



Great Bricett Parish Council

Parish Clerk: Jennie Blackburn

The Knoll, 1 All Saints Road,

Creting St Mary, Ipswich

IP6 8NF

pc.greatbricett@outlook.com

01449 721369

F.A.O Katherine Hale
Planning Officer
Mid Suffolk District Council

Tuesday, 26th January 2021

Dear Ms Hale

Re: DC/20/05587 – Planning Application – Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

I am writing to inform you that Great Bricett Parish Council **OBJECT** to this application for the following reasons:

- There is no infrastructure to accommodate extra units - no shop and no post office, despite the Transport Report stating - *The site is located within an existing residential area and also within walking and cycling distance of existing facilities / services and public transport services.*
- There are inadequate bus services.
- The only place where people can congregate in the village is the Village Hall, which is not large enough for more than 30 people, there is very restricted parking there and walking along the village road is hazardous, at least 2 accidents in the past 3 years. No provision has been made in the plans for a recreational area on the site indoor or outdoor.
- The nearest Primary school is Ringshall - there is no safe way of walking to the school as there isn't a continuous footpath.
- The number of dwellings suggested is going to lead to an unacceptable increase in the traffic on The Street - 73 dwellings will mean at least 73 more vehicles.
- The number of dwellings that the proposed development would add is disproportionate to the settlement size, classified as a 'Hamlet' village in the Joint Local Plan and above the allocation of 31 on the Infrastructure Delivery Plan for Great Bricett.
- The Street is too narrow for large vehicles to pass other traffic safely.
- There will be another entrance from the site within a short distance of the existing Wixfield Park/Paddocks entrance, which will add to the danger to traffic on The Street.
- The existing Doctors' surgeries are already full as are the majority of Dental practices.
- Overdevelopment - the proposed number of dwellings would overwhelm the village.
- Parking will be an issue for residents with more than one car meaning vehicles will be left on the adjacent roads, which is unacceptable and dangerous to road users.
- Poor drainage is already an issue – so additional homes will add to the problem. The Street regularly floods as evidenced on the Highways reporting tool.

Yours sincerely

Mrs J Blackburn
Parish Clerk

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

From: Dave Smith <pc.ringshall@gmail.com>

Sent: 27 January 2021 17:16

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

Subject: Re: MSDC Planning Consultation Request - DC/20/05587

Dear planningblue,

On 08/01/2021 11:48, planningblue@baberghmidsuffolk.gov.uk wrote:

> Please find attached planning consultation request letter relating to
> planning application - DC/20/05587 - Great Bricett Business Park, The
> Street, Great Bricett, Suffolk IP7 7DZ

Ringshall Parish Council would like to make the follow comment on this application:

Ringshall Parish Council object to the proposed application for 73 mobile homes at Great Bricett.

This relates to our concerns of the visual and lighting impact, increased demand on existing infrastructure, a lack of amenities and the additional traffic flow generated by this proposed substantial development which would be to the detriment of the hamlet of Great Bricett and surrounding area, including the village of Ringshall.

1) Visual and Light Impact: The Landscape Appraisal (Lucy Batchelor-Wylam, Landscape Architecture, October 2020) provides daytime photographic evidence but does not include a representation of the increased nocturnal road layout lighting levels and the irreversible visual impact on the surrounding extended skyline. It would also increase the amount of lighting and combine with some 25 street lights already in place on the existing Wixfield Park site leading to detrimental effects on wildlife in the surrounding environment.

2) Infrastructure and Amenities Impact: Planning, Design and Access Statement (rpsgroup.com, 4th December 2020) states factual inaccuracies: On Page 6 "Assessment">"Principles for Development">Item 3.4: It is stated here that there is a pub/restaurant, a general store and post office. Currently there are two planning applications relating to the pub/restaurant. Namely, a) change of use into a home and b) listed building consent. Both are being considered by Mid Suffolk District Council (DC/20/05376 and DC/20/05377). Also the general stores and post office closed permanently some two years ago. We would also highlight that Ringshall Primary School is a long walk from the site along muddy footpaths across open farmland. Because of the proposed ages of occupants (over-45s) it is unlikely that the primary school would be utilised by children of middle aged and elderly residents. Local health services are a distance away from this location and would be further stretched.

3) Roads and Traffic: Additional use of the existing road network would have a detrimental effect on residents due to noise, traffic flow and pollution.

Yours faithfully,

Dave

--

Dave Smith
Clerk to Ringshall Parish Council
<http://www.ringshall.onesuffolk.net>
01473 657015


I work mainly on Wednesdays, but I endeavour to reply to emails within 48 hours during the business week.

