



Creting St Mary Parish Council

Parish Clerk: Jennie Blackburn

The Knoll, 1 All Saints Road,

Creting St Mary, Ipswich

IP6 8NF

clerk@csmc.co.uk

01449 721369

F.A.O. Alex Scott
Planning Department
Mid Suffolk District Council

Friday, 9th April 2021

Dear Alex

DC/21/01747 – Planning Application – Erection of 18 No. dwellings and creation of new vehicular access and parking (following demolition of existing buildings) – J Breheny Contractors Ltd, Flordon Road, Creting St Mary

Creting St Mary Parish Council wishes to record its **OBJECTION** to the above planning application and requests that its views, along with those of local residents, are given significant weight by the District Council in determining this application.

- **Overdevelopment** - Creting St Mary has recently seen applications approved for 52 houses at the Breheny site and 43 houses on Jacks Green Road – a concerning overdevelopment issue which adding another 18 houses to will overwhelm an already insufficient infrastructure.
- **Access / Unsuitable Road** - Flordon Road is a country road which in places narrows to a single lane and is unable to sustain a major increase in vehicles. HGVs are common users of the road and have often become stuck when trying to pass each other, ruining grass verges in their path. Flordon Road is also a busy road, being the main exit by Creting St Mary residents to the A14. Access onto such a road for a housing development will just increase the risk of an accident with its narrowness and blind bends.
- **Footpath** - The suggested footpath is unacceptable and needs a lot more thought and research to ensure its viability. The Parish Council believe that the suggested route crosses private land, so clearly an issue that needs immediate attention. The proposed footpath is to be 15 cm high. Such a height would be easily mounted by the type of vehicles using the road which in itself will be highly dangerous to pedestrians. The Plan presented does not show the two newly built properties on Flordon Road whose driveways would be part of the proposed footpath.
- **Sewerage System** - The current sewerage system is already inadequate which causes serious concern regarding the ability to meet an increase in waste disposal. Local residents currently experience problems with raw sewage flooding their gardens on occasions.
- **Parking** – proposed parking on the new development only meets Suffolk County Council Highways' minimum requirement. It is therefore anticipated that residents and visitors' cars will be parked on roadways and footpaths within the development impeding pedestrian access and also the access of emergency vehicles.

Yours faithfully

Mrs Jennie Blackburn
Parish Clerk

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 31 March 2021 09:52
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Consultation Response: Planning Application DC/21/01747

 **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Dear Sir/Madam

Application ref: DC/21/01747
Our ref: 348096

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

Ed McIntyre
Natural England



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk

AW Site Reference: 172273/1/0118640

Local Planning Authority: Mid Suffolk District

Site: J Breheny Contractors Ltd Flordon Road
Creting St Mary Ipswich Suffolk IP6 8NH

Proposal: Erection of 18No dwellings and creation of new vehicular access and parking

Planning application: DC/21/01747

Prepared by: Pre-Development Team

Date: 14 April 2021

ASSETS

Section 1 - Assets Affected

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: 214734 Flood Risk Assessment dated 11th March 2021 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (3) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (4) INFORMATIVE - The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. 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. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information:

<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/>

Our Ref: 21_04253_P and 21_04254_P
Your Ref: DC/21/01747 and DC/21/01800

19/04/2021

Dear Sir/Madam

RE: Erection of 18 No dwellings and creation of new vehicular access and parking (following demolition of existing buildings) and Application under Section 73 for Variation of Conditions for 4188/15 and DC/18/05612 Reserved Matters Approval, Section A, Condition 1 and concurrent condition approval DC/18/05601, conditions 5,7,8,11,12,13,14,15,16,19,21,22,23,24,26,27,28,29,30,31,32,36,39,41,42,44,45 and decisions DC/18/05601, DC/20/01752, DC/20/01179 and DC/19/05466 at J Breheny Contractors Ltd Flordon Road Creting St Mary Ipswich Suffolk IP6 8NH

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I am pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 163 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance



Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)



Cert No. GB11990

Cert No. GB11991

Your Ref:DC/21/01747
Our Ref: SCC/CON/1386/21
Date: 14 April 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/21/01747

PROPOSAL: Planning Application - Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

LOCATION: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

ROAD CLASS:

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

The proposal indicates a minor access road feeding the dwellings;

- the layout of parking means long lengths of dropped kerbing and high quantity of vehicles will need to reverse. especially at the turning head which is not acceptable.
- the forward visibility for both private accesses and bends need to be considered to ensure no obstructions so there is no planting of trees or hedging.

We can recommend conditions once the above points have been addressed. We look forward to receiving further information.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Your Ref:DC/21/01747
Our Ref: SCC/CON/1386/21
Date: 14 April 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/21/01747

PROPOSAL: Planning Application - Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

LOCATION: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

ROAD CLASS:

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

The proposal indicates a minor access road feeding the dwellings;

- the layout of parking means long lengths of dropped kerbing and high quantity of vehicles will need to reverse. especially at the turning head which is not acceptable.
- the forward visibility for both private accesses and bends need to be considered to ensure no obstructions so there is no planting of trees or hedging.
- Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July of this year 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. It states 'Cycling must no longer be treated as marginal, or an afterthought'. There may be fewer cyclists and pedestrians in rural areas and it is unlikely to be able to achieve a 3m shared facility in the area. However, there is a PROW bridleway near the site so we would recommend the applicant investigates if this could be used as part of any improvements for the vulnerable user.

We can recommend conditions once the above points have been addressed. We look forward to receiving further information.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Dear Alex Scott,

Subject: Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings), J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich, Suffolk, IP6 8NH.

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application Ref: DC/21/01747.

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

- Site Location Plan Dated: Feb 2020 Ref: 5550-PA01
- Existing Site Plan Dated: Nov 2015 Ref: Yard Survey 2015 Rev D
- Site Master Plan Dated: Feb 2020 Ref: 5520-PA03
- Phase 2 Master Plan Dated: Feb 2020 Ref: 5520-PA02
- S104 Adoptable Drainage Layout Dated: Feb 2021 Ref: BFR-CCL-ST-XX-DR-C-3002 Rev P10
- Flood Risk Assessment Parts 1-4 of 4 Dated: Mar 2021 Ref: 214734
- Land Contamination Risk Assessment Dated: Apr 2020 Ref: 15542RS

A holding objection is necessary because the surface water management strategy is reliant on the drainage designed for Phase 1 of the development, however insufficient information has been submitted to confirm that this system has capacity for surface water runoff from Phase 2.

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 objections. 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. An onsite method of managing surface water runoff should be sought in the first instance, unless sufficient evidence to the contrary can be provided.
2. If surface water runoff cannot not be managed onsite then it should be demonstrated that there is adequate capacity within the Phase 1 drainage system to accommodate the flows from Phase 2. This should include, but is not limited to, dimensioned drawings, details and network calculations of the complete system.
3. A site specific ground investigation should be submitted for review. Please note, the trial pit logs, infiltration testing results and contamination testing results contained within the submitted site investigation (Appendix E of the FRA) cover Phase 1 only.
4. Treatment of surface water runoff should be undertaken in accordance with the CIRIA Pollution Hazard & Mitigation Indices. Trapped gullies are not an acknowledged treatment stage in the CIRIA SuDS Manual and therefore another form of treatment should be considered for the "low traffic shared access road".
5. The design head on a Hydrobrake or other vortex flow control is usually taken as the difference in elevation between the invert of the outlet pipe and the top water level. Further

information should be submitted to support the value of 2.6m being used as design head in the calculations.

