

## **LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS**

### **APPLICATION FOR RESERVED MATTERS - DC/21/02617**

**Proposal:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**Location:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

**Case Officer:** Bron Curtis

#### **Consultee Details:**

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: [laxfieldparishclerk@gmail.com](mailto:laxfieldparishclerk@gmail.com)

On Behalf Of: Laxfield Parish Council

## **COMMENTS**

It was agreed at an Extraordinary meeting of Laxfield Parish Council on 7 September 2021 that the following comments should be made:

- Although we are pleased to see some alterations to the layout, we are disappointed to note that the drop-off/visitor parking shown in the original application has still been omitted from the most recent drawings. We would refer to our original comments regarding the fact that this layout was clearly a material consideration in the original grant of outline permission, and forms part of the S106 agreement, and this (or only minor variations from it) should therefore be retained.
- We are concerned that the road crossing shown on the revise layout drawing is not controlled in any way, and that it is not a formal crossing point easily visible to drivers.
- The size of the one-bedroom bungalows still remains below what we understand to be national requirements.
- Indeed there is still a marked differentiation between the open market and affordable housing units in terms of plot size, materials and space standards: this appears to represent discrimination and a clear bias in favour of the open market housing.
- There appears to be a loss of a number of visitor parking spaces in the new layout.
- The allocation of parking spaces as currently shown appears illogical in places and should be improved.
- We note the comments from Suffolk County Highways regarding the removal of part of the hedge to the north-west of the site to allow better visibility of the crossing between the footpaths on the new development and the existing PRow. Whilst we appreciate the need for this in terms of road safety, we would request that the applicant should be required to replant an equivalent length of new native mixed hedging elsewhere on the site in order to mitigate the loss of habitat.
- We request that the applicant is required to provide an extension to the 30mph speed restriction to the west of the site (to the boundary of the new development), through the normal agreement process with Suffolk County Highways.

## **LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS**

### **DC/21/02617 APPLICATION FOR RESERVED MATTERS**

**Proposal:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**Location:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

**Case Officer:** Bron Curtis

#### **Consultee Details:**

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: [laxfieldparishclerk@gmail.com](mailto:laxfieldparishclerk@gmail.com)

On Behalf Of: Laxfield Parish Council

## **COMMENTS**

At an Extraordinary meeting of Laxfield Parish Council on Wednesday 26 May 2021, it was agreed to object to the planning application because of inadequate information provided and the following comments to be made:

1. The S106 agreement dated 29<sup>th</sup> October 2020 makes reference to:  
*“Development” meaning the erection of 49 dwellings and associated operations including vehicular and pedestrian access provision of a school car park open space and landscaping as set out in the Planning Application.*  
The current application for reserved matters differs substantially from the original planning application this definition refers to, specifically in terms of the indicative masterplan (which is appended to the S106 agreement and referenced in the grant of planning permission). It is a matter of record that comments were made at the Planning Committee meeting by Committee members regarding the attractiveness of that layout, and this was therefore material to the decision to grant planning permission. With this in mind, it would be reasonable for the layout in the original application to be retained in respect of the S106 agreement.
2. It has previously been suggested to the developer that a temporary access might be established for traffic on the site during the construction phase. This might be best located on the west side of the site, allowing a protected right turn onto the site, and thus reducing traffic through the village. It should also allow for a full day for deliveries and traffic to and from the site, and potentially a less onerous Construction Phase Management Plan based on reduced conflict with school traffic during the morning and afternoon. Consideration might also be given to making this a permanent access to the development, potentially creating a one-way route through the development in order to reduce the congestion and potential hazards associated with a single entrance and exit point opposite the school.

3. Paragraphs 8 and 22 of the outline planning permission granted set out a requirement for the installation of a crossing point to enable people to safely cross the road from the development to the school, and for footways from the site to be connected to existing networks to allow safe access to the village centre by all users. We would suggest that a controlled crossing point would offer the safest solution in this particular situation, and the linking of the footways from the proposed development to those existing along Framlingham Road is not clear on the submitted plans.
4. We do not believe that the response given to Question 9 in the Design Expectations Validation Requirements (“Are the proposals a compatible and quality response to landscape/townscape character, including the scale of the buildings, streets, landscape and roofscape, as identified in the Landscape Character Assessment, Conservation Area Character Appraisal, Village Design Statement, Neighbourhood Plans”) is reflected in the drawings submitted. We acknowledge that there is a good mix of housing appealing to a wide range of people; however the appearance of the houses and the layout of the development does not adequately respond to the context of the original village and the wider parish. Furthermore, the appearance (and the plot sizes) of the affordable housing units differs substantially from the open-market housing, which we believe is unacceptable. The house forms seem to be predominantly near square plans with a single pitched roof, which does not align with the vernacular built form (again, particularly in the affordable housing units).
5. The documentation supplied does not make substantial reference to sustainable construction techniques beyond the mention of low-carbon heat and energy sources, and simple references to U-values. This is an area specifically addressed in the Neighbourhood Plan as being of importance to the local community, particularly with regard to new development. Sustainable materials are not evident within the documentation supplied, and energy efficiency is not addressed as a key approach before the application of any renewable energy generation.
6. Although Hopkins and Moore have made reference in meetings with the Parish Council (and in the Design Expectations Validation Requirements) to the provision within this development of hedgehog routes, bat boxes, swift boxes etc as set out in the Neighbourhood Plan, the drawings submitted - including the boundary treatment details - do not show any of these features.
7. In order to maintain as much of the existing habitat as possible, we suggest that the removal of hedges should be minimised and only take place where absolutely essential; reinstatement should be with mixed native hedging to help ensure maximum biodiversity and habitat provision. Concern has been expressed that the current site layout drawing seems to indicate removal of a significant length of hedging at the western edge of the site where the footpath within the development leads across the road to the existing PROW opposite.
8. In order to reduce potential impacts associated with light pollution, we would suggest that street lighting might be conditioned to be downward facing and at a minimum level necessary for pedestrian safety, and only illuminated for minimum periods of time.