PRIVACY NOTICE

This communication is confidential and may be legally privileged.
It is intended solely for the addressee(s) only. Please notify the sender
if you have received this in error and delete it immediately.
Unauthorised use or disclosure of the contents may be unlawful.

Opinions, conclusions and other information in this email that do not
relate to the official business of Ringshall Parish Council shall be understood as
neither given nor endorsed by Ringshall Parish Council.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 13 January 2021 09:30
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Planning consultation DC/20/05587 Natural England response

 **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 Katherine Hale

Application ref: DC/20/05587
Our ref: 339348

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

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

Tel: 0207 764 4488
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/20/05587

Our Ref: IESCCG/000121/GtB

Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

02/02/2021

Dear Sirs,

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of Ipswich & East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 73 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are no GP practices within a 2km radius of the proposed development, there are 2 GP practices closest to the proposed development and these are both within circa 6km. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with Ipswich and East Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services closest to the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Bildeston Health Centre	7,962	584.33	8,521	38
Needham Market Country Practice	12,935	536.75	7,828	-350
Total	20,897	1,121.08	16,349	-312

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice.
 3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at either Bildeston Health Centre or Needham Market Country Practice, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development.
9. Ipswich and East Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

Ipswich and East Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell

Estates Project Manager

Ipswich and East Suffolk Clinical Commissioning Group

From: Planning Contributions Mailbox <planningcontributions.admin@suffolk.gov.uk>

Sent: 28 January 2021 15:57

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

Subject: RE: DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett

Good afternoon,

There would be a nil response from Neil McManus at Suffolk County Council on this occasion as it falls under threshold for infrastructure projects.

Regards

Adrian

Adrian Buxton
Planning Obligations Support Officer
Growth, Highways and Infrastructure Directorate
Planning Section
Suffolk County Council
B1 F5 D108 Endeavour House
8 Russell Road
Ipswich
IP1 2BX

01473 264178

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

Email: planning@baberghmidsuffolk.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: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05587

PROPOSAL: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings).

LOCATION: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

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

- The Street (Pound Hill) is a 'C' classified highway (C447). The proposed vehicular access onto the highway is within 30mph speed limit. The access can achieve the required visibility splays for the speed limit as shown in Design Manual for Roads and Bridges (DMRB).
- the proposal will generate 42 vehicle trips in the evening Peak Hour; approx 1 vehicle every 1.5 minutes.
- a new footway is proposed from the site to the existing footway network and bus stops allowing a safe route for the vulnerable user. Although the widths are not to current standards, it will be sufficient for the number of expected pedestrians.
- There have been no injury accidents in the past 5 years in the area.

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

Visibility Condition: Before the access is first used visibility splays 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 interests of highway safety in order to maintain intervisibility between highway users.

Footway Condition: The footway to be provided in its entirety before the development is brought into use as indicated on Drawing No. 161001/04.

Reason: To ensure that suitable footways are provided to access the application site and to connect the sites with public rights of way and footway network.

Access Condition: Before the development is commenced, details of the access and associated works, (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.

Parking Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging points and secure, covered 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, to promote the use of sustainable travelling alternatives within the area and use of electric vehicles.

Bin Condition: Before the development is commenced details of the areas to be provided for storage and presentation 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 or presented on the highway causing obstruction and dangers for other users.

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

- a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic
- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

NOTES

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 minor works licence 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

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

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

Enquiries to: Matthew Baker
Direct Line: 01284 741329
Email: Matthew.Baker@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_05587
Date: 27th January 2021

For the Attention of Katherine Hale

Dear Mr Isbell

Planning Application DC/20/05587/FUL – Great Bricett Business Park, The Street, Great Bricett: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, situated north of a medieval priory site with an associated moated site, which is a Scheduled Ancient Monument (BCG 001 and 002). A Roman Road is recorded to the north (RGL 006) and Roman roadside occupation was identified to the north-west (BCG 004). Surrounding the proposed development area, finds scatters of Roman, Saxon and medieval date have also been recorded (BCG 006, 007, 018, 020, 025). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two 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 part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

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.

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

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

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

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 17 May 2021 11:03:21
To:
Cc:
Subject: FW: 2021-05-17 JS reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 17 May 2021 10:29
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Katherine Hale <Katherine.Hale@baberghmidsuffolk.gov.uk>
Subject: 2021-05-17 JS reply Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587

Dear Katherine Hale,

Subject: Great Bricett Business Park, The Street, Great Bricett IP7 7DZ Ref DC/20/05587

The following submitted documents have been reviewed and we recommend **approval subject to conditions** at this time;

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan (69 Units) Ref 1601-0003-03
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev4
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2
- Flood Risk Addendum – Response to Holding Objection Dated April 2021

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

1. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority (LPA).