6. A safety factor of 2 should only be used where the contributing area is less than 100m². In light of this, the safety factor attributed to the 'S18' area of permeable paving should be reviewed.

Kind regards

Hannah

Hannah Purkis BSc (Hons) GradCIWEM
Flood and Water Engineer
Flood and Water Management
Growth, Highways and Infrastructure Directorate

From: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Sent: 01 April 2021 16:40
To: Planning Contributions Mailbox <planningcontributions.admin@suffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: FW: Application - Creeting St Mary, J Breheny Contractors Ltd, Flordon Road IP6 8NH

Good afternoon,

We have looked at this proposal. In our opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)
Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY
Tel.:01284 741230
M: 07523931041
Email: lisa.depasquale@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,

Thank you for consulting me about the proposed residential development off Flordon Road in Creeting St Mary. On reviewing the application documents I have no comment to make, as the development does not meet the threshold in requiring a Travel Plan in accordance with the Suffolk Travel Plan Guidance.

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/>

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

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 25 March 2021 13:25

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/21/01747

Please find attached planning consultation request letter relating to planning application - DC/21/01747 - J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

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
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/F220851
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 26/03/2021

Dear Sirs

J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich IP6 8NH
Planning Application No: DC/21/01747
A CONDITION IS REQUIRED FOR FIRE HYDRANTS
(see our required conditions)

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

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

/continued

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: enquiries@wk-architects.co.uk

Enc: Sprinkler information

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

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

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

Date: 26 March 2021

Planning Ref: DC/21/01747

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, IP6 8NH
DESCRIPTION: 18 Dwellings
HYDRANTS REQUIRED**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

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

OFFICIAL

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

The Next Step

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

Your ref: DC/21/01747
Our ref: 60140
Date: 08 April 2021
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:

planningblue@babberghmidsuffolk.gov.uk

FAO Alex Scott

Dear Alex,

Re: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH - Planning Application - Erection of 18 No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

I set out below Suffolk County Council's response, which provides our infrastructure requirements associated with this pre-app proposal. This letter replaces my letter sent on 1st April 2021 which omitted school transport costs.

Summary Table – CIL contributions

The table below would form the basis of a future bid to the District Council for CIL funds if planning permission is granted and implemented.

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,837.33	£69,072.00
Education – Secondary	£2,641.67	£47,550.00
Education – Sixth Form	£1,320.83	£23,775.00
Early Years expansion	£1,918.67	£34,536.00
Libraries	£216.00	£3,888.00
Waste	£124.00	£2,232.00
Total	£10,058.50	£181,053.00

Summary Table – S106 contributions

The table below should be secured by a planning obligation if planning permission is to be granted. Justification is identified in the proceeding sections of this letter. SCC's Monitoring fee is set out in section 13.

Service Requirement	Contribution per dwelling	Capital Contribution
Highways		Tbc
Secondary school transport	£669.44	£12,050
Total	£669.44	£12,050.00

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

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

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

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

This site is not proposed to be allocated in the emerging Joint Local Plan.

Community Infrastructure Levy

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

The Babergh Local Plan 2011 – 2031 Core Strategy & Policies (Part I of New Babergh Local Plan) adopted on 25 February 2014. Policy CS1: Applying the Presumption in favour of Sustainable Development in Babergh. Policy CS21: Infrastructure Provision deals with developer contributions.

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

The county council and the District Council have a shared approach to calculating infrastructure needs, in the adopted [Developers Guide to Infrastructure Contributions in](#)

Suffolk.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of developer contributions funding:

1. Education. The County Council has the statutory responsibility for education, and has a duty to ensure that there are sufficient school places to meet the needs of the population now and in the future (Education Act 1944, 1996 Statutory Responsibilities). Paragraph 94 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

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

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

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

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

SCC would anticipate the following minimum pupil yields from this development

based on the indicative housing mix:

School level	Minimum pupil yield:	Required:	Cost per place £ (2020):
Primary school age range, 5-11:	4	4	17,268
Secondary school age range, 11-16:	2	2	23,775
Secondary school age range, 16+:	1	1	23,775

Total education contributions:	£140,397.00
--------------------------------	--------------------

Primary School

The catchment school is Bosemere CP School which expanded from 315 to 375 places in September 2020 to mitigate previous development within the catchment. The school is forecast to be over capacity. The Masterplan is to expand the school to 420 places which can mitigate this development with a contribution as set out on page 1.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for primary schools is £17,268 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£17,268 / 1.00) produces a total of £17,268 per pupil for permanent expansion of primary schools.

Secondary School/Sixth Form

The catchment schools are jointly Debenham and Stowmarket, but the nearest secondary schools are Stowmarket High, Stowupland and Claydon High Schools. All are over three miles away from the development. The schools are forecast to have no surplus places. A CIL bid would be expected to be made for expanding Stowmarket High to mitigate this development. Sixth form provision is provided at One and Stowupland High where there is a shortage of places and there are projects to expand.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is

1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

Secondary School – transport contributions

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

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

12 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Therefore, contributions of £1,205 x 2 pupils x 5 years = £12,050, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. The contribution will be used for secondary school transport costs.

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

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

Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through the Childcare Act 2016, from September 2017 families of 3

and 4 year olds may now be able to claim up to 30 hours a week of free childcare.

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

From this development proposal SCC would anticipate the following pre-school places arising:

	Minimum number of eligible children:	Required:	Cost per place £ (2020):
Pre-School age range, 2-4:	2	2	17,268

Required pre-school contributions:	£34,536.00
------------------------------------	-------------------

There is currently a deficit of places in the ward when taking into account recent approvals. The above contribution would be used towards expanding existing provision.

- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities.’ A key document is the ‘Quality in Play’ document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF ‘Section 9 Promoting sustainable transport’. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Samantha Harvey will coordinate this.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

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

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

This gives a cost of (33 x £216) = £7,128.00 per 33 people or £216.00 per dwelling for the support of improving services and outreach at the catchment library.

Libraries contribution:	£3,888.00
-------------------------	------------------

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

Every additional dwelling potentially accessing Stowmarket HWRC is now exacerbating the need for a new HWRC serving Stowmarket and its catchment. This is a priority site in the Waste Infrastructure Strategy and a project group has now been established to identify an appropriate site on which to develop a new HWRC fit for purpose and to provide a service in the future to meet the demands of an increasing population in this area.

A contribution will be required through the Community Infrastructure Levy towards the relocation of Stowmarket Recycling Centre, which serves this development at £124 / dwelling. A contribution as set out below is required from the proposed development.