9. We suggest that moving the 30 mph signs further along the Framlingham Road, beyond the development site, would be beneficial in slowing traffic before the area where most congestion occurs; the installation of a warning signal for the 20 mph sign as traffic nears the school area would also help in this respect.
10. A query was raised about the apparent difference between the online Design and Access Statement from Hopkins and Moore available on BMSDC planning portal and the proposed plans. The Design Statement is as follows:

*6.5 The development proposed provides a complete variety and mix of dwellings, ranging from smaller one and two-bedroomed bungalows through to larger three and four-bedroomed semi-detached and detached properties. The majority of the development is of traditional two-storey built form, with secondary one-and-a-half and single-storey elements utilised to provide linkages and accommodate garaging, but notably incorporates a total of five single-storey dwellings along the northern boundary.*

This is not the layout as indicated on the submitted drawing no.003 in that all the properties facing north to the Framlingham Rd are two storey.

Good afternoon

Our reference PLN-0121863

We have reviewed the submitted documents and our previous response remains the same. Please see below for your reference:

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment and Sustainable Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge and the discharge of conditions 9 and 16. 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. We note the applicant states the SuDS scheme may be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk). Until such time we do not recommend the discharge of condition 17 and request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application [DC/19/02312], to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information. 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

Sandra De Olim

Pre-Development Advisor

Mobile: 07929804300

Team: 07929 786 955

Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

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

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

**Sent:** 17 May 2021 11:02:41

**To:**

**Cc:**

**Subject:** FW: Land On The South Side Of Framlingham Road Laxfield Suffolk - DC/21/02617

**Attachments:**

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**From:** Planning Liaison <planningliaison@anglianwater.co.uk>

**Sent:** 16 May 2021 12:09

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

**Subject:** Land On The South Side Of Framlingham Road Laxfield Suffolk - DC/21/02617



**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 Bron Curtis,

Our Reference: PLN-0121863

Please see below our response for the Reserved Matters application- Land On The South Side Of Framlingham Road Laxfield Suffolk - DC/21/02617

Foul Water

N/A

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment and Sustainable Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge and the discharge of conditions 9 and 16. 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. We note the applicant states the SuDS scheme may be adopted by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the proposals suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk). Until such time we do not recommend the discharge of condition 17 and request that we are consulted on any forthcoming application to discharge Condition 17 of the outline planning application [DC/19/02312], to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

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

**From:** East of England Region  
**Sent:** 22 September 2021 20:16  
**Subject:** RE: Planning application DC/21/02617

Good evening,

I cannot find any record of us having been consulted on this application on 7<sup>th</sup> September, however in line with our previous responses we would have no comments to make.

Kind regards,

Hannah



Historic England

Mr Bron Curtis  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: 01223 582737

Our ref: **W:** P01427893

23 August 2021

Dear Mr Curtis

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ON THE SOUTH SIDE OF FRAMLINGHAM ROAD, LAXFIELD, SUFFOLK  
Application No. DC/21/02617 - Submission of details (Reserved Matters) under  
Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance,  
Landscaping, Layout and Scale for Erection of 49 dwellings and associated  
operations, vehicular and pedestrian access, provision of school car park, open  
space, infrastructure and landscaping.**

Thank you for your letter of 20 August 2021 regarding further information on the above application for planning permission.

On the basis of this information, Historic England do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Eric Martin

**Eric Martin**  
Business Officer  
e-mail: [eric.martin@HistoricEngland.org.uk](mailto:eric.martin@HistoricEngland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





Historic England

Mr Bron Curtis  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01427893

11 May 2021

Dear Mr Curtis

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ON THE SOUTH SIDE OF FRAMLINGHAM ROAD, LAXFIELD, SUFFOLK  
Application No. DC/21/02617**

Thank you for your letter of 5 May 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

**Sophie Cattier**

Assistant Inspector of Historic Buildings and Areas  
E-mail: [sophie.cattier@HistoricEngland.org.uk](mailto:sophie.cattier@HistoricEngland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



Our Ref: 21\_04471\_P  
Your Ref: DC/21/02617

24<sup>th</sup> May 2021

Dear Sir/Madam

**RE: Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping. | Land On The South Side Of Framlingham Road Laxfield Suffolk**

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

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

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

Kind Regards,

Ellie

Eleanor Roberts  
Sustainable Development Officer  
Water Management Alliance



Cert No. GB11990

Jane Marson (Chairman) Michael Paul (Vice-Chairman)  
Phil Camamile (Chief Executive)



Cert No. GB11991

**From:** SM-NE-Consultations (NE)  
**Sent:** 24 September 2021 12:08  
**To:** BMSDC Planning Mailbox  
**Subject:** DC/21/02617 (Amended Plans 09.09.2021) Consultation Response

Dear Bron Curtis,

Application ref: DC/21/02617 (Amended Plans 09.09.2021)  
Our ref: 368563

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,

Dominic Rogers  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

**From:** SM-NE-Consultations (NE)  
**Sent:** 27 August 2021 13:04  
**To:** BMSDC Planning Area Team Pink  
**Subject:** DC/21/02617 (Additional Plans) Consultation 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 Bron Curtis,

Application ref: DC/21/02617 (Additional Plans)  
Our ref: 365632

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,

Dominic Rogers  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 10 May 2021 14:33

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

**Subject:** Planning consultation DC/21/02617 Natural England response

Dear Bron Curtis

Application ref: DC/21/02617

Our ref: 352473

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

From: Rachael Abraham  
Sent: 24 August 2021 08:24  
To: Bron Curtis  
Cc: BMSDC Planning Mailbox  
Subject: RE: MSDC Planning Re-consultation Request - DC/21/02617

Dear Bron,  
Thank you for re-consulting us on this application.  
Our advice remains the same as that provided on 6/5, which I have attached again for convenience.  
Best wishes,  
Rachael

Rachael Abraham B.A. (Hons), M.A.  
Senior Archaeological Officer

Please note that my working days are Tuesday-Thursday

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

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

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

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

Our Ref: 2019\_02312  
Date: 17<sup>th</sup> May 2019

For the Attention of Bradly Heffer

Dear Mr Isbell

**Planning Application DC/19/02312 – Land on the south side of Framlingham Road, Laxfield: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, fronting a road leading into the historic settlement core (LXD 059) and opposite a medieval moated site (LXD 052). Scatters of Roman and medieval finds have also been recorded in the vicinity (LXD 012, 016 and 031). 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 (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, **before approval of layout and drainage under reserved matters**, 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. **We would strongly advise that evaluation is undertaken at the earliest opportunity.**

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

Your ref: DC/19/02312/OUT – DC/21/02617/RM  
Our ref: Laxfield, Land South Of Framlingham  
Road, IP13 8DW. Matter No: 52997  
Date: 23 September 2021  
Enquiries: Ruby Shepperson  
Tel: 01473 265063  
Email: [ruby.shepperson@suffolk.gov.uk](mailto:ruby.shepperson@suffolk.gov.uk)



**By e-mail only:**

[bron.curtis@babergmidsuffolk.gov.uk](mailto:bron.curtis@babergmidsuffolk.gov.uk)  
[planningyellow@babergmidsuffolk.gov.uk](mailto:planningyellow@babergmidsuffolk.gov.uk)

Dear Bron,

**Laxfield: Land On The South Side Of, Framlingham Road – reserved matters.**

I refer to the proposal: Submission of Details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 – Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

The reason(s) for re-consultation: revised layout plans and drawings dated 9 September 2021.