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

3. Within 28 days of practical completion of the last dwelling, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

4. 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 LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

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 or groundwater

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

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****

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

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

Sent: 14 May 2021 14:33

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

Subject: MSDC Planning Re-consultation Request - DC/20/05587

Please find attached planning re-consultation request letter relating to planning application - DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

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.

Dear Katherine Hale,

Subject: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05587.

The following submitted documents have been reviewed and we recommend a maintaining our holding objection:

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan Ref 1601-0003-03
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev2
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2

Please see consultation reply dated the 12th January 2021, as none of these points have been addressed.

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****

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

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

Sent: 25 March 2021 11:40

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

Subject: MSDC Planning Re-consultation Request - DC/20/05587

Please find attached planning re-consultation request letter relating to planning application - DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

2021-01-12 JS Reply Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Dear Katherine Hale,

Subject: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05587.

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

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan Ref 1601-0003-01
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev2
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2

A holding objection is necessary because the applicant has not provided a detailed strategy for the disposal of surface water and therefore does not meet the requirement of national and local policy/guidance for a full planning application. The applicant shall propose a surface water drainage strategy utilising above ground open SuDS which shall meet the four pillars of SuDS, unless there is clear evidence that this would not be appropriate.

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

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

1. Re submit the Flood Risk Assessment and Drainage Strategy acknowledging that the site with within a Source Protection Zone III and Drinking Water Safeguarding Zone
2. Submit a drainage strategy whereby the discharge of both surface water and treated water shall not exceed the national greenfield run off rate combined
3. As a minimum, the applicant is required to submit the following document and information as shown in the table below

Document Submitted	Document Description
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on:- <ul style="list-style-type: none">• Existing drainage (inc adjacent roads)

	<ul style="list-style-type: none"> • Impermeable Area (Pre and Post Development) • Proposed SuDS • Hydraulic Calculations (see below) • Treatment Design (i.e. interception, pollution indices) • Adoption/Maintenance Details • Exceedance Paths
Contour Plan	Assessment of topography/flow paths/blue corridors
Impermeable Areas Plan	Plan to illustrate new impervious surfaces
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.
Detailed Development Layout and SuDS Provision Plan (including landscaping details)	Dimensioned plans showing the detailed development layout including SuDS components, open spaces and exceedance corridors.
Full SI Report	<p>Detailed assessment of ground conditions – leading on from initial testing</p> <ul style="list-style-type: none"> • Widespread coverage of trial pits to BRE 365 • Contamination/Pollution check • Groundwater Monitoring
Detailed Drainage Scheme Plan	<p>Dimensioned plan showing main aspects of the drainage infrastructure. Plans should ref:-</p> <ul style="list-style-type: none"> • SuDS details (size/volume) • Pipe Numbers/Sizes/Levels • Outfall & Permitted Discharge (if applicable)
Detailed SuDS Drawings (Open SuDS)	Dimensioned plans of proposed SuDS components i.e. scaled cross sections/long sections
Full hydraulic calculations (MicroDrainage “Network” output)	At this stage, SCC require simulations of the drainage network inc SuDS components. MicroDrainage Network should be submitted for 1,30 and 100yr+CC storms. (Source Control files are useful but not enough on their own)
Discharge Agreements	Evidence of any permissions or permits being obtained.
Health and Safety Risk Assessment	Where deep open SuDS (water level >0.5m) are proposed a H&S file will be required.

Kind Regards

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

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/F216214
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 12/01/2021

Dear Sirs

Great Bricett Business Park, The Street, Great Bricett IP7 7DZ

Planning Application No: DC/20/05587

**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: bootherr@rpsgroup.com

Enc: Sprinkler information

Suffolk Fire and Rescue Service

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

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
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: 12 January 2021

Planning Ref: DC/20/05587

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING**ADDRESS: Great Bricett Business Park, The Street, Great Bricett IP7 7DZ****DESCRIPTION: 73 Mobile Homes****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

OFFICIAL

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

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

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

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

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

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

Dispelling the Myths of Automatic Fire Sprinklers

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

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.
- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.

OFFICIAL

- 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



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



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

27th January 2021

Dear Katherine,

RE: DC/20/05587 - Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings). Great Bricett Business Park, The Street, Great Bricett, IP7 7DZ

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

We have read the Ecological Impact Assessment (Castle Hill Ecology, August 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the Ecological Assessment are to be incorporated within the development, including their locations. A Landscape and Ecological Management Plan should also be produced, to detail how the habitats and open spaces on site are to be appropriately managed for biodiversity, including the management of the grasslands containing bee orchid.