Waste contribution:	£2,232.00
---------------------	------------------

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

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category

M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

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

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

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

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

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

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

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full

fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

- 11. Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.
- 12. Time Limit.** The above information is time-limited for 6 months only from the date of this letter.
- 13. Monitoring fee.** The CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon completion of the agreement.
- 14. Future CIL Bids.** The above infrastructure identified as CIL funded, as opposed to those identified for s106 contributions, will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented. Applications for CIL funding will use the latest cost multipliers at the time of bidding. CIL cuts the link from the development to the infrastructure and it's important to remember that some areas of the district will generate a lot of CIL but will have little infrastructure to deliver due to capacity, so the pot should be seen as district wide rather than little pots covering each development area.

Yours sincerely,

PJ Freer

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

cc BMSDC, CIL Infrastructure Team
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council
SCC, Carol Barber

Your ref: DC/21/01747
Our ref: 60140
Date: 01 April 2021
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:

planningblue@babermidsuffolk.gov.uk

FAO Alex Scott

Dear Alex,

Re: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH - Planning Application - Erection of 18 No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

I set out below Suffolk County Council's response, which provides our infrastructure requirements associated with this pre-app proposal.

Summary Table – CIL contributions

The table below would form the basis of a future bid to the District Council for CIL funds if planning permission is granted and implemented.

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,837.33	£69,072.00
Education – Secondary	£2,641.67	£47,550.00
Education – Sixth Form	£1,320.83	£23,775.00
Early Years expansion	£1,918.67	£34,536.00
Libraries	£216.00	£3,888.00
Waste	£124.00	£2,232.00
Total	£10,058.50	£181,053.00

Summary Table – S106 contributions

The table below should be secured by a planning obligation if planning permission is to be granted. Justification is identified in the proceeding sections of this letter. SCC's Monitoring fee is set out in section 13.

Service Requirement	Contribution per dwelling	Capital Contribution
Highways		Tbc
Total	0	0

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

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

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

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

This site is not proposed to be allocated in the emerging Joint Local Plan.

Community Infrastructure Levy

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

The Babergh Local Plan 2011 – 2031 Core Strategy & Policies (Part I of New Babergh Local Plan) adopted on 25 February 2014. Policy CS1: Applying the Presumption in favour of Sustainable Development in Babergh. Policy CS21: Infrastructure Provision deals with developer contributions.

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

The county council and the District Council have a shared approach to calculating infrastructure needs, in the adopted [Developers Guide to Infrastructure Contributions in Suffolk](#).

The details of the impact on local infrastructure serving the development is set out below and will form the basis of developer contributions funding:

1. Education. The County Council has the statutory responsibility for education, and has a duty to ensure that there are sufficient school places to meet the needs of the population now and in the future (Education Act 1944, 1996 Statutory Responsibilities). Paragraph 94 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

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

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

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

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

SCC would anticipate the following minimum pupil yields from this development based on the indicative housing mix:

School level	Minimum pupil yield:	Required:	Cost per place £ (2020):
Primary school age range, 5-11:	4	4	17,268
Secondary school age range, 11-16:	2	2	23,775
Secondary school age range, 16+:	1	1	23,775

Total education contributions:	£140,397.00
--------------------------------	--------------------

Primary School

The catchment school is Bosemere CP School which expanded from 315 to 375 places in September 2020 to mitigate previous development within the catchment. The school is forecast to be over capacity. The Masterplan is to expand the school to 420 places which can mitigate this development with a contribution as set out on page 1.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for primary schools is £17,268 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£17,268 / 1.00) produces a total of £17,268 per pupil for permanent expansion of primary schools.

Secondary School/Sixth Form

The nearest catchment secondary schools are Stowmarket High, Stowupland and Claydon High Schools. The schools are forecast to have no surplus places. A CIL bid would be expected to be made for expanding Stowmarket High to mitigate this development. Sixth form provision is provided at One and Stowupland High where there is a shortage of places and there are projects to expand.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE

guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

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

Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare.

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

From this development proposal SCC would anticipate the following pre-school places arising:

	Minimum number of eligible children:	Required:	Cost per place £ (2020):
Pre-School age range, 2-4:	2	2	17,268

Required pre-school contributions:	£34,536.00
------------------------------------	-------------------

There is currently a deficit of places in the ward when taking into account recent approvals. The above contribution would be used towards expanding existing provision.

- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities.’ A key document is the ‘Quality in Play’ document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF ‘Section 9 Promoting sustainable transport’. A comprehensive assessment of highways and transport issues will be required as

part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Samantha Harvey will coordinate this.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

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

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

This gives a cost of (33 x £216) = £7,128.00 per 33 people or £216.00 per dwelling for the support of improving services and outreach at the catchment library.

Libraries contribution:	£3,888.00
-------------------------	------------------

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

Every additional dwelling potentially accessing Stowmarket HWRC is now exacerbating the need for a new HWRC serving Stowmarket and its catchment. This is a priority site in the Waste Infrastructure Strategy and a project group has now been established to identify an appropriate site on which to develop a new HWRC fit for purpose and to provide a service in the future to meet the demands of an increasing population in this area.

A contribution will be required through the Community Infrastructure Levy towards the relocation of Stowmarket Recycling Centre, which serves this development at

£124 / dwelling. A contribution as set out below is required from the proposed development.

Waste contribution:	£2,232.00
---------------------	------------------

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

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

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

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

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

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

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access

for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

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

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

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

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

13. Monitoring fee. The CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon completion of the agreement.

14. Future CIL Bids. The above infrastructure identified as CIL funded, as opposed to those identified for s106 contributions, will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented. Applications for CIL funding will use the latest cost multipliers at the time of bidding. CIL cuts the link from the development to the infrastructure and it's important to remember that some areas of the district will generate a lot of CIL but will have little infrastructure to deliver due to capacity, so the pot should be seen as district wide rather than little pots covering each development area.

Yours sincerely,

PJ Freer

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

cc BMSDC, CIL Infrastructure Team
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council



15 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 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/21/01747
Location: J Breheny Contractors Ltd Flordon Road Creeting St Mary Ipswich Suffolk IP6 8
Proposal: Planning Application - Erection of 18 No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

Dear Alex,

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reviewed the Ecology Report (MHE Consulting, February 2021) relating to the likely impacts of development on designated sites, protected and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Ecology Report (MHE Consulting, February 2021) should be secured and implemented in full. This is necessary to conserve Protected and Priority Species

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application, in line with recommendations contained within the Ecology Report (MHE Consulting, February 2021) Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area.



In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

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

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (MHE Consulting, February 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority, following the details contained within the Ecology Report (MHE Consulting, February 2021)

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*



The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. 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 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 duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

Please contact us with any queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)
Ecological Consultant
ecology.placeservices@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.

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 24 May 2021 07:50
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/01800. Land Contamination

Dear Alex

EP Reference 291663
DC/21/01800. Land Contamination
J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NH.
Application under Section 73 for Variation of Conditions for 4188/15 and DC/18/05612 Reserved Matters Approval, Section A, Condition 1 and concurrent condition approval DC/18/05601, conditions 5,7,8,11,12,13,14,15,16,19,21,22,23,24,26,27,28,29,30,31,32,36,39,41,42,44,45 and decisions DC/18/05601, DC/20/01752, DC/20/01179 and DC/19/05466

Many thanks for your request for comments in relation to the above application. In light of the fact that the only condition relating to land contamination is condition 19 then I can confirm that I have no comments to make with respect to the above application.

