

From: Stradbroke Parish Council <StradbrokePC@outlook.com>
Sent: 20 January 2021 15:29
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917 Land South of New Street, Stradbroke

Reference: DC/20/05917 Land South of New Street, Stradbroke

The Parish Council reviewed the application and received a presentation from Lovell Homes.

Councillors voted to **SUPPORT** this application.

The Parish Council **raise** the following matter:

Local Allocation Policy for the affordable homes – the Parish Council asks whether an arrangement could be included between Stradbroke Community Land Trust, Lovell Homes and Mid Suffolk to write in a local allocation policy that focuses initially on local needs within Stradbroke.

The carpark associated with the land being given to the Parish Council noted in Policy STRAD17 has not been included in the application submitted.

The Parish Council also **noted** the following matters:

1. SCC Highways department have raised concerns regarding the number of parking spaces provided and the road layout in respect of size and type.
2. The developer noted they would commit to a construction management plan to keep disruption during construction to local residents to a minimum.
3. Concerns were raised about the proposed use of glyphosate in the landscape maintenance plan. The developer noted this point and would raise it with the landscape company.
4. It was a key element of the Neighbourhood Plan that plant, maintenance and roadways were adopted. The developer noted that their priority is to get as much adopted as possible and that will include the highways and pumping station and wherever possible the attenuation basins. The service charge will be kept to a minimum where possible, the developer has policies in place that allow for a management company to be established and then handed over to residents.
5. The developer confirmed that the land being given to the Parish Council would be transferred un-remediated ie no drainage etc. Parish Councillors would welcome a discussion on how this could be taken forward given that the developer will be on site establishing drainage for the development site. This would enable the “community” land to be used in the future. Developer noted that they could discuss this matter with the Parish Council.
6. Concerns were raised about the landscape mounds and leap proposed on the site plan. As this land is suggested to be an extension to the playing field, mounds would not be viable on a playing field and the Parish Council would request these are not included in the plan and the Parish Council may prefer an alternative suggestion to the LEAP as there are already areas within the village for these, access to them would be a more suitable alternative.

7. The developer confirmed that full fibre broadband connectivity would be provided to all properties.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council
Mobile: 07555 066147
website: <https://www.stradbrokepc.org/>

From: Stradbroke Parish Council <StradbrokePC@outlook.com>

Sent: 06 April 2021 09:50

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

Subject: DC/20/05917

i **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**

Re: DC/20/05917 resconsultation on Land to the South of New Street - following submission of additional documents.

Stradbroke Parish Council met on 30th March and reviewed the resconsultation above.

The only additional comment that Councillors wish to submit regarding this application is that they would like to see provision for young birds or breeding swifts, such as universal bricks/tiles or swift boxes included.

Regards

Odile Wladon

Clerk

Stradbroke Parish Council

Mobile: 07555 066147

website: <https://www.stradbrokepc.org/>

Consultee Comments for Planning Application DC/20/05917

Application Summary

Application Number: DC/20/05917

Address: Land To The South Of New Street Stradbroke Suffolk

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission

DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Case Officer: Mahsa Kavyani

Consultee Details

Name: Mrs Sarah Foote Clerk, Hoxne Parish Council

Address: Church Hill, Hoxne, Eye, Suffolk IP21 5AT

Email: Not Available

On Behalf Of: Hoxne Parish Clerk

Comments

Hoxne Parish Council acknowledges receipt of this consultation but does not wish to submit any comments.

From: planning.apps
Sent: 09 April 2021 16:45
Subject: DC/20/05917

Please be aware that currently the CCG does not have any further comments to make regarding this planning application. The CCG commented in 2019 and this information is still pertinent to the current position but it continues to work with BMSDC Infrastructure Team to plan ahead.