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

Yours sincerely,

Ruby Shepperson  
Planning Officer  
Growth, Highways & Infrastructure Directorate

cc Ben Chester, Suffolk County Council  
Floods Planning, Suffolk County Council  
Suffolk Archaeological Service

Your ref: DC/21/02617/RM  
Our ref: Land On The South Side Of,  
Framlingham Road, Laxfield, Suffolk  
Matter: 52997  
Date: 3 September 2021  
Enquiries: Isabel Elder  
Tel: 01473 265040  
Email: [isabel.elder@suffolk.gov.uk](mailto:isabel.elder@suffolk.gov.uk)

[Bronwen.curtis@baberghmidsuffolk.gov.uk](mailto:Bronwen.curtis@baberghmidsuffolk.gov.uk)

[planningpink@baberghmidsuffolk.gov.uk](mailto:planningpink@baberghmidsuffolk.gov.uk)

Dear Bron,

**LAXFIELD: Land On The South Side Of, Framlingham Road, Laxfield, Suffolk**

I refer to the proposal: Reserved Matters : Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Reason(s) for re-consultation: amended plans.

My colleague Marcus Shingler submitted a response on 17 May 2021 identifying that SCC had issues with the proposed car park, I can see from the amended submitted plan that a timber 1.2m high boundary fence and matching gate have now been added, alongside 2 electric charging points and the substation outside of the car park area. SCC is satisfied that our issues in the May correspondence have been addressed. I note from the file that Floods had a holding objection regarding SuDs which my colleague Jason Skilton will reply directly to you about.

Yours sincerely,

Isabel Elder  
Developer Contributions Consultant  
Growth, Highways & Infrastructure Directorate

cc Jason Skilton, Floods Planning, SCC

Your ref: DC/21/02617/RM  
Our ref: 52997  
Date: 17<sup>th</sup> May 2021  
Enquiries: Marcus Shingler  
Tel: 01473 263074  
Email: [Marcus.Shingler@suffolk.gov.uk](mailto:Marcus.Shingler@suffolk.gov.uk)

**By email only:**

[bron.curtis@babberghmidsuffolk.gov.uk](mailto:bron.curtis@babberghmidsuffolk.gov.uk)  
[planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)

Dear Bron,

**Re: DC/21/02617/RM - Land on The South Side Of, Framlingham Road, Laxfield, Suffolk – Reserved Matters.**

I refer to the above Reserved Matters application in Mid Suffolk. The outline planning permission has a S106 Agreement dated 29th October 2020 which contains a planning obligation in favour of the County Council in the form of the delivery of a staff car park to enable the future expansion of All Saints Church of England Primary School. This requires that the reserved matters should identify the following in future details:

- *Boundary treatment - a low-level fence and gate around the school car to ensure the car park is secure for school use and to prohibit public access;*
- *17 spaces including one disabled space;*
- *two of the 17 spaces are to be provided with electric charging points;*
- *an additional two (2) powered two-wheeler spaces as show in the car park plan identified in the above S106 agreement;*

From inspection of the plans, there is no identification of any boundary fencing or gate for the car park although I do note there are now 18 spaces in total, including 1 disabled space. I also note that no electric vehicle charging points are shown on the plan. These points should be addressed by revised drawings. These drawings should also remove the substation from the location identified on the layout plan and to be relocated outside of the school 'car park area'.

The car park will need to be laid out to the school car park area specification, to be agreed by SCC, before first occupation, and the transfer of the completed car park to the school body before occupation for £1.

I note also that my colleagues in the SCC Floods have already contacted you directly with a holding objection as the proposed layout out does not utilise above ground open SuDs that meet the four pillars of SuDs or multifunction benefits and the proposed site layout also has positioned the attenuation basin some distance from the proposed dwellings.

I have copied to colleagues who deal with highways and archaeological matters as they will also have comments to make on the reserved matters application.

Yours sincerely,

*M. Shingler*

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

cc Sam Harvey, Suffolk County Council (highways)  
Archaeological Service, Suffolk County Council

From: Water Hydrants  
Sent: 23 August 2021 07:31  
To: BMSDC Planning Area Team Pink  
Subject: FW: MSDC Planning Re-consultation Request - DC/21/02617

Fire Ref.: F180924

FAO: Bron Curtis

Good Morning,

Thank you for your letter regarding the re-consultation for this site.

The Suffolk Fire & Rescue Service made formal comment on this site under the original planning application of DC/19/02312/OUT.

This may Remain in Place for the re-consultation.

Condition 15 in the original Decision Notice, needs to following this application to its conclusion.

If you have any queries, please let us know, quoting the Fire Ref..

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

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>  
Sent: 07 May 2021 12:39  
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>  
Subject: FW: MSDC Planning Consultation Request - DC/21/02617

Fire Ref.: F180924

FAO: Bron Curtis

Good Afternoon,

Thank you for your letter regarding this planning application.

Could you please ensure that Condition 15 (relating to Fire Hydrants) from the Decision notice for planning application DC/19/02312/OUT, is applied to the Reserved Matters.

If you have any queries, please let us know.

Thank you.