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

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 21 April 2021 10:14
To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/01747. Air Quality

Dear Alex

EP Reference : 291081
DC/21/01747. Air Quality
J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NH.
Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

Many thanks for your request for comments in relation to the above application. I can confirm that the scale of development, at 18 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process

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: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>

Sent: 19 April 2021 15:13

To: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: DC/21/01747

Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/01747

Proposal: Planning Application - Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

Thank you for consulting me on this application.

Having reviewed the submitted documents and a conversation with the acoustic consultant, I would recommend that in line with the conclusion in the Sharps Redmore Acoustic Noise Assessment report, dated 20th April 2020, Project No: 2019452 the following is conditioned:

A scheme of sound insulation along with designs of fences and/or garden walls for the proposed residential development shall be submitted to the local planning authority and approved in writing. The recommendations within the report shall be implemented. Prior to first occupation, a sample of dwellings, the number and location of which shall be agreed by the LPA and the developer, shall be independently tested by a suitably qualified person to ensure that both the WHO and BS8233 internal and external amenity space values are being met.

Finally, it is essential that a Construction Management Plan be in place to minimise loss of amenity arising from construction of the development as follows:.

- No development shall commence until a Construction and Environmental Management Plan (CEMP), to cover both demolition/site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof). The plan shall include details of operating hours, scheduled timing/phasing of development for the overall construction period, means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors), loading and unloading of plant and materials, location and management of wheel washing facilities, external lighting, location and nature of compounds and storage areas (including maximum storage heights), waste removal, location and nature of temporary buildings and boundary treatments, dust management, noise management (both in terms of workers and local residents, and to include noise limit at the nearest sensitive residential property, or agreed representative accessible monitoring point) and waste/litter management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall be submitted in phases for each phase of construction so as to take account of protection measures for both newly constructed (and occupier) dwellings as well as those dwellings which existed prior to commencement/

- *No burning shall take place on site during the site clearance/demolition or construction phases of the development.*

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 14 April 2021 12:45
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/21/01747

Dear Alex,

APPLICATION FOR PLANNING PERMISSION - DC/21/01747

Proposal: Planning Application - Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

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

I have viewed the Applicant's documents, in particular the Planning Design and Access statement and I also looked at the original Planning Decision for 52 Houses on the site.

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.

I can find no mention of the issue of Sustainability or Climate Change anywhere in the documents. This is such an important topic area and some consideration of it is expected that I must recommend refusal of the application.

If the Planning Dept does permit I would suggest the following Condition.

A 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).

With developments constructed with levels of insulation, fabric measures and low carbon building services 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. This is to meet; the National milestones, the Future Homes Standard, meaning dwellings are at least zero-carbon ready, and targets leading up to zero carbon emissions by 2050. The other issue is that the properties will be more expensive to heat than properties built to these higher standards.

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 Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage. The applicant may wish to do this to inform future owners of the properties.

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

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

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

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

Guidance can be found at the following locations:

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

Regards,

Peter

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

Public Realm Officers object to this development on the grounds of inadequate provision of play facilities and public open space within the development. The open space on the adjacent development is not sufficient and in a less than ideal location (having been moved from a more central position on the earlier plans to one at the furthest point from this new development). This is a second application for housing and the provision of open space on the original application was based on this current application site being a training centre not more houses. Increased usable open space is required (not landscaping on the edges). This is an isolated development and does not have safe walking routes to other open spaces with the village settlement.

Regards

Dave Hughes
Public Realm Officer

Consultation Response Pro forma

1	Application Number	DC/21/01747	
2	Date of Response	15/04/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Alex Scott – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 7 May 2021

SUBJECT: Re: Applications for planning permission

Proposal: DC/21/01747 - Erection of 18 No dwellings and creation of new vehicular access and parking (following demolition of existing buildings).

DC/21/01800 - Application under Section 73 for Variation of Conditions for 4188/15 and DC/18/05612 Reserved Matters Approval, Section A, Condition 1 and concurrent condition approval DC/18/05601

Location: J Breheny Contractors Ltd Flordon Road Creeting St Mary Ipswich Suffolk IP6 8NH

Key Points

1. Background Information

Extant permission 4188/15 permits 52 homes. These applications seek to extend the site, increasing the total number of dwellings to by 70, and to relocate much of the affordable housing already permitted to the site extension.
--

The policy position for a development of 18 dwellings would be 6.3 affordable homes. Across 70 dwellings it would be 24.5. The proposal is for the policy requirement to be met across the development as a whole. If this new application is to be permitted, policy compliance should be sought with an acceptable tenure mix and joined up approach across the site as a whole.
--

2. Housing Need Information:

- 1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
 - 1.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. **Ref1 SHMA 2019, p.122 – Summary section.**
 - 1.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly
-

forming households, and for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

3. Preferred Mix for Affordable Housing

3.1 Mid Suffolk policy is for relevant development to provide 35% affordable housing. The original application (4188/15) provided 18 units of 52, which is 35% rounded to the nearest whole number.

3.2 The applicant is proposing that an extended site of 70 dwellings would provide 24 affordable units, which is 35% rounded down from 24.5. Furthermore, the affordable units would be moved from 'Phase 1' to 'Phase 2'.

3.3 If these applications are approved, it needs to be ensured that a coordinated approach is taken in order to treat Phase 1 and Phase 2 as one site.

3.4 The affordable housing mix for the original application, agreed in a Section 106 agreement dated 8 April 2016, is as follows. Units were clustered around the site entrance and access road.

Number of units	Bedrooms and Occupants	Unit Size (GIA) (m2)	Tenure and Type
4	1b2p	48	Affordable Rent - Flat
6	2b4p	76	Affordable Rent – House
4	3b5p	85	Affordable Rent – House
4	2b4p	76	Shared Ownership - House

3.5 The new proposed mix is as follows. In this iteration, affordable units are clustered on phase 2, on the South-East corner of the site.

Number of units	Bedrooms (number of occupants specified) of not	Unit Size (GIA) (m2)	Tenure and Type
10	1	Not specified – applicant to confirm	Flat – tenure TBC
10	2	Not specified – applicant to confirm	House – tenure TBC
4	3	Not specified – applicant to confirm	House – tenure TBC

3.6 The changes proposed would result a significant increase in the number and proportion of 1-bed flats, with ten in total, in two blocks of 6 and 4 respectively, circa 50m apart. Given the overall size of the site, this is not the most appropriate distribution.

3.7 The proposed distribution is not supported, with all 24 units in one corner of the site. The increase in site size and number of units provides an increased opportunity to pepper-pot affordable housing throughout the development, whereas the distribution shown places all the affordable homes between the existing employment use and the A14.

3.8 Regardless of the eventual distribution of tenures, it will need to be ensured that all dwellings will not experience unacceptable levels of noise or air pollution from the A14.