Regards

CCG Estates Planning Support
Ipswich & East Suffolk CCG & West Suffolk CCG



Mahsa Kavyani
Babergh District Council
Development Control
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2021/125774/01-L01
Your ref: DC/20/05917
Date: 05 January 2021

Dear Ms Kavyani

SUBMISSION OF DETAILS (RESERVED MATTERS) FOR OUTLINE PLANNING PERMISSION DC/19/00022. APPEARANCE, SCALE, LAYOUT AND LANDSCAPING TO BE CONSIDERED FOR THE ERECTION OF UP TO 60NO DWELLINGS AND CONSTRUCTION OF ACCESS TO NEW STREET.

LAND TO THE SOUTH OF NEW STREET, STRADBROKE, SUFFOLK

Thank you for your consultation dated 30 December 2020. We have reviewed the application as submitted and have no objections. We have no further comments than those raised in our response to the outline application in our letter referenced AE/2019/123690/01-L01 and dated 18 January 2019.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923
Direct e-mail Liam.Robson@environment-agency.gov.uk

From: SM-NE-Consultations
Sent: 06 January 2021 12:12
Subject: DC/20/05917 Natural England Response

Dear Sir or Madam,

Application ref: DC/20/05917
Our ref: 338634

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,

Sarah Blanchard

Sarah Blanchard
Natural England

From: Philip Raiswell <Philip.Raiswell@sportengland.org>
Sent: 26 March 2021 17:40
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Duncan Jenkinson <Duncan.Jenkinson@ecb.co.uk>
Subject: DC/20/05917 - Land to the south of New Street, Stradbroke

Sport England Ref: PA/21/E/BB/57320

FAO Mahsa Kavyani

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Thank you for consulting Sport England on the revisions to the reserved matters application. We raise no objection to the proposed housing element as the nearest house is 110m from the cricket square, and therefore there is no risk from ball strike.

At outline stage we raised the issue of ball strike with regard to the land to the west of the recreation ground, as the boundary is only 60m from the cricket square. This land is to be used for informal recreation, therefore there is a risk of injury from cricket balls when cricket is being played at the adjoining recreation ground.

We previously objected to this application by letter dated 6 January 2021.

We consulted the ECB on this application, and they commented as follows: "The area of this application (the western boundary of the cricket ground) that is in relatively close proximity to the cricket ground (60-65m) has been left open for informal recreation. The ECB advises that a risk assessment is undertaken by Labosport UK Ltd, which can provide a ball trajectory risk assessment to determine if any mitigation is required to protect the boundary with the proposed development. This report will be able to determine the level of netting/fencing that will provide an appropriate mitigation along the cricket ground's western boundary".

There is a reference to Labosport having been appointed to carry out a survey, but there does not appear to be a ball strike assessment within the submitted documents?

Sport England therefore objects to this application, unless a ball strike assessment is carried out prior to determination, and any mitigation recommended is implemented prior to the completion and use of the informal open space.

Please contact me if you wish to discuss further. If you would like any further information or advice please contact the undersigned at the address below.

Yours sincerely,

Philip Raiswell
Planning Manager

Your Ref:DC/20/05917
Our Ref: SCC/CON/1387/21
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: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05917

PROPOSAL: Amended drawings submitted 19/03/21, ref:

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

LOCATION: Land To The South Of, New Street, Stradbroke, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No. DR-A -502E for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Bin Condition: The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. DR-A -508A shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

NOTES

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

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for agreement to work on the highway under Section 278 of the Highways Act 1980 can be found at the following webpage:

www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: Chris Ward

Sent: 04 January 2021 10:14

Subject: RE: MSDC Planning Consultation Request - DC/20/05917

Dear Mahsa,

Thank you for notifying me about the reserved matters application for the residential development at Land to the South of New Street in Stradbroke. On reviewing the application documents submitted, I have no comment to make.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Your ref: DC/20/05917
Our ref: 57672
Date: 7th April 2021
Enquiries: Marcus Shingler
Tel: 01473 263074
Email: Marcus.Shingler@suffolk.gov.uk

By email only:

planningyellow@baberghmidsuffolk.gov.uk
Mahsa.Kavyani@baberghmidsuffolk.gov.uk

Dear Mahsa Kavyani,

Stradbroke: land to the south of New Street – reserved matters.