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](mailto:water.hydrants@suffolk.gov.uk)

**From:** GHI Floods Planning  
**Sent:** 24 August 2021 08:44  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Bron Curtis  
**Subject:** 2021-08-24 JS reply Land On The South Side Of, Framlingham Road, Laxfield Ref DC/21/02617

Dear Bron Curtis,

Subject: Land On The South Side Of, Framlingham Road, Laxfield Ref DC/21/02617 Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02617

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

- Strategic Drainage Layout Ref 2012-516-SK001 Rev C
- Site Location Plan Ref LAX1 001
- Planning Layout Ref LAX1 003 rev H
- General Arrangement and Planting Schedules
- Landscape Proposals Soft Sheet 1 of 2 LA5018 002 Rev A
- Landscape Proposals Soft Sheet 2 of 2 LA5018 003 Rev A

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

**From:** GHI Floods Planning <floods.planning@suffolk.gov.uk>  
**Sent:** 06 May 2021 12:44  
**To:** BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>  
**Cc:** Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>  
**Subject:** 2021-05-06 JS Reply Land On The South Side Of, Framlingham Road, Laxfield Ref DC/21/02617 RMA

Dear Bron Curtis,

Subject: Land On The South Side Of, Framlingham Road, Laxfield Ref DC/21/02617 Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/02617

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

- Strategic Drainage Layout Ref 2012-516-SK001 Rev A
- Site Location Plan Ref LAX1 001
- Planning Layout Ref LAX1 003 rev G
- Landscape Proposals Soft Sheet 1 of 2 LA5018 002
- Landscape Proposals Soft Sheet 2 of 2 LA5018 003

A holding objection is necessary because the proposed layout out does not utilised above ground open SuDs that meet the four pillars of SuDs or multifunction benefits. The proposed site layout out also has positioned the attenuation basin some distance from the proposed dwellings. SuDS features should be included in the streetscape utilising road side swales, tree pits etc

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

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

1. Submit a revised layout utilising above ground open SuDs for collection, conveyance, storage and discharge, unless there is clear evidence why this is not appropriate.
  - a. Submit either a viability statement Or a site constraints map.
2. Submit a revised layout with the proposed dwellings situated closer to the attenuation basin so it is over looked by a number of dwelling
  - a. This helps from a health and safety perspective
3. Submit a cross section of the proposed basin design showing side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 300-500mm freeboard and a 3m width maintenance strip

4. Submit a revised Strategic Drainage Layout Ref 2012-516-SK001 with the inlets as far away from the outlet as possible
5. Submit a landscaping including a establishment (first five years min) plan to include all SuDs features

**Note further information may be require.**

Kind Regards

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

Your Ref:DC/21/02617  
Our Ref: SCC/CON/3916/21  
Date: 26 August 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Bron Curtis

Dear Bron

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/02617**

**PROPOSAL:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**LOCATION:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

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

**Construction of Roads and Footways**

- Dimensions of the proposed roads and footways are to Suffolk Design Guide (full details and construction will be agreed under s38 of Highways Act 1980 agreement).
- Shared surface roads have a 1m service strip on both sides; a reminder that these are not to accommodate statutory undertakers infrastructure.
- The footways leading to shared surface roads are to extend 2m beyond the ramp. Again, this detail will be agreed under s38 agreement.
- The road layout, geometry and table top junction are sufficient speed control measures
- All footway links within the site are to have bound surfacing to enable use throughout the year.
- the footway leading to the PROW to the west of the site to have better visibility for the pedestrian; recommend the landscaping on the inside of the bend is altered to suit.

**Parking**

- The visitor parking supplied may not be considered to be in locations where they are required; mainly shown on private drives.
- Dimensions of the parking spaces and garages are to Suffolk Guidance for Parking 2019 - car parking space is 2.5m x 5.0m (3.1m is adjacent to boundary wall/fence) and a standard garage is 3.0m x 7.0m.

## Landscaping

Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with street lighting.

The soft landscaping/hedges proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway in the future.

Conditions for outline planning permission DC/19/02312 relating to highways are as follows:

Condition 6 - Provision of Visibility Splays

Condition 7 - Access

Condition 8 - Footway Network Details

Condition 9 - Surface Water Discharge Prevention

Condition 10 - Parking

Condition 11 - Bin Storage

Condition 11 - Construction Management Plan

## 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:

**Bin Condition:** The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. LAX1/003H 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.

**Parking Condition:** The use shall not commence until the area(s) within the site shown on Drawing No. LAX1/003H 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.

**Cycle Parking Condition:** Areas to be provided for secure covered cycle parking 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 the provision for cycle parking is provided in line with sustainable transport policies.

## 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.

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

Yours sincerely,

**Samantha Harvey**

**Senior Development Management Engineer**

Growth, Highways and Infrastructure

Your Ref:DC/21/02617  
Our Ref: SCC/CON/2078/21  
Date: 13 May 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Bron Curtis

Dear Bron Curtis

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/02617**

**PROPOSAL:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping

**LOCATION:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

**ROAD CLASS:**

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

Conditions for outline planning permission DC/19/02312 relating to highways are as follows:

- Condition 6 - Provision of Visibility Splays
- Condition 7 - Access
- Condition 8 - Footway Network Details
- Condition 9 - Surface Water Discharge Prevention
- Condition 10 - Parking
- Condition 11 - Bin Storage
- Condition 11 - Construction Management Plan

Comments on the Layout

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide and the footway widths are increased to 2.0m (as outlined in Manual for Streets).
- The shared surface roads are to have a maintenance strip 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.
- The design principle of footways separated by landscaped verges and swales is acceptable is it allows sufficient opportunities for pedestrians to cross the road but may consider crossing point for pedestrians between Plot 20 and Plot 35.

To promote, encourage and support the principles of sustainable transport as outlined in the National Planning Policy Framework, safe and suitable access is required therefore, a pedestrian crossing point is required to connect the development footways to the existing network as Condition 8 of the outline planning permission. On receipt of revised drawings showing the new crossing, we will respond with recommended conditions.

Yours sincerely,

**Samantha Harvey**

**Senior Development Management Engineer**

Growth, Highways and Infrastructure

**From:** Chris Ward  
**Sent:** 20 August 2021 16:28  
**To:** Bron Curtis  
**Cc:** BMSDC Planning Area Team Pink  
**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/02617

Dear Bron,

Thank you for notifying me about the re-consultation. On reviewing the documents submitted I have no comment to make.

Kind regards

**Chris Ward**  
Active Travel Officer  
Transport Strategy  
Strategic Development - Growth, Highways and Infrastructure  
Suffolk County Council

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

**Sent:** 25 May 2021 11:39:57

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/02617

**Attachments:**

---

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

**Sent:** 05 May 2021 16:02

**To:** Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>

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

**Subject:** RE: MSDC Planning Consultation Request - DC/21/02617

Dear Bron,

Thank you for consulting me about the residential development at Land on the South Side of Framlingham Road in Laxfield. On reviewing the application documents submitted I have no comment to make as the development does not meet the threshold that requires a Travel Plan in accordance with the Suffolk Travel Plan Guidance.