3.9 The changes proposed would also result in a significant decrease in the proportion of affordable units coming forward as 2-bed houses. It is also notable that none of the units (market or affordable) are proposed as bungalows.

3.10 The following alternative mix is proposed for the affordable housing.

Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)	Tenure and Type
6	1b2p	50	Affordable Rent - Flat
6	2b4p	79	Affordable Rent – House
2	2b4p	70	Affordable Rent – Bungalow
4	3b5p	93	Affordable Rent – House
4	2b4p	79	Shared Ownership - House
2	3b5p	93	Shared Ownership - House

3.11 Given that 35% of 70 does not equate to a whole number, the residual 50% of an affordable unit need should be provided via a commuted sum. This equates to **£37,968**. The calculation is appended to this memo¹. The alternative would be to provide an additional unit on site, and round to a whole number of units (25), as was the approach taken for the original application.

3.12 The applicant needs to specify the gross internal floor areas for the units, along with the number of persons they are intended to accommodate, in order that they can be assessed for consistency with the Nationally Described Space Standards.

3.13 The Design Expectations Validation Form commits to a tenure-blind design. It needs to be confirmed that this is the case. The applicant should also confirm the access arrangements for the gardens for units 4,5,6 and 7.

3.14 A phasing plan will need to be agreed and secured, to ensure that affordable homes are delivered alongside market homes.

4. Open Market Mix: -

4.1 The open market dwellings proposed across both phases are: -

- 15 x 2-bed houses
- 21 x 3-bed houses
- 9 x 4-bed houses
- 1 x unknown (house type 4A, plot 27)

Total: 46

4.2 This figure is derived from the 34 units permitted under 4188/15 which remain unaffected by these applications, the 8 affordable units in phase 1 which are proposed for conversion to market units under DC/21/01800 and the 4 additional market units proposed by DC/21/01747.

4.3 I haven't been able to identify Gross Internal Floor Areas or the number of individuals intended to be accommodated in each unit, so I am unable to determine consistency with the Nationally Described Space Standards.

4.4 The majority of the units are 2- and 3-bed. The proportions bear a reasonable resemblance to the proportions of new market dwellings estimated as being required for the District as a whole, although without any 1-bed market unitsⁱⁱ.

4.5 The open market element could do more to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are already in the property-owning market and require appropriate housing enabling them to downsize.

4.6 It is also notable that all units are intended to be 2 or 2.5 storeys. No bungalows are proposed. It is noted that the applicant proposes to deliver the units to the M4(1) standard, which is the minimum level of accessibility under the Building Regulations.

4.7 Data from the 2011 Census shows significantly higher levels of under-occupation in Creeping St Mary (86%) than both Mid Suffolk (80%) and England as a whole (69%), again indicating potential demand for smaller homes to enable downsizing.

5. Other requirements for affordable homes:

- Properties must be built to current Homes England and Nationally Described Housing Standards 2015. The affordable homes included do all meet the standards set out in the NDSS.
- All ground floor flats to be installed with a level access shower rather than a bath. Development to meet Part M (4) category 2 of the Building Regulations would also be welcomed.
- The Council is granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- The location and phasing of the affordable housing units must be agreed with the Council through the Section 106 agreement to ensure they are integrated within the proposed development according to current best practice – see comments made above.
- Adequate parking provision, cycle storage and shed provision is made for the affordable housing units.
- The Council will not support applications for grant funding to deliver these affordable homes.

Robert Feakes, Housing Enabling Officer

ⁱ Appendix 1: Commuted Sum Calculation

The commuted sum calculation is as follows based on a 2-bed affordable dwelling as this is much needed within the district:

An NDSS compliant 2 bed 4-person house @ 79 sqm GIA at a design and build rate of £2,000/m² for an affordable unit gives the following total design and build cost:

$$79 \times £2,000 = £158,000$$

A suitable plot value based on the above property and taking the District Valuation Service Property market report into account at £600/sqm is £47,400.00

Design and Build Cost:	£158,000
Plot Value:	£47,400
Plus, Housing Association on costs at 7% of design and build	£11,060
Plus MSDC management fee of	£500.00

Less Housing Association acquisition price

£141,024

Commuted sum total =

£75,936 per 2 bed house unit

The figure for 1 whole dwelling is £75,936 therefore in this case the sum required to be paid for 40% of one dwelling = **£37,968**

ii

Appendix 2: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 (January 2019)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



APPROVAL OF RESERVED MATTERS

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

Correspondence Address:

Wincer Kievenaar Architects Ltd
2 Market Place
Hadleigh
IP7 5DN

Applicant:

Mr Trevor Stiff
J Breheny Contractors Ltd,
Flordon Road
Creeting St Mary
IP6 8NH

Date Application Received: 24-Dec-18

Application Reference: DC/18/05612

Date Registered: 27-Dec-18

Proposal & Location of Development:

Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

Section A – Plans & Documents:

This decision refers to drawing no./entitled P_10_03 received 28/12/2018 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:

Roof Plan - Proposed 10_06 - Received 28/12/2018
Defined Red Line Plan P_10_03 - Received 28/12/2018
Plans - Proposed 5330_PA_20_02 - Received 28/12/2018
Plans - Proposed 5330_PA_20_03 - Received 28/12/2018
Plans - Proposed 5330_PA_20_05 - Received 28/12/2018
Plans - Proposed 5330_PA_20_06 - Received 28/12/2018
Plans - Proposed 5330_PA_20_08 - Received 28/12/2018
Plans - Proposed 5330_PA_20_09 - Received 28/12/2018
Plans - Proposed 5330_PA_20_10 - Received 28/12/2018
Plans - Proposed 5330_PA_20_11 - Received 28/12/2018
Plans - Proposed 5330_PA_20_12 - Received 28/12/2018

Plans - Proposed 5330_PA_20_13 - Received 28/12/2018
Plans - Proposed 5330_PA_20_14 - Received 28/12/2018
Plans - Proposed 5330_PA_20_15 - Received 28/12/2018
Plans - Proposed 5330_PA_20_16 - Received 28/12/2018
Plans - Proposed 5330_PA_20_17 - Received 28/12/2018
Plans - Proposed 5330_PA_20_18 - Received 28/12/2018
Plans - Proposed 5330_PA_20_19 - Received 28/12/2018
Plans - Proposed 5330_PA_20_20 - Received 28/12/2018
Plans - Proposed 5330_PA_20_22 - Received 28/12/2018
Plans - Proposed 5330_PA_20_23 - Received 28/12/2018
Plans - Proposed 5330_PA_20_24 - Received 28/12/2018
Plans - Proposed 5330_PA_20_25 - Received 28/12/2018
Plans - Proposed 5330_PA_20_26 - Received 28/12/2018
Proposed Site Plan 10_05 A - Received 19/07/2019
Proposed Site Plan 10_04 A - Received 19/07/2019

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **RESERVED MATTERS HAVE BEEN APPROVED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. 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.

2. PLANTING TO AVOID VISIBILITY SPLAYS

Prior to the the occupation of any dwelling hereby approved, the applicant shall provide details of amended planting, as requested by the Highway Authority, to avoid the required vision splays. Such planting shall then be in place no later than the first available planting season following occupation of the 26th dwelling, or in any other way which will have been agreed by the Local Planning Authority and shall be retained thereafter.