I refer to the proposal: submission of details (reserved matters) for outline planning permission DC/19/00022/OUT. Appearance, scale, layout, and landscaping to be considered for the erection of up to 60no. dwellings and construction of access to New Street.

Outline planning permission was granted under reference DC/19/00022/OUT. In respect of infrastructure the county council will make a future bid for CIL funds if the development is built out.

At its Full Council meeting on 18 March 2019, Mid Suffolk District Council resolved to 'make' (adopt) the Stradbroke Neighbourhood Development Plan following a majority 'yes' vote in favour of doing so by local residents. The Plan, which covers the period up to 2036, now forms part of the development plan framework for the District and will be used in the determination of planning applications submitted in Stradbroke unless material considerations indicate otherwise. Policy STRAD17: Land south of New Street sets out the planning policies to apply to this site allocation.

I have copied to colleagues who deal with highways, floods planning, and archaeological matters as they will have comments to make on this application.

Yours sincerely,

M. Shingler

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

cc Sam Harvey, SCC (Highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 26 March 2021 11:30
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Subject: 2021-03-26 JS reply Land To The South Of, New Street, Stradbroke Ref DC/20/05917

Dear Mahsa Kavyani,

Subject: Land To The South Of, New Street, Stradbroke Ref DC/20/05917 - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05917.

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

- Existing Site Location ref 1830 -XX -XX-DR-A -500 Rev A
- Proposed Site Plan ref 1830 -XX -XX-DR-A -502 Rev E
- Prop Hard & Soft Landscaping Plan Ref 1830 -XX -XX-DR-A -506 Rev C
- Landscape Specification & Maintenance Plan Rev 00
- Surface Water Drainage Strategy with Swales Ref 201154 RLC-00-XX-DR C-003 P3
- New Street, Stradbroke SUDs Viability Statement 15th February 2021
- Flood Risk Assessment / Surface Water Drainage Strategy Addendum Ref PC/SJB/201154 Rev 01
- Landscape Management Plan Ref 2468-LLA-XX-XX-RE-L-0901-P01
- Landscape Masterplan Ref 2468-LLA-XX-XX-RE-L-0001-P01

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

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

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



20 April 2021

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

By email only

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

Application: DC/20/05917
Location: Land To The South Of New Street Stradbroke Suffolk
Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Dear Mahsa,

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

Summary

We have reassessed the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with details contained within the ecological assessment. This provides the LPA with certainty of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

We have also reviewed the further submitted documents for this application, which includes an updated landscape masterplan has been submitted (ref 2468-lla-zz-00-dr-l-0001-p01), Detailed hard and soft landscape plans (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01), Landscape Specification and Details (ref 2468-LLA-ZZ-00-DR-L-0301) and a Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L-0901-P01).

The documents Detailed hard and soft landscape plans and Landscape Specification and Details outline appropriate planting specifications and implementation of these features. This will provide biodiversity enhancements via the provision and maintenance of native hedgerows / trees and wildflower planting within the basins, swales and the proposed flowering meadows. In addition, the Landscape Management Plan sets out appropriate aftercare measures for these features, which can be clearly followed by the appointed Management Company.



In terms of bespoke biodiversity enhancement measures, we note the developer's preference to deliver to these measures prior to occupation in line with condition 14 (Biodiversity Enhancement Strategy) of outline consent. Therefore, it is highlighted that we support the delivery of bespoke biodiversity enhancement measures prior to occupation in principle, but the developer should be aware that some measures may be required prior to completion of the buildings (i.e. integrated bird or bat bricks / boxes) and fences (hedgehog highways). Therefore, we look forward to receiving the finalised Biodiversity Enhancement Strategy, which should demonstrate that enhancement measures have been implemented in suitable locations (including heights and orientations) via appropriate maps and plans and should be informed by a suitably qualified ecologist. In addition, the persons responsible for the implementation should be outlined, as well as details of any management measures required for the features.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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



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

15/04/2020

For the attention of: Mahsa Kavyani

Ref: DC/20/05917; Land To The South Of New Street Stradbroke Suffolk

Thank you for reconsulting us on the planning application of details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, scale, layout and landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

This letter sets out our consultation response to the updated and recently submitted supporting plans associated with this application following our initial response dated 19/01/2021.