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: 29 January 2021 09:07

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

Subject: RE: DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett

Dear Paul

Thank you for your email regarding the above planning application.

The applicant states on the application form that the method of foul and surface water disposal is not to Anglian Water network therefore this outside of our jurisdiction to comment

Kind Regards

Sandra



Sandra De Olim

Planning & Capacity - Development Services

Mobile: 07929804300

Telephone: 07929786955

Anglian Water Services Limited

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



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

27/01/2021

For the attention of: Katherine Hale

Ref: DC/20/05587- Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Thank you for consulting us on the Planning Application for change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings). This letter sets out our consultation response regarding the landscape impact of the planning application and how the proposals relate and respond to the surrounding landscape setting and context of the site.

The site is currently occupied by a Business Park; the site boundary is contained by hedgerows that provide adequate boundaries separating the development from the existing residential area; which lies to the north of the site, and farmland set either side of the site. The site covers an area of approximately 2.7 hectares. Access to the site will remain as existing, along the driveway off Pound Hill Road.

The submitted Landscape and Visual impact Appraisal (LVA) has been prepared following the principles set out in the third edition of the "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) including an assessment of both landscape and visual sensitivity, magnitude of change and impact. The appraisal is accurate and appropriately describes the range of views that are available surrounding the site, as well as the impact on the local landscape character. It concludes that there will be no significant impact of the proposed development on the landscape or visual amenity.

The proposal retains existing tall, dense vegetation in bund form along the northern perimeter which separates the existing and proposed residential zones. There is a proposed border of trees running along the eastern and southern site boundaries to screen the development from views inward to lessen the visual impact of the proposed development on the outer rural setting.

If minded for approval, we would advise the following recommendations are taken into consideration:

- 1) It's unclear from the proposed site layout whether existing vegetation on boundaries is to be retained. As advised in the LVA, we would expect existing vegetation to be retained where possible to mitigate visual impact and help ensure there is a sense of maturity to the scheme from day one.
- 2) Although mobile homes are proposed, we would still expect to see open space provision provided. The existing scheme (Application ref: DC/17/03568) had public open space at the centre of the development, as well as a wider green corridor on the south western edge. We would advise the proposed layout is amended to ensure similar provision is provided for this scheme.

- 3) Careful consideration should be given to the placing and finish of boundary treatments, signage and fencing. Rural features and treatments such as timber post and rail fencing would be advised where possible.

The following conditions would also be advised:

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 in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e. rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

Before any works commence on site, details of advance planting to the southern and western boundaries shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
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.



29 January 2021

Katherine Hale
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/20/05587
Location: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ
Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Dear Katherine,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reviewed the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020), submitted by the applicant, 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.

Therefore, the mitigation measures identified in the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020), should be secured and implemented in full. This is necessary to conserve protected and Priority Species. Therefore, it is indicated that we agree with the conclusions of the applicant's ecologist in regard to Great Crest Newts, as we consider it highly unlikely that this species will be present and affected from the proposed works.

Furthermore, it is recommended that a Wildlife Friendly Lighting Strategy should be implemented for this application. 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. This should be implemented in line with ILP Guidelines¹ and therefore should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields

In addition, we recommend that reasonable biodiversity enhancements should be implemented into the finalised design 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 outlined within the Ecological Impact Assessment should be implemented via 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 Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020) 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 and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



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, as outlined within the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020).

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 and allow the LPA to discharge its duties under the NPPF and 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 Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact us with any further 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.

Dear Katharine,

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings).

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ.

Many thanks for your request to comment on the application.

The council declared a climate emergency in 2019 and has an aspiration to become Carbon neutral by 2030, it is encouraging all persons involved in developments and activities in the district to consider doing the same. 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.

It is therefore requested that the following condition be placed on any grant of permission:

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).

Details as to the provision for electric vehicles has been included however 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/>

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.

Clear commitments and minimum standards should be declared and phrases such as 'where possible, subject to, where feasible' must not be used.

Evidence should be included where appropriate demonstrating the applicants previous good work and standards achieved in areas such as site waste management, eg what recycling rate has the applicant achieved in recent projects to show that their % recycling rate commitment is likely.