Reason: In the interests of visual amenity and in order to avoid issues of highway safety.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: DETAILS OF SURFACE MATERIALS FOR ROADS AND ACCESSES

Prior to the commencement of development details of the surfacing materials to all access roads, ways, driveways and paths (which shall include the use of permeable materials) shall be submitted to and approved in writing by the Local Planning Authority. The said details shall include measures for the provision of traffic calming within the access roads and ways. In addition the said details shall include a timetable for the provision of such access roads, ways, driveways and paths and traffic calming measures which shall ensure the provision of such details not later than the first occupation of the dwellings served thereby.

Reason - To ensure the satisfactory provision of the said details and to secure the appropriate completion thereof in the interests of local amenity and the amenities of the residential dwellings hereby permitted. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and amenity risk of cost to the developer if the details are not found acceptable.

4. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced, and concurrently with the submission of reserved matters referred to in Conditions above, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be commenced until 75% of the development in the preceding phase has been occupied.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

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
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development
H14 - A range of house types to meet different accommodation needs
H17 - Keeping residential development away from pollution
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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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. **ADVICE RE-DISCHARGE OF CONDITIONS**

The applicant is reminded that some conditions from the Outline permission (reference 4188/15) remain to be discharged. Some of these must be discharged prior to the commencement of the residential element of the development.

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/18/05612

Signed: Philip Isbell

Dated: 8th August 2019

**Chief Planning Officer
Sustainable Communities**

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.

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

**PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 24 November 2015 REFERENCE: 4188 / 15

Date Registered: 22 December 2015

Documents to which this decision relates: **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing P_10_03 B received 18th December 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

- Application form received 24th November 2015 and updated by ownership certificate received 22nd December 2015;
- Drawing No. P_10_04 (Site Plan) received 18th December 2015;
- Drawing No. 20_02 (Workshop-Elevations) received 24th November 2015;
- Drawing No. P_20_02 Rev A (Workshop - Floor Plan/roof plan) received 3rd December 2015;
- Drawing No. P_20_01 Rev A (Training building - floor plan) and P_30_01 Rev A (Training building - elevations) received 15th December 2015;
- Design and Access Statement (Revision A) received 3rd December 2015;
- Planning, Design, Sustainable and Access Statement (Revision A) received on the 15th December 2015;
- Environmental Noise Report produced by Sharps Redmore received on the 14th January 2016 and updated by report produced on the 2nd March 2016.
- Desk top contamination report produced by RSA Geotechnics Ltd received 24th November 2015;
- Ecology Report produced by Mill House Ecology received 24th November 2015;
- Arboricultural Report produced by LSDP and accompanying Drawing NO. LSDP 11297.01 (relevant to existing trees only) received 24th November 2015.

Approved Plans and Documents Not Accepted to Form the Application:

The following documents were considered / viewed by the Local Planning Authority in the assessment of this application, but not accepted to form part of the application and this decision as further details are to be secured under relevant planning conditions. These documents may not have been the subject of formal consultation on that basis.

- Drawing No. P_10_02 (Proposed footpath link) received 24th November 2015;
- Drawing No. P_40_01 (Proposed site section) received 24th November 2015;
- Drawing No. P_10_10 Rev B (Illustrative - Proposed residential site plan) received 18th December 2015;
- Drawing No. P_10_05 (Proposed acoustic barrier) received 4th February 2016;
- Drawing No. SK/006 Rev D (Proposed footpath) received 8th March 2016;
- Drawing No. P_10_01 Rev C (Illustrative - Proposed residential site plan) received 11th March 2016;
- Flood Risk Assessment produced by Canham Consulting received 24th November 2015.

CORRESPONDENCE ADDRESS:

Wincer Kievenaar Architects Limited
 2 Market Place
 Hadleigh
 Ipswich
 Suffolk
 IP7 5DN

NAME AND ADDRESS OF APPLICANT:

Mr T Stiff
 J Breheny Contractors Ltd
 Flordon Road
 Creeting St Mary
 Ipswich
 IP6 8NH

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Hybrid application comprising of:

- a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).
- b) Full planning application for a proposed new training facility, workshop and parking area.
 - J Breheny Contractors Ltd, Flordon Road, Creeting St Mary IP6 8NH

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. ***CONDITIONS IN RELATION TO THE OUTLINE APPLICATION ELEMENT OF THIS APPLICATION***
2. ***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

**3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
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.

4. LISTING OF APPROVED PLANS & DOCUMENTS - OUTLINE ELEMENT

The development hereby permitted shall be carried out in accordance with the following approved documents 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 :

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing P_10_03 B received 18th December 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

- Application form received 24th November 2015 and updated by ownership certificate received 22nd December 2015;
- Drawing No. P_10_04 (Site Plan) received 18th December 2015;
- Design and Access Statement (Revision A) received 3rd December 2015;
- Planning, Design, Sustainable and Access Statement (Revision A) received on the 15th December 2015;
- Environmental Noise Report produced by Sharps Redmore received on the 14th January 2016 and updated by report produced on the 2nd March

- 2016.
- Desk top contamination report produced by RSA Geotechnics Ltd received 24th November 2015;
 - Ecology Report produced by Mill House Ecology received 24th November 2015;
 - Arboricultural Report produced by LSDP and accompanying Drawing NO. LSDP 11297.01 (relevant to existing trees only) received 24th November 2015.
 - Flood Risk Assessment produced by Canham Consulting received 24th November 2015.

Approved Plans and Documents Not Accepted to Form the Application:

The following documents were considered / viewed by the Local Planning Authority in the assessment of this application, but not accepted to form part of the application and this decision as further details are to be secured under relevant planning conditions. These documents may not have been the subject of formal consultation on that basis.

- Drawing No. P_10_02 (Proposed footpath link) received 24th November 2015;
- Drawing No. P_40_01 (Proposed site section) received 24th November 2015;
- Drawing No. P_10_10 Rev B (Illustrative - Proposed residential site plan) received 18th December 2015;
- Drawing No. P_10_05 (Proposed acoustic barrier) received 4th February 2016;
- Drawing No. SK/006 Rev D (Proposed footpath) received 8th March 2016;
- Drawing No. P_10_01 Rev C (Illustrative - Proposed residential site plan) received 11th March 2016;

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

5. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced, and concurrently with the submission of the reserved matters application (s) referred to in Conditions 2 and 3 above, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the agreed phased arrangement unless the Local Planning Authority has agreed in a writing to a variation.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER MANAGEMENT STRATEGY

Notwithstanding the flood risk assessment submitted concurrent with the submission of the first reserved matters application(s) full details of a surface water management strategy shall be submitted to and approved, in writing, by the Local Planning Authority. No development shall be constructed until the works have been carried out in accordance with the surface water strategy as approved unless otherwise agreed in writing by the Local Planning Authority. Thereafter the approved strategy shall be retained in perpetuity.

Reason - To prevent environmental; and amenity problems arising from flooding.