- 1) An updated landscape masterplan has been submitted (ref 2468-lla-zz-00-dr-l-0001-p01) which addresses our previous comments regarding planting around the boundaries of the public open space and the inclusion of a flowering lawn to the south of the development.
- 2) Detailed hard and soft landscape plans have been submitted for the entire site area (ref plans 1 of 5 2468-lla-zz-00-dr-l-0203-p01). These plans are appropriate and provide an adequate level of detail expected.
- 3) A supporting landscape specification and details plan has been submitted (ref 2468-lla-zz-00-dr-l-0301-p01) which addresses our previous request for this detailed information. The specification is appropriate for a development of this scale.
- 4) A Landscape Management Plan (ref 2468-LLA-XX-XX-RE-L-0901-P01) has now been submitted to provide the maintenance schedule for the establishment of the proposed planting. The management plan includes a 5year schedule as requested.
- 5) An updated boundary treatment plans as been submitted which now includes 1.8m brick walls to the public open space boundaries of plots 51 and 52.
- 6) A preliminary surface water drainage strategy with swales (ref 201154_c-004_p1) has been submitted; from a landscape perspective, we support this approach.

In summary, we are satisfied that the submitted and amended plans address the recommendations of our initial response dated 19/01/2021 and as a result (from a landscape perspective) are happy to approve the plans.

We still seek clarification of our request for advance landscape planting and the need for information addressing the proposed play strategy/play area details.

If you have any queries regarding any of these matters, please let me know.

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Email: ryan.mills@essex.gov.uk

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

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



Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Endeavour House
8 Russell Road
Ipswich IP1 2BX.

Enquiries to: Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_00022
Date: 25/01/2019

For the Attention of Alex Scott

Dear Mr Isbell

Planning Application, DC/19/00022, Land to the South of New Street, Stradbroke, Eye, Suffolk: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is a large and previously un-investigated area at the edge of the known Medieval village of Stradbroke, (SBK 037) and near the areas of scatters of medieval pottery (SBK 014, SBK Misc). Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 20 January 2021 08:01
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: DC/20/05917 - Land To The South of New Street, Stradbroke

Fire Ref.: F180912

Planning Application: DC/20/15917 (Original Planning Application DC/19/00022/OUT
Location: Land to the South of New Street, Stradbroke, IP21 5JN

Good Morning,

Thank you for your letter regarding the above site.

The Suffolk Fire & Rescue Service made comment on the original planning application, which we note was published, and Condition 23 was placed in the Decision Notice.

Please ensure Condition 23 is brought forward to planning application DC/20/05917. We will require Fire Hydrants to be installed on this site.

If you have any queries, please let us know.

Kind regards,
A Stordy
BSC
Admin to Water Officer
Engineering
Fire and Public Safety Directorate
Suffolk County Council
3rd Floor, Lime Block
Endeavour House
Russell Road
IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

To: Mahsa Kavyani - Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 27th April 2021

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land to The South of, New Street, Stradbroke, Suffolk

Reason(s) for re-consultation: Amended drawings submitted 19/03/21.

Dear Mahsa

We have no comments to make on drawings received on 19th March 21.

Kind regards

Louise

From: Andy Rutson-Edwards
Sent: 31 December 2020 15:15
Subject: DC/20/05917

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land To The South Of, New Street, Stradbroke, Suffolk

Thank you for consulting us on this application. I note that there is a tech sheet for air source heat pumps. Please add the following condition to any permissions granted:

Air Source Heat Pumps

1. The applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.
2. Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all plant when running at full capacity and site activities, does not exceed the sound levels predicted at facades of noise-sensitive premises. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development.