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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



06 September 2021

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

By email only

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*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.*

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**Application: DC/21/02617**

**Location: Land On The South Side Of Framlingham Road Laxfield Suffolk**

**Proposal: Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping**

Dear Bron,

Thank you for consulting Place Services on the above reserved matters application.

**No objection subject to securing ecological mitigation and enhancement measures**

**Summary**

We have reviewed the further information submitted on 19th August 2021 for this application, including the Soft Landscape Proposals - Rev A and the General Arrangements and Plant Schedule – Rev A (IDP Landscape, March 2021).

In addition, we have reassessed the Preliminary Ecological Appraisal (Robson Ecology Ltd, December 2018) and Breeding Bird Assessment and Enhancement Strategy (Robson Ecology Ltd June 2019), relating to the likely impacts on designated sites, protected & Priority species & habitats, which was provided at outline stage DC/19/02312.

It is indicated that we note variations of the hedgerow mixtures, which have been included within the revised the Soft Landscape Proposals - Rev A and the General Arrangements and Plant Schedule – Rev A (IDP Landscape, March 2021) and indicate that we still approve of the planting schedule / specifications for this application in principle. However, we do query whether the 'marginal planting' will still be implemented for this scheme, as this is no longer within the plant schedule and is not clearly proposed within the Soft Landscape Proposals. It is highlighted that any marginal planting will



be extremely beneficial for biodiversity and visual amenity if the attenuation area holds semi-permeant water.

We still note that a Landscape Management Plan has not been included at reserved matters, but we are satisfied that this will be secured prior to occupation under condition 14 of the outline consent.

We also still note that although the revised Soft Landscape Proposals and the General Arrangements and Plant Schedule (IDP Landscape, March 2021) do not include the details of reasonable biodiversity enhancements for biodiversity. However, it is still accepted that the finalised Biodiversity Enhancement Strategy will be submitted prior to slab level, as required under condition 19 of the outline consent. However, we also encourage the developer to submit a Biodiversity Net Gain Assessment to accompany the Biodiversity Enhancement Strategy, which uses the Defra Biodiversity Metrics 3.0. This is necessary for the application to demonstrate measurable biodiversity net gains, in line with paragraph 180d of the NPPF. The Biodiversity Net Gain Assessment should ideally follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)<sup>1</sup>.

We also note that condition 20 requires a Wildlife Sensitive Lighting Strategy to be delivered prior to occupation. Therefore, this should ensure that external lighting should follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018) and should be advised by a suitably qualified ecologist. In summary, it is highlighted that the following measures should be implemented for the lighting design:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. 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.

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

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**  
Ecological Consultant  
[placeservicesecology@essex.gov.uk](mailto: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.

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<sup>1</sup> <https://cieem.net/wp-content/uploads/2021/07/CIEEM-BNG-Report-and-Audit-templates2.pdf>





27 April 2021

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

By email only

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

---

**Application: DC/21/02617**

**Location: Land On The South Side Of Framlingham Road Laxfield Suffolk**

**Proposal: Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping**

Dear Bron,

Thank you for consulting Place Services on the above reserved matters application.

**No objection subject to securing ecological mitigation and enhancement measures**

**Summary**

We have reviewed the Soft Landscape Proposals and the General Arrangements and Plant Schedule (IDP Landscape, March 2021), as well as the Design and Access Statement (Hopkins Homes) containing details of access, layout, scale, landscaping and appearance provided by the applicant.

In addition, we have reassessed the Preliminary Ecological Appraisal (Robson Ecology Ltd, December 2018) and Breeding Bird Assessment and Enhancement Strategy (Robson Ecology Ltd June 2019), relating to the likely impacts on designated sites, protected & Priority species & habitats, which was provided at outline stage DC/19/02312.

It is indicated that we approve of the proposed planting schedule / specifications, as well as the details of implementation contained within the Soft Landscape Proposals and the General Arrangements and Plant Schedule (IDP Landscape, March 2021). This included the varied mixed native species hedgerow and the native Wildflower meadow planting. However, we note that a Landscape Management Plan



has not been included at reserved matters, but this will be secured prior to occupation under condition 14 of the outline consent.

We also note that although the Soft Landscape Proposals and the General Arrangements and Plant Schedule (IDP Landscape, March 2021) does not include the details of reasonable biodiversity enhancements for biodiversity. However, it is accepted that the finalised Biodiversity Enhancement Strategy will be submitted prior to slab level, as required under condition 19 of the outline consent. This strategy must include details and locations for the provision of hedgehog highways (13 x 13cm holes at the base of fencing), as this is necessary to allow free movement of foraging hedgehogs throughout the site.

We also note that condition 20 requires a Wildlife Sensitive Lighting Strategy to be delivered prior to occupation. This should ensure that external lighting should follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2018) and is advised by a suitably qualified ecologist. In summary, it is highlighted that the following measures should be implemented for the lighting design:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. 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.

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

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto: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.

**From:** Nathan Pittam  
**Sent:** 07 September 2021 12:54  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Bron Curtis  
**Subject:** DC/21/02617. Air Quality

**EP Reference: 297227**

**DC/21/02617. Air Quality**

**Land on the South Side of, Framlingham Road, Laxfield, WOODBRIDGE, Suffolk.**

**Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated**

I can confirm that the scale of development, at 49 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

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

Kind regards

Nathan

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

DC/21/02617. Air Quality

Dear Bron

**EP Reference : 292742**

**DC/21/02617. Air Quality**

**Land on the South Side of, Framlingham Road, Laxfield, WOODBRIDGE,  
Suffolk.**

**Submission of details (Reserved Matters) under Outline Planning Permission  
DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale  
for Erection of 49 dwellings and associated operations**

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

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://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  
**Sent:** 08 September 2021 12:48  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Bron Curtis  
**Subject:** DC/21/02617. Land Contamination

**EP Reference : 297228**  
**DC/21/02617. Land Contamination**  
**Land on the South Side of, Framlingham Road, Laxfield, WOODBRIDGE, Suffolk.**  
**Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated**

Many thanks for your request for comments in relation to the above application from the perspective of land contamination. I can confirm that I have no comments to make with respect to land contamination.

