficient standard, with all dwellings provided reasonable levels of private open space and appropriate aspect/outlook. Solar and daylight access levels are adequate, and whilst there will be a level of intervisibility between properties, appropriate privacy is afforded to each plot. Separation distances between dwellings and carefully sited garages ensures any visual bulk effects will be minimised, safeguarding future occupants' amenity.
- 10.6 Construction hours can be managed by planning condition, as recommended by Council's Environmental Health Officer, to ensure the construction phase of development is carried out in a manner that safeguards neighbouring residents' amenity.
- 10.7 The proposal accords with the aspirations of local Policies H13 and H16 and paragraph 17 of the NPPF.

11. Flooding and Drainage

- 11.1 Objectors raise concerns regarding surface water run-off and flood risk. The site is located in Flood Zone 1. The application is supported by a Flood Risk Assessment (FRA). The FRA confirms that there is a localised risk of surface water flooding along the drainage ditch which crosses the site and along the ditch on the western boundary. The indicative site layout accommodates this surface water flooding with buildings located outside the surface water flood zone and that affected properties will have finished floor levels at least 150mm above ground level.
- 11.2 The Lead Flood Authority has reviewed the submitted FRA and does not raise objection subject to standard conditions. In the absence of an objection from the Lead Flood Authority a reason for refusal on flood grounds cannot be sustained.
- 11.3 An adoptable pumping station has been included within the indicative layout to address concerns raised by Anglia Water regarding foul water management. Anglian Water's suggested condition is agreed.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1 Council cannot demonstrate a five year housing supply. Local policies relating to the supply of housing, including Policy CS2, CS11 and CS15, must be considered not up-to-date in accordance with the NPPF.
- 12.2 Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.
- 12.3 Officers conclude that specific policies do not indicate development should be restricted. Therefore, the proposal should proceed to be determined in accordance with the presumption in favour of sustainable development – the ‘tilted balance’ approach.
- 12.4 The NPPF advises that the environmental aspect of sustainability includes contributing to protecting and enhancing our natural, built and historic environment; economic and social gains should be sought jointly and simultaneously with environmental improvement.
- 12.5 The economic and social gains will be significant, the most notable being the boost to the housing supply and increase in much needed affordable housing stock (required revisions to the affordable mix can be secured through the s106 process). Other gains include improved traffic conditions and enhanced pedestrian and cyclist connectivity to the village (to be secured through a s278 Agreement), and recreational benefits through public open space provision, including new play space. Environmental benefits include biodiversity enhancements and landscaping providing screening and visual amenity benefits.
- 12.6 The site is a sustainable location on the edge of a key service centre. The proposed development is physically well related to the village, set adjacent the settlement boundary. Visual intrusion into the countryside will be limited given the development is set against the backdrop of the body of the village. The development will not be isolated in a visual or social sense. Landscape harm will be less than moderate. There will be harm to the setting of the Grade II listed Turkey Hall however this harm is limited and mitigated through the incorporation of a landscaped buffer and is outweighed by the significant economic, social and environmental gains identified above.
- 12.7 Highway safety outcomes are appropriately safeguarded, with the Highways Authority raising no objection. Residential amenity levels for neighbouring residents can be maintained. Amenity for future occupants will be to an acceptable standard.
- 12.8 Archaeology, ecology, tree impacts, sustainable construction methods and contamination are all matters that can be adequately managed by planning condition.
- 12.9 The proposal represents a site responsive design. The Parish Council is in support of the proposed scheme. The application is well supported by a comprehensive package of specialist reports that demonstrate how the development has been crafted in a manner that responds positively to all site constraints.
- 12.10 There are no compelling reasons to withhold the grant of outline planning permission for up to 51 dwellings. The proposal constitutes sustainable development for which the NPPF carries a presumption in favour and therefore the outline application is recommended for approval.

RECOMMENDATION

- (1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager – Planning for Growth to secure:
- Affordable Housing
 - Provision, management and maintenance of public open space
 - Offsite highway works.
- (2) That the Corporate Manager – Planning for Growth be authorised to grant Outline Planning Permission subject to conditions including:
- Standard Time Limit Condition
 - Reserved Matters to be submitted and agreed
 - Approved Plans
 - As recommend by Highways
 - As recommended by Environmental Health
 - Surface water drainage scheme to be agreed and fully implemented as approved
 - Sustainable Urban Drainage System
 - Construction surface water management plan detailing surface water and storm water
 - Foul water strategy Anglian Water
 - Sustainability efficiency measures
 - Archaeological work and monitoring
 - Details of fire hydrants to be submitted
 - The recommendations of the ecological report to be adhered to
 - Construction management plan including hours of construction
 - Detailed hard/soft and boundary landscaping to be submitted with reserved matters
 - Arboricultural Impact Assessment and Method Statement compliance
 - Implementation of landscaping scheme
 - Unexpected contamination
 - Secure mitigation and ecology enhancement measures
 - Lighting scheme – biodiversity
 - Waste vehicle manoeuvring
 - Withdrawal PD rights
- (3) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Corporate Manager – Planning for Growth be authorised to refuse planning permission on appropriate grounds.