Reason – To minimise detriment to nearby residential amenity

Construction site activities have the potential to cause disruption to nearby existing residential premises. As such I ask that the following are added as further conditions

**1) ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT:
CONSTRUCTION MANAGEMENT TO BE AGREED**

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- b) Details of how construction and worker traffic and parking shall be managed.
- c) Details of any protection measures for footpaths surrounding the site.
- d) Details of any means of access to the site during construction.
- e) Details of the scheduled timing/phasing of development for the overall construction period.

- f) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- g) Details of the siting of any on site compounds and portaloo's.
- h) Details of the method of the recycling and disposal of said waste from site. (No waste to be burnt on site)

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

2) ON GOING CONSTRUCTION -HOURS OF WORK

Noise Intrusive work during the construction of the development must only take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs

No work to be undertaken on Sunday, bank or public holidays

Note: The above restrictions shall also apply to site deliveries and collections.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 12 January 2021 17:50
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917

Dear Mahsa,

APPLICATION FOR RESERVED MATTERS - DC/20/05917

Proposal: Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Location: Land To The South Of, New Street, Stradbroke, Suffolk

Many thank for your request to comment on the Sustainability/Climate Cjchange related aspects of this application.

I have viewed the applicant's documents, in particular the Design and Access/Planning statement. The indication that a fabric first response is important is to be welcomed. as the commitment to:

There is no detail on the provision of electric vehicle charging.

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

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

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

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation to just equal or slightly better the current building regulations' Part L requirements and that gas boilers will be prohibited from installation in new dwellings from 2025, it is likely that they will need to be retrofitted within a few years to meet the National milestones and targets leading up to zero carbon emissions by 2050.

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

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

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

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

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

Guidance can be found at the following locations:

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

Regards,

Peter

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

DC/20/05917. Air Quality:

Dear Mahsa

EP Reference : 285418

DC/20/05917. Air Quality:

Land To The South Of, New Street, Stradbroke, EYE, Suffolk.

Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street.

Many thanks of your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to Local Air Quality Management as these issues were dealt with at the outline application stage.

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@babberghmidsuffolk.gov.uk>
Sent: 05 January 2021 13:30
To: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/20/05917. Land Contamination

Dear Mahsa

EP Reference : 285419
DC/20/05917. Land Contamination
Land To The South Of, New Street, Stradbroke, EYE, Suffolk.
Submission of Details (Reserved Matters) for Outline PP DC/19/00022.
Appearance, Scale, Layout and Landscaping to be considered for the erection
of up to 60no dwellings and construction of access to New Street.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the above submission as all land contamination issues were dealt with at the point of the outline planning permission.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

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

Sent: 12 April 2021 11:33

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

Subject: RE: MSDC Planning Re-consultation Request - DC/20/05917

Whilst Public Realm are satisfied that the level of public open space within this development is generous, the proposed landscape treatment of this open space is poor. It appears to be edge to edge flowering lawn mix. Whilst this is being developed to be an extension of the adjacent playing fields (used for sport) then I would question whether this is the most appropriate mix if future management is to be regular mowing for sport. The parish council would need to comment on this and as they have asked for no landscaping mounds or LEAP on site it would suggest that a more formal sports use is anticipated. The southern boundary appears to be open to an agricultural field. The elevated position in the landscape should at least require some hedge planting along the western boundary to provide shelter and a biodiversity corridor alongside the adjacent ditch.

The Public Realm team only raise these comments as observations. There are no objections to the development on the grounds of open space provision.

Regards

Dave Hughes
Public Realm Officer

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 14 January 2021 14:36

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

Subject: DC 20 05917 Stradbroke RM DC 19 00022

Heritage consultation response

Mahsa

I do not wish offer comment on behalf of Heritage team on these proposals.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

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

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



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



Mahsa Kavyani
Planning Department
Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

19th January 2021

Dear Mahsa,

RE: DC/20/05917 - Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/00022. Appearance, Scale, Layout and Landscaping to be considered for the erection of up to 60no dwellings and construction of access to New Street. Land To The South Of New Street, Stradbroke

Thank you for sending us details of this application, we have the following comments:

We have read the Ecology Verification Assessment (Hopkins Ecology, December 2020) and the Preliminary Ecological Appraisal (Skilled Ecology, April 2018) and we are satisfied with the findings of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development to maintain connectivity for the species.