7. SPECIFIC RESTRICTION ON DEVELOPMENT: ARBORICULTURAL IMPACT ASSESSMENT: CONCURRENT WITH THE RESERVED MATTERS SUBMISSION

Concurrent with the submission of the first reserved matters application(s) an Arboricultural Impact Assessment which is related to the reserved matters layout as required under condition 3 above shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To assess the layout of the residential development on the front boundary vegetation which is important to retain in the interests of visual amenity within the immediate and wider locality.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation.

Reason – To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

9. CONCURRENT WITH THE SUBMISSION OF THE RESERVED MATTERS: FOOTWAY AND KERBING DETAILS

Concurrent with the submission of the first reserved matters application(s) details of the proposed new footway and kerbing scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved footway and kerbing scheme shall be laid out, constructed and made

functionally available for use by the occupiers of the development prior to the occupation of the first dwelling and thereafter retained in the approved form for the lifetime of the development.

Reason: To secure an adopted footway in the interests of the sustainable development of the site.

10. ACTION REQUIRED BEFORE DEVELOPMENT COMMENCES: FOOTWAY PROVISION AND ADOPTION

Prior to the commencement of development a scheme, including a timetable, for the provision and adoption of the footway shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented and retained as such for the lifetime of the development.

Reason: To secure an adopted footway in the interests of sustainable development of the site.

11. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Prior to the commencement of any works to the access, 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 and maintained thereafter in its approved form.

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

12. CONCURRENT WITH THE SUBMISSION OF RESERVED MATTERS: PROVISION OF ROADS AND FOOTPATHS.

Concurrent with the first reserved matters application(s), details of the estate roads and footpaths, any other roads and parking and turning areas, [including layout, levels, gradients, surfacing and means of surface water drainage] and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed concurrent with the first reserved matters to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

13. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: FIRE HYDRANTS

Prior to the commencement of this element of the development a scheme for the installation of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant/s shall be installed fully in accordance with the approved scheme prior to the occupation of the first dwelling in the phase of development to which it relates and thereafter retained as such for the lifetime of the development.

Reason - In the interests of the safe occupation of the development and avoiding undue pressure on the emergency services.

14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: HEDGEHOG FENCING: DETAILS

Prior to the commencement of this element of the development details and siting of any permanent fencing, which shall be hedgehog friendly, shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented fully in accordance with the agreed details and thereafter retained as such.

Reason - In order to safeguard wildlife species and their habitats. This condition is required to be agreed prior to the commencement of any development as development including fencing has the potential to disturb species and their habitat.

15. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT: MITIGATION TO BE AGREED

Prior to the commencement of this element of the development a construction works timetable for the development which shall be outside of the bird breeding season shall be submitted to and approved, in writing, by the Local Planning Authority. No development shall be undertaken except in accordance with the approved construction works timetable unless the Local Planning Authority has agreed in writing to a variation.

Reason - In order to safeguard wildlife species and their habitats. 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 disturb protected species and their habitat.

16. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: LIGHTING DESIGN SCHEME

Prior to the commencement of this element of the development a lighting scheme to safeguard biodiversity shall be submitted to and approved in writing by the Local Planning Authority.

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 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 retained thereafter in accordance with the scheme.

No other external lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: To ensure compliance with the requirements of Regulations 61 and 62 of the Habitats Regulations and in respect of European Protected Species.

17. MITIGATION IMPLEMENTATION - TO BE COMPLIED WITH

The hereby permitted development shall be carried out fully in accordance with the details and mitigation measures as set out in the Mill House Ecology Report. No development shall be undertaken except in accordance with the scheme of mitigation and timings.

Reason - In order to safeguard protected wildlife species and their habitats.

18. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION

No development shall take place until;

(i) A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.

(ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.

(iii) A written report shall be submitted detailing the findings of the investigation referred to in (ii) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate), for approval in writing by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.

(iv) Any remediation work, as may be agreed, shall be carried out in its entirety in accordance with the approved Remediation Scheme and its timetable.

(v) Following remediation, evidence shall be provided to the Local Planning

Authority verifying that remediation has been carried out in accordance with the approved Remediation scheme

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

19. CONCURRENT WITH RESERVED MATTERS: FOUL DRAINAGE DETAILS

Concurrent with the submission of the first reserved matters application(s) a foul water strategy shall be submitted to and approved, in writing, by the Local Planning Authority. The agreed strategy shall be fully implemented and functionally available for use prior to the occupation of the first dwelling in the phase of development to which it relates and thereafter retained as such.

Reason: To ensure appropriate foul drainage is secured for the proposed development.

20. 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 and E, (or any Order revoking and re-enacting that Order with or without modification):-

- no enlargement, improvement, or other alteration of the dwelling house(s) shall be carried out,
- no garage, car port, or any other building or structure shall be erected,

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.

21. CONCURRENT WITH THE RESERVED MATTERS SUBMISSION: ATTENUATION BUND AND ACOUSTIC BARRIER

Concurrent with the first reserved matters application(s) details of the attenuation bund and acoustic barrier in the northern part of the application site of a height not less than 7 metres shall be submitted to and agreed in writing by the Local Planning Authority. Such details as may be agreed shall be fully implemented in accordance with the agreed details before the occupation of the first dwelling and thereafter retained as such.

Reason: To provide appropriate attenuation measures are provided to ensure that the occupiers of the proposed development will be able to enjoy a reasonable level of amenity given the proximity to the A14.

22. ACOUSTIC DOUBLE GLAZING: TO BE COMPLIED WITH

Prior to the first occupation of any dwelling with first floor bedrooms facing the A14 all windows to those rooms shall have acoustic double glazing with a minimum weighted sound reduction index of 35 dB Rw +Ctr or better.

Such windows shall be subsequently retained to provide this level attenuation throughout the lifetime of the development.

Reason: To protect the occupiers of the proposed dwellings from adverse noise effects from the A14.

23. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: PASSIVE VENTILATION

Prior to the commencement of development details of passive ventilation for first floor bedrooms for dwellings in the eastern and northern parts of the site shall be submitted to and approved in writing and thereafter fully implemented in accordance with the approved scheme.

Reason: To protect the occupiers of the proposed dwellings from adverse noise effects.

24. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: BOUNDARY TREATMENT SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of boundary treatment works for the site and for the hereby permitted dwellings, the development shall be fully implemented in accordance with the agreed scheme with the boundary treatments for completed prior to the occupation of the dwelling to which it relates.

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of boundary treatment are secured.

25. REFUSE AND GARDEN COMPOSTING BIN STORAGE: SPECIFIC TIMETABLE

Prior to the first occupation of any dwelling hereby approved details of refuse and garden composting bin storage shall be submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be provided for each dwelling prior to the occupation of that dwelling 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.

**26. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
LANDSCAPING SCHEME**

No development shall commence until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme for Tree Protection, of any trees, shrubs or hedgerows within, or at the boundary of the application site, including method statement and monitoring schedule. The required scheme shall, also accurately identifying spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction. The agreed tree protection works shall be in place prior to the commencement of development and the Local Planning Authority shall be advised in writing that the approved protective measures/fencing have been provided. The approved protection measures shall be retained for the duration of the construction works.