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

DC/21/02617. Land Contamination

Dear Bron

**EP Reference : 292735**

**DC/21/02617. Land Contamination**

**Land on the South Side of, Framlingham Road, Laxfield, WOODBRIDGE, Suffolk.**

**Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations -**

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 land contamination.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@babberghmidsuffolk.gov.uk](mailto:Nathan.pittam@babberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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### 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:** Peter Chisnall  
**Sent:** 27 August 2021 16:22  
**To:** BMSDC Planning Area Team Pink  
**Subject:** DC/21/02617

Dear Bron,

**APPLICATION FOR RESERVED MATTERS - DC/21/02617**

**Proposal:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**Location:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

**Reason(s) for re-consultation:** Documents and plans submitted 19/08/2021

Many thanks for your request to comment on the Noise/Odour/Light/Smoke aspects of this application.

I have nothing to add to my colleague's previous response dated 17<sup>th</sup> May 2021.

Regards,

Peter

**Peter Chisnall**, CEnv, MIEMA, CEnvH, MCIEH  
Environmental Management Officer  
**Babergh and Mid Suffolk District Council - Working Together**

**From:** David Harrold

**Sent:** 17 May 2021 11:19

**Subject:** Plan ref DC/21/02617 Land On The South Side Of, Framlingham Road, Laxfield.  
Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application and submission of details under outline permission DC/19/02312 relating to appearance, landscaping, layout and scale etc.

I can confirm with respect to environmental health issues that I do not have any comments to make.

David Harrold MCIEH  
Senior Environmental Health Officer

**Babergh & Midsuffolk District Councils**

**From:** Simon Davison  
**Sent:** 10 May 2021 10:45  
**Subject:** DC/21/02617

Dear Bron,

**APPLICATION FOR RESERVED MATTERS - DC/21/02617**

**Proposal:** Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**Location:** Land On The South Side Of, Framlingham Road, Laxfield, Suffolk.

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).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO<sub>2</sub> reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

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/>

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/>

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

# Consultee Comments for Planning Application DC/21/02617

## Application Summary

Application Number: DC/21/02617

Address: Land On The South Side Of Framlingham Road Laxfield Suffolk

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission

DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Case Officer: Bron Curtis

## Consultee Details

Name: Paul Harrison

Address: BMSDC Heritage, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

## Comments

BMSDC Heritage consultation response

Bron

In my response on the initial submissions I was concerned that the layout and landscaping would not adequately sustain the rural character of the setting of the listed building opposite the north-west corner of the site.

Amended layout and landscaping plans have been submitted. Although the positions of houses and depth of the green buffer remain unchanged, the planting proposed is considerably increased and in my view is now likely to fulfil the indicative scheme approved at Outline stage. I would defer to the Landscaping advisor on details, but in heritage terms the proposal is satisfactory.

Paul Harrison

BMSDC Heritage

10.9.21

**From:** Paul Harrison  
**Sent:** 24 May 2021 12:32  
**Subject:** DC 21 02617 Laxfield RM DC 19 02312

Heritage consultation response

Bron

In my response on the Outline application I said that Heritage team would pay particular attention to retention of a green buffer to the north west part of the site where the rural character of the site currently contributes to the setting and significance of Chestnut Tree Farmhouse, a listed former farmhouse. I am concerned that the layout and landscaping schemes now submitted do not fulfil the indications of the approved outline scheme.

Comparison of the approved indicative masterplan 18.424-P\_201.C received 23 October 2019 with the layout and landscaping plans now submitted shows that dwellings in plots 44, 45, and 46 are now proposed to stand some 4-6m closer to the listed building and the adjacent property 'New Barn'. As a consequence the green buffer between the access road to these plots and the edge of the site is reduced by 4-5m – between a quarter and a third – which in turn appears to limit scope for planting in the green buffer in this area.

The approved indicative masterplan shows a large species tree retained in the roadside hedgerow opposite New Barn. To the west of this, to the north of plots 25-27 (now plots 44-45), and opposite Chestnut Tree Farm, are shown three new large species trees and three new small species trees. In this same area the landscaping scheme now submitted shows one hornbeam and two crab apples. Hornbeam is generally described as a large species, and crab-apple as a small to medium species.

I would generally defer to the expertise of the landscape officer, but in my view the scheme now submitted would not adequately sustain the rural character of the setting of the listed farmhouse. I recommend that the planting be amended so as to better fulfil the indicative scheme approved, and if this is not feasible in the proposed layout, that the layout be amended in this area so as to allow it.

Paul

**Paul Harrison**  
Heritage and Design Officer  
Babergh and Mid Suffolk District Councils



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

06/09/2021

For the attention of: Bron Curtis

**Ref: DC/21/02617; Land On The South Side Of, Framlingham Road, Laxfield, Suffolk**

Thank you for re-consulting us on the application for approval of reserved matters under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping. This letter sets out our consultation response on the landscape impact of the planning application and how the proposed layout and design relates and responds to the landscape setting and context of the site.

Further to our previous letter dated 26/5/21 we welcome the additional information supplied. There are several items outstanding which we believe are still key recommendations:

**Sections through the attenuation basin and swales;** the aesthetic appeal of the attenuation area plays an important role in ensuring it is integrated within green open spaces and provides multiple benefits. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. A standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided. To improve biodiversity the attenuation area should be combined with a range of vegetation types such as wildflowers and other nectar rich plants, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland. Trees and shrubs can also be used where appropriate. While it is clear that some of the above has been considered no information has been supplied with regard to gradients/levels.

**Planting specification** which should include further details on the preparation, planting and protection measures for all planting area including hedges, shrub/herbaceous planting and grass areas.

**A landscape management plan;** the management of the landscape scheme will be greatly affected by the management it receives. The landscape management plan should include:

- 1) Drawings showing:
  - a) The extent of the LMP; ie only showing the areas to which the LMP applies, areas of private ownership should be excluded
  - b) Where appropriate plans showing successional years of cutting ie 3 or 5 year rotations for meadow grass, marginal and thicket
- 2) Written Specification detailing:
  - a) All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, application of fertiliser and herbicide (where these are not desirable it should be stated into the LMP), clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.

- b) All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, pressure washing, application of chemical (eg graffiti removal, algae, moss) and painted or finished surfaces.
  - c) All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
- 3) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

We are satisfied the above could be secured by condition. Therefore, if minded for approval, we recommend the following conditions be considered:

**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 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.

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

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) DETAILS**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

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

**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 for a minimum of 10 years. Both new and existing planting will be required to be included in the plan.