The open space within the development could provide further ecological enhancements such as containing areas of wildflower planting and the provision of further native hedgerow, scrub or tree species. A Landscape and Ecological Management Plan should be produced, to detail how the recommendations made within the ecological reports, as well as the habitats and open spaces on site are to be appropriately managed for biodiversity. A Biodiversity Enhancement Strategy detailing the location of the enhancement measures should be delivered. We recommend that these are secured as a condition of planning consent, should permission be granted.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 05 January 2021 15:42
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: Land To The South Of New Street Stradbroke Suffolk - DC/20/05917

Dear Mahsa Kavyani,

Our Reference: PLN-0111242

Please see below our response for the Reserved Matters application - Land To The South Of New Street Stradbroke Suffolk - DC/20/05917

ASSETS

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Foul Water

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Surface Water

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

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

Kind Regards,
Sushil



Planning & Capacity Team

Development Services
Telephone: 07929 786 955

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Ms Helen Wilkinson
2 Bar Lane
York
YO1 6JU

Applicant:

AAH Planning Consultants
2 Bar Lane
York
YO1 6JU

Date Application Received: 03-Jan-19

Application Reference: DC/19/00022

Date Registered: 04-Jan-19

Proposal & Location of Development:

Outline Planning Application (Access to be considered) Erection of up to 60no dwellings and construction of access to New Street.

Land To The South Of, New Street, Stradbroke, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled Location Plan Rev H - Scale 1:2500 received 03/01/2019 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:

Defined Red Line Plan Location Plan Rev H - Scale 1:2500 - Received 03/01/2019
Site Location Plan Within Village - Received 03/01/2019
Site Plan Indicative proposed site plan Rev H - Received 03/01/2019
Site Plan Indicative existing site plan Rev H - Received 03/01/2019
Highway Access Plan NE1812-10-10 - Received 03/01/2019

Section B:

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

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

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

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

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

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

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

4. ACTION REQUIRED CONCURRENTLY WITH RESERVED MATTERS: LANDSCAPING SCHEME

Concurrently with an application for approval of reserved matters there shall be submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment 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. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e.

planted in hard landscaping, close to road boundaries and within the public open space (POS).

Reason - In the interests of visual amenity and the character and appearance of the area.

5. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

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

6. ACTION REQUIRED CONCURRENTLY WITH RESERVED MATTERS: LANDSCAPE MANAGEMENT PLAN

Concurrently with an application for approval of reserved matters there shall be submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

Reason - In the interest of securing short and medium term landscape management, in the interest of the landscape character and quality of the area.

7. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL EVALUATION

No development shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority,

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and 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 as there is an unacceptable risk of loss and damage to archaeological and historic assets.

8. PART 2 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WRITTEN INVESTIGATION

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

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

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

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

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

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

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

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT: SURFACE WATER DRAINAGE SCHEME

Prior to commencement of development a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- f. details of the implementation including a timetable, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority

Reason - To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

11. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: DETAILS OF SUSTAINABLE URBAN DRAINAGE SYSTEM

The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason - To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems

- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction
Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses.

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

13. 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 Preliminary Ecological Appraisal (Skilled Ecology Consultancy Ltd, April 2018), 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 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

14. ACTION REQUIRED 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 prior to the occupation of any dwelling, following the recommendations contained within Preliminary Ecological Appraisal (Skilled Ecology Consultancy Ltd, April 2018).

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).