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

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

**27. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
SOFT LANDSCAPING SCHEME**

No development shall commence, in any area or phase until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedule of plants noting species, plant sizes and proposed numbers/densities, weed control protection and maintenance and any tree works to be undertaken during the course of development. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

28. 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 5 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.

29. HARD LANDSCAPING: PRIOR TO COMMENCEMENT

No development shall commence, in any area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthwork's and mounding; surfacing materials; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; signage, existing and proposed functional services above and below ground (drainage, utilities). The approved scheme shall be fully implemented within the development.

Reason: To ensure an orderly development.

30. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF GROUND FLOOR LEVELS WITH RESERVED MATTERS APPLICATION.

Concurrently with the submission of the first reserved matters application(s) details of the proposed finished ground floor level measured from a fixed off

site datum point shall be submitted for approval, in writing, by the Local Planning Authority, and the development shall thereafter be constructed in accordance with the approved levels.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities, amenity of neighbouring properties and character of the area.

31. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

32. ACTION REQUIRED: PLAY EQUIPMENT

Concurrent with the submission of the first reserved matters application(s) details of the play equipment to be provided on the open space shall be submitted to and approved in writing by the Local Planning Authority, and subsequently fully implemented in accordance with the agreed details.

Reason: To provide appropriate provision of equipment.

33. CONDITIONS IN RELATION TO THE FULL PART OF THE APPLICATION

These conditions relate to the full planning application.

34. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

35. LISTING OF APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved documents 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 :

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing P_10_03 B received 18th December 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

- Application form received 24th November 2015 and updated by ownership certificate received 22nd December 2015;
- Drawing No. P_10_04 (Site Plan) received 18th December 2015;
- Drawing No. 20_02 Workshop-Elevations) received 24th November 2015;
- Drawing No. P_20_02 Rev A (Workshop - Floor Plan/roof plan) received 3rd December 2015;
- Drawing No. P_20_01 Rev A (Training building - floor plan) and P_30_01 Rev A (Training building - elevations) received 15th December 2015;
- Design and Access Statement (Revision A) received 3rd December 2015;
- Planning, Design, Sustainable and Access Statement (Revision A) received on the 15th December 2015;
- Environmental Noise Report produced by Sharps Redmore received on the 14th January 2016 and updated by report produced on the 2nd March 2016.
- Desk top contamination report produced by RSA Geotechnics Ltd received 24th November 2015;
- Ecology Report produced by Mill House Ecology received 24th November 2015;
- Arboricultural Report produced by LSDP and accompanying Drawing NO. LSDP 11297.01 (relevant to existing trees only) received 24th November 2015.
- Flood Risk Assessment produced by Canham Consulting received 24th November 2015.

Approved Plans and Documents Not Accepted to Form the Application:

The following documents were considered / viewed by the Local Planning Authority in the assessment of this application, but not accepted to form part of the application and this decision as further details are to be secured under relevant planning conditions. These documents may not have been the subject of formal consultation on that basis.

- Drawing No. P_10_02 (Proposed footpath link) received 24th November 2015;
- Drawing No. P_40_01 (Proposed site section) received 24th November 2015;

- Drawing No. P_10_10 Rev B (Illustrative - Proposed residential site plan) received 18th December 2015;
- Drawing No. P_10_05 (Proposed acoustic barrier) received 4th February 2016;
- Drawing No. SK/006 Rev D (Proposed footpath) received 8th March 2016;
- Drawing No. P_10_01 Rev C (Illustrative - Proposed residential site plan) received 11th March 2016;

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

36. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason – To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

37. SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE

Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved training facility shall be used for a training facility and for no other purpose without the grant of planning permission.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

38. ACTION REQUIRED PRIOR TO OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

The use of either the hereby permitted workshop or training centre shall not commence until the area within the site shown on Drawing No P_10_04 (received 18th December 2015) for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

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

39. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

40. 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 5 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.

41. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Prior to the commencement of any works to the access, 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.

42. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - SURFACE WATER MANAGEMENT STRATEGY

No development shall commence until the surface water drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy shall be implemented as agreed and shall be managed and maintained thereafter in accordance with the management and maintenance plan that forms part of the agreed surface water drainage strategy.

Reason: To prevent the development from causing increased flood risk off site over the lifetime of the development and ensure that the principles of sustainable drainage are incorporated into this proposal.

43. ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES

The hereby permitted development/use shall only operate between the hours of 07:30 and 18:00 Monday to Friday and 08:00 and 18:00 on Saturdays. There shall be no working on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these hours.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

44. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved.

There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

45. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME

No development shall commence until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme for Tree Protection, of any trees, shrubs or hedgerows within, or at the boundary of the application site, including method statement and monitoring schedule. The required scheme shall, also accurately identifying spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction. The agreed tree protection works shall be in place prior to the commencement of development and the Local Planning Authority shall be advised in writing that the approved protective measures/fencing have been provided. The approved protection measures shall be retained for the duration of the construction works.

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

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policy(ies)

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

COR1 - CS1 SETTLEMENT HIERARCHY

COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES

COR5 - CS5 MID SUFFOLKS ENVIRONMENT

COR6 - CS6 SERVICES AND INFRASTRUCTURE

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB13 - PROTECTING ANCIENT MONUMENTS
CL8 - PROTECTING WILDLIFE HABITATS
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

RT12 - FOOTPATHS AND BRIDLEWAYS
CL9 - RECOGNISED WILDLIFE AREAS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES

H7 - RESTRICTING HOUSING DEVELOPMENT
T9 - PARKING STANDARDS
H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
E12 - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. This permission / consent includes a condition precedent. Your development is potentially at risk of enforcement if you do not comply with the terms of any condition which requires you to do something before you commence development / start work. Development which is commenced in breach of a condition is normally unlawful and may not constitute a valid implementation of the permission. We strongly advise you to allow reasonable time for the preparation, and consideration of, any conditional matters before the time limit

on this applications requires.

2. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the contract, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums regarding the provision of new electrical equipment and energy, and changes to the existing street lighting and signing.
3. This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.
4. **Summary Reason(s) for Decision**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Whilst the application site is outside of any settlement boundary, the proposed development can be considered to represent sustainable development particularly in view of the current Housing Land Supply situation. The re use of a brownfield site and the provision of a footpath for public use will render it "well connected" to facilities of Needham Market and secures other financial and non financial obligations via Section 106 Planning Obligation to make it acceptable. The layout and design of the commercial development is considered consistent with the established commercial use of the site and is sympathetic to the countryside location. The number of dwellings proposed is considered acceptable and an acceptable layout and design can be secured for this site by a reserved matters submission. The proposal would not cause unacceptable harm in relation to material planning issues. The development is considered to be in accordance with the relevant development plan policies and the objectives of the NPPF.

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

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 and duty planning officer 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.

This relates to document reference: 4188 / 15

Signed: Philip Isbell

Dated: 08 April 2016

**Corporate Manager
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**