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

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



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

26/05/2021

For the attention of: Bron Curtis

**Ref: DC/21/02617; Land On The South Side Of, Framlingham Road, Laxfield, Suffolk**

Thank you for consulting us on the application for approval of reserved matters following outline approval DC/19/02312 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposed layout and design relates and responds to the landscape setting and context of the site. The following submitted documents have been reviewed:

External works Layout	LAX1_002_G
Planning Layout	LAX1_003_G
Boundary Treatment Details	LAX1_005
AIA report_RevA	Dated 22/03/2021
Prelim AIA Plan	8558-D-AIA_A
General Arrangement and Plant Schedule	LA5018_001
Soft Landscape proposal drawing 1 & 2	LA5018_002 & _003

## Comments

The scheme utilises existing established hedges to provide a level of visual mitigation with further proposed buffer planting and specimen trees to break the outline of the proposed buildings when viewed from the west and south. The eastern boundary adjoins existing dwellings. A linear green space has been created to the northern and eastern boundaries to set the development back from Framlingham Road in an effort to maintain an 'open' character.

In line with the granted outline permission (DC/19/02312) the landscape scheme is generally in accordance with the approved drawing NC18.424-P-201\_C. Minor amendments have been made to the arrangement of plots and an area of parking has been removed.

There is an ample amount of green space provided on site for informal recreation. Pedestrian circulation with the site and connection to the existing settlement to the north and east has been achieved.

## **Recommendations**

Prior to approval we would advise the following recommendations are taken into consideration:

1. There is a discrepancy between the amount of hedge to be removed in the AIA report and associated Dwg 8557-D-AIA and the proposed new hedge planting along Framlingham Rd on Dwg LA5018\_002. Clarification should be sought as to the amount of existing hedge the applicant intends to remove.
2. There is no barrier or feature shown on the plans between the school carpark and Framlingham Rd. Highways advice should be sought with regards to this matter.
3. A landscape management plan was not submitted with the applicant and therefore we are unable to fully comment on the proposed appearance of the landscape scheme for example the final height of boundary hedges will affect the level of visual mitigation.
4. The Dwg LAX1\_003\_G planning layout shows the boundary treatments, however it is not possible to distinguish which walls are 1.2m or 1.8m high. It was also recommended that the property fences and walls should have hedgehog links which have not been included.
5. Full details for the SuDS have not yet been submitted. We would require section details of the roadside swales and the attenuation basin. Also details of soil level changes created with the spoil of any excavated material. The aesthetic appeal of the attenuation area plays an important role in ensuring it is integrated within green open spaces and provides multiple benefits. The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value. A standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided. To improve biodiversity the attenuation area should be combined with a range of vegetation types such as wildflowers and other nectar rich plants, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland. Trees and shrubs can also be used where appropriate.
6. Incomplete details were provided for the planting for example spacing details of any protection measures that will be put in place (i.e rabbit guards) and any management regimes (including watering schedules) to support

establishment.

7. We would normally recommend the following mix for mixed native species hedges:
  - 60% Hawthorn (*Crataegus monogyna*)
  - 20% Field maple (*Acer campestre*)
  - 10% Hazel (*Corylus Avellana*)
  - 5% Trees (wild cherry, oak or hornbeam)
  - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
8. It would be recommended that the hedge is planted in double staggered rows, preferably 5 plants per linear metre.
9. Free standing hedges should be accompanied by a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722- 2: 2006. The fence should be erected through the centre of the staggered row of hedge. This is to prevent access through the site by pedestrians until the hedges are fully established.

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/21/02617	
<b>2</b>	<b>Date of Response</b>	02/09/2021	
<b>3</b>	<b>Responding Officer</b>	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (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	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">         ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat     </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">         SWP Waste Guidance v.21.docx     </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

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

Public Realm Officers have no objections to the development if the open space is delivered as indicated in the latest drawings.

Regards

Dave Hughes

Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 17 May 2021 10:19

Subject: RE: MSDC Planning Consultation Request - DC/21/02617

Public Realm Officers would prefer not to see Sycamore (*Acer pseudoplatanus*) included in the native tree/shrub mixes. It is not considered a native tree and due to its rapid growth and heavy seed production once maturing it can go on to dominate mixed plantings at the expense of other species. The inclusion of Oak instead of Sycamore should be considered as a more typical native woodland species in this area.

Officers have no other comments and support the proposed treatment of the open space areas within this development

Regards

Dave Hughes  
Public Realm Officer



# Consultation Response Pro forma

## Mid Suffolk

<b>1</b>	<b>Application Number</b>	DC-21-02617 - Land On The South Side Of, Framlingham Road, Laxfield, Suffolk																																
<b>2</b>	<b>Date of Response</b>	27.09.2021																																
<b>3</b>	<b>Responding Officer</b>	Name:	SACHA TILLER																															
		Job Title:	HOUSING ENABLING																															
		Responding on behalf of...	HOUSING STRATEGY																															
<b>4</b>	<b>Recommendation</b> (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.	<p>No further comments on this application for the following reasons.</p> <p>Please refer to my comments of 31.08.2021.</p> <p>We would expect to agree all matters for this site at reserved matters stage and in the S106.</p>																																
<b>5</b>	<b>Discussion</b> 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>Planning application purports to erection of 49 dwellings.</p> <p>The applicant has confirmed on 31st August 2021 that they will provide:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">Plot Number</th> <th style="width: 15%;">Beds</th> <th style="width: 20%;">Affordable Rent / Shared Ownership</th> <th style="width: 20%;">Size (sq ft / sq m)</th> <th style="width: 30%;">Bungalow / House</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">3b 6p</td> <td style="text-align: center;">AR</td> <td style="text-align: center;">1104 / 102.5</td> <td style="text-align: center;">2 storey house</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">3b 6p</td> <td style="text-align: center;">AR</td> <td style="text-align: center;">1104 / 102.5</td> <td style="text-align: center;">2 storey house</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">3b 6p</td> <td style="text-align: center;">AR</td> <td style="text-align: center;">1104 / 102.5</td> <td style="text-align: center;">2 storey house</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2b 4p</td> <td style="text-align: center;">AR</td> <td style="text-align: center;">859 / 79.8</td> <td style="text-align: center;">2 storey house</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">2b 4p</td> <td style="text-align: center;">AR</td> <td style="text-align: center;">859 / 79.8</td> <td style="text-align: center;">2 storey house</td> </tr> </tbody> </table>			Plot Number	Beds	Affordable Rent / Shared Ownership	Size (sq ft / sq m)	Bungalow / House	1	3b 6p	AR	1104 / 102.5	2 storey house	2	3b 6p	AR	1104 / 102.5	2 storey house	3	3b 6p	AR	1104 / 102.5	2 storey house	4	2b 4p	AR	859 / 79.8	2 storey house	5	2b 4p	AR	859 / 79.8	2 storey house
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		6	2b 4p	AR	859 / 79.8	2 storey house
		7	2b 4p	AR	878 / 81.6	2 storey house
		8	2b 4p	AR	859 / 79.8	2 storey house
		9	2b 4p	AR	859 / 79.8	2 storey house
		24	2b 4p	AR	859 / 79.8	2 storey house
		25	3b 5p	SO	1009 / 93.7	2 storey house
		26	2b 4p	AR	859 / 79.8	2 storey house
		27	2b 4p	AR	859 / 79.8	2 storey house
		28	2b 4p	SO	859 / 79.8	2 storey house
		29	2b 4p	SO	859 / 79.8	2 storey house
		30	1b 2p	AR	542 / 50.4	Bungalow
		31	1b 2p	AR	542 / 50.4	Bungalow
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>					
7	<b>Recommended conditions</b>	Should this change then planning permission should be re-sought.				

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

## MID SUFFOLK DISTRICT COUNCIL

### MEMORANDUM

To: Bron Curtis - Planning Officer

From: Sacha Tiller – Strategic Housing - BMSDC

Date: 31.08.2021

#### **APPLICATION FOR PLANNING PERMISSION – DC/21/02617**

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Location: Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

A reserved matters application for 49 residential dwellings.

This is an open market development and offers 49 open market dwellings.  
Policy dictates that the development should offer 17.15% affordable housing units.

A full response was provided on 30<sup>th</sup> December 2020.

#### Consultation Response:

The applicant has confirmed on 31st August 2021 that they will provide:

<b>Plot Number</b>	<b>Beds</b>	<b>Affordable Rent / Shared Ownership</b>	<b>Size (sq ft / sq m)</b>	<b>Bungalow / House</b>
1	3b 6p	AR	1104 / 102.5	2 storey house
2	3b 6p	AR	1104 / 102.5	2 storey house
3	3b 6p	AR	1104 / 102.5	2 storey house
4	2b 4p	AR	859 / 79.8	2 storey house
5	2b 4p	AR	859 / 79.8	2 storey house
6	2b 4p	AR	859 / 79.8	2 storey house
7	2b 4p	AR	878 / 81.6	2 storey house
8	2b 4p	AR	859 / 79.8	2 storey house
9	2b 4p	AR	859 / 79.8	2 storey house
24	2b 4p	AR	859 / 79.8	2 storey house
25	3b 5p	SO	1009 / 93.7	2 storey house
26	2b 4p	AR	859 / 79.8	2 storey house
27	2b 4p	AR	859 / 79.8	2 storey house
28	2b 4p	SO	859 / 79.8	2 storey house
29	2b 4p	SO	859 / 79.8	2 storey house
30	1b 2p	AR	542 / 50.4	Bungalow
31	1b 2p	AR	542 / 50.4	Bungalow

We welcome that the applicant has made some changes to the plan layout, regarding parking, however, I am still concerned that some dwellings (24-26) could have provided better parking for residents.

Please ensure that the bungalows meet Part M4(2) with regard to door access, parking, bathrooms etc.

THE END

## MID SUFFOLK DISTRICT COUNCIL

To: Bradly Heffer– Development Management

From: Sacha Tiller – Housing Enabling Officer – Strategic Housing

Date: 25<sup>th</sup> May 2021

Subject: DC/19/02312 – DC/21/02617

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

**Location: Land On The South Side Of, Framlingham Road, Laxfield, Suffolk – DC/21/02617**

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### Key Points

#### 1. Background Information

- |   |
|---|
| <ul style="list-style-type: none"><li>• This is a development proposal for the erection of 49 dwellings.</li></ul>  |
| <ul style="list-style-type: none"><li>• This development triggers an affordable housing contribution under current local policy. 35% affordable housing contribution is required and this equates to 17.15 dwellings with on site delivery in the first instance.</li></ul> |

#### 2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. **Ref1 SHMA 2019, p.122 – Summary section.**
- 2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

#### 3. Preferred Mix for Open Market homes.

- 3.1 There is strong need for homes more suited to the over 55 age brackets within the district and the supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. Mid Suffolk and the county as a whole faces a large increase

in the population of over 65-year olds so we need to ensure there are suitable housing choices for older people to remain in their communities.

3.2 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

3.3 Broadband and satellite facilities as part of the design for all tenures should be standard to support.

3.4 All new properties need to have high levels of energy efficiency.

3.5 The reserved matters mix has been submitted as:

#### 4. Proposed mix from Hopkins Homes for affordable housing:

##### AFFORDABLE RENTED ●

House Type	Description	Sq.Ft	No.
542	1 Bed Bungalow 1b 2p (1 storey)	542	2
859	2 Bed House 2b 4p (2 storey)	859	7
878	2 Bed House 2b 4p (2 storey)	878	2
1104	3 Bed House 3b 6p (2 storey)	1104	3
			14 PLOTS

##### SHARED OWNERSHIP ●

House Type	Description	Sq.Ft	No.
859	2 Bed House 2b 4p (2 storey)	859	2
1009	3 Bed House 3b 5p (2 storey)	1009	1
			3 PLOTS
<b><u>TOTAL</u></b>			<b><u>49 PLOTS</u></b>

#### 4.1 Comment to make on the size of dwellings:

This above tenure mix is correct, however, the size of the 1 bed 2 person bungalow is far below the requirement of the national requirement this dwelling should be a minimum of 58sqm.

## 5. Proposed plan layout for this site:



### 5.1 Comments to make on the design and layout.

Overall the layout of the areas for affordable housing is very poor with overall size of plots of dwellings varying considerable and with parking disseminated across these areas. Policy advises that we 'always' seek that the design of all shared ownership and affordable rents dwellings are in line and not in contrast with those dwellings provided for open market housing.

A few comments to make are:

1. The parking for dwellings 4 to 9 is very jumbled. We would expect to see parking allocation next to each home and always in line with what is being provided with the open market homes.
2. Gardens for dwellings 2, 4 and 5 are very small and are out of proportion to other dwellings and in comparison to open market dwellings.
3. We would again prefer parking for dwelling 28 to be at the side of the house?
4. Parking for 26 and 27 is chaotic?

We would welcome a revised plan at this stage before this reserved matters