15. HIGHWAYS - VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - In the interest of highway safety

16. HIGHWAYS - DETAILS OF ESTATE ROADS AND FOOTPATHS

Concurrently with an application for approval of reserved matters details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

17. HIGHWAYS - CARRIAGEWAYS AND FOOTPATHS TO BINDER COURSE LEVEL

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

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

18. HIGHWAYS - CONSTRUCTION OF FOOTWAY ALONG THE SITE FRONTAGE

Before any dwelling is first occupied, the developer shall construct a footway along the site frontage and link to existing footway network in accordance with Drawing Number NE1812-10-10 4 as submitted and in accordance with construction details which shall first have been submitted to and approved by the Local Planning Authority.

Reason - To ensure that suitable footways are provided to access the application site and to connect the sites with adjacent footways and bus stops.

19. HIGHWAYS - DITCH PIPING

Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason - To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

20. HIGHWAYS - TURNING AND PARKING

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

Reason - To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

21. HIGHWAYS - REFUSE/RECYCLING BINS

Concurrently with an application for approval of reserved matters details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

22. SUSTAINABILITY AND ENERGY STRATEGY

No works shall be commenced above slab level until a Sustainability and Energy Strategy have been submitted to and approved in writing by the local planning authority. The Strategy shall detail how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF para 35) 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). Details as to the provision for electric vehicles should also be included.

Reason - In the interest of securing low carbon technologies and reducing contributions towards climate change.

23. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

24. ACTION REQUIRED DURING SITE CLEARANCE AND CONSTRUCTION - HOURS OF WORKING

During the site clearance and construction phases of development hours of working shall be limited to between: 8am and 6pm Mondays to Fridays; and 8am and 1pm Saturdays. There shall be no working on Sundays or Bank Holidays.

Reason - In the interest of the amenity and character of the area and in the interest of the amenities of nearby residential properties.

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

Concurrently with the submission of reserved matters 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.

26. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS

All dwellings hereby approved shall be of a single storey or two storey design only, with no living accommodation within the roof space/s of the two storey dwellings.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities and character of the area and to safeguard local distinctiveness.

27. SPECIFIC REQUIREMENT OF DEVELOPMENT: PROVISION OF GARAGES

The majority of the properties, hereby approved shall be provided with covered garage, cartlodge or carport parking and storage spaces, which shall conform to measurement dimensions as specified in current advisory parking standards adopted by the local planning authority.

Reason - In the interest of ensuring the majority of new dwellings approved have access to covered parking and storage areas, in the Interest of the character and amenity of the area.

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
HB01 - Protection of historic buildings
HB08 - Safeguarding the character of conservation areas
HB14 - Ensuring archaeological remains are not destroyed
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
T02 - Minor Highway improvements
T04 - Planning Obligations and highway infrastructure
T09 - Parking Standards
T10 - Highway Considerations in Development

T11 - Facilities for pedestrians and cyclists
H04- Proportion of Affordable Housing
RT04 - Amenity open space and play areas within residential development

NOTES:

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

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case negotiation occurred and further information was submitted which enabled the application to be supported and approved.

2. **Highways Note**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager should be contacted on Telephone 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

3. **Land Contamination Note**

The Council's environmental protection team has assessed the site and proposal and can find no reason to suggest that there is a potential risk from land contamination. The applicant is however advised to contact the Council's environmental protection team on 0300 123 4000 should any unexpected ground conditions be encountered during construction of the development hereby approved.

The developer is hereby made aware that the responsibility for the safe development and secure occupancy of the site rests with them.

4. NOTES ON BEHALF OF THE LOCAL LEAD FLOOD AUTHORITY

- o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution
- o Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act

5. **Protected Species Note**

The developer is hereby reminded of their obligations under the Wildlife and Countryside Act (1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended) in the carrying out of the development hereby approved.

6. **National Space Standards Note**

The local planning authority expects the developer to provide onsite delivery of affordable homes in accordance with current national space standards, in the interest of the amenity and quality of life of future occupants.

7. **Advance Landscaping Note**

The local planning authority expects the developer to carry out advance landscape planting on the site, where possible, in advance of the commencement of development, in the interest of ensuring the landscape character and quality of the area is not adversely affected.

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/19/00022

Signed: Philip Isbell

Dated: 16th 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.