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/environmental-management/planning-requirements/>

It is understood that the construction of the proposed park homes will involve the pre-fabrication of the homes off site however the Sustainability and Energy Strategy should indicate the alternative fabric energy efficiency measures required for the properties on the development to achieve the future compliance standards as indicated in the recent Future Homes Consultation response. Namely to comply with the interim uplift of Part L 2021, the Future Homes Standard 2025 and 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 rather than retrofit at a later date. The applicant may wish to do this to inform future owners of the properties.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:04
To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587. Air Quality

Dear Sarah

EP Reference : 287294
DC/20/05587. Air Quality
SH Parent record, Great Bricett Business Park, The Street, Great Bricett,
IPSWICH, Suffolk, IP7 7DZ.
Change of use of land for the siting of up to 73 mobile homes (following
demolition of existing buildings).

Many thanks for your request for comments in relation to the above application from the perspective of Local Air Quality Management. I can confirm that the scale of development at 73 units is unlikely to generate sufficient vehicle movements to and from the site to compromise the existing good air quality at, and around, the development site.

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@baberghmidsuffolk.gov.uk>

Sent: 19 January 2021 09:37

To: Katherine Hale <Katherine.Hale@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/20/05587

Environmental Health -
Noise/Odour/Light/Smoke

8th January 2021

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes

(following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Thank you for the opportunity to comment on this application. Environmental Protection have no objections in principle to this application. However, Construction site activities and in particular demolition, have the potential to cause disruption to nearby existing residential premises. As such I ask that the following are added as conditions to any permissions granted:

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

Prior to the commencement of development details of the demolition and 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 any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

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.

ON GOING CONSTRUCTION -HOURS OF WORK

Intrusive work during the construction of the development must 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 is to apply to site deliveries and collections also.

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: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:17
To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587. Land Contamination

Dear Sarah

EP Reference : 287276
DC/20/05587. Land Contamination
SH Parent record, Great Bricett Business Park, The Street, Great Bricett, IPSWICH, Suffolk, IP7 7DZ.
Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Many thanks for your request for comments in relation to the above application. I have no objection to the proposed development provided that the condition below is included with any permission that may be granted which will consolidate the recommendations in the Phase I report submitted in support of the application. Without this condition I would be minded to recommend that the application be refused until such time as the applicant is able to demonstrate that the site can be made suitable for use without need for the condition.

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.



Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

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

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

“There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.”

Consultee Comments for Planning Application DC/20/05587

Application Summary

Application Number: DC/20/05587

Address: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Case Officer: Katherine Hale

Consultee Details

Name: Ms Liz Keeble

Address: Endeavour House, Russell Road, Needham Market Ipswich, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Private Sector Housing - Caravans/Camping/Park Homes



Comments

I would like to make this comment with regard to the planning of the site.

There must been due consideration taken in the layout of the site to ensure that the 3 metre boundaries are in place and the homes have no less than 6 metre spaces between them. (the separation distance).

If a porch attached to the caravan may it protrude 1 metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth.

Consultation Response Pro forma

1	Application Number	DC/20/05587	
2	Date of Response	08/01/2021	
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> <p> ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat</p> <p>See the latest waste guidance on new developments.</p> <p> SWP Waste Guidance v.21.docx</p> <hr/> <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.

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

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

Sent: 08 January 2021 14:39

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

Subject: RE: MSDC Planning Consultation Request - DC/20/05587

The application form is misleading

It states that there is no gain, loss or change of use of residential units then goes on to apply for 73 permanent 'park homes.' This must be in error. This is an application for permanent residential development. Does this need correcting on the application form and the then required information about parking, waste, no of people living there etc being included before any comments are made.

I am not familiar with the requirements for this type of development. If conventional housing was being built on a 2.60ha site there would be a requirement for a level of open space to be provided. 73 dwellings would require the provision of a play area. There is no indication that this is a development for a particular age group. Without this information it is not possible to make any relevant comments about the provision of open space. At present it is presented as a development of affordable homes but the application does not provide the information to support this

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 08 January 2021 11:08

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

Subject: MSDC Planning Consultation Request - DC/20/05587

Please find attached planning consultation request letter relating to planning application - DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

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.

MID SUFFOLK DISTRICT COUNCIL

To: Katherine Hale – Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 1st March 2021

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Dear Katherine

Thank you for the consultation request.

Having considered the proposal and noted in the design and access statement that these are a form of residential housing we consider that this triggers the requirement for an affordable contribution. A proposal of 10 dwellings or more or site size 0.5 hectares or over is defined as major development.

In this instance we recommend a commuted sum as the mechanism for the affordable contribution. We will need to discuss this further with the you and the applicant as we require further information on the financial aspects of this proposal to establish the commuted sum.

Kind regards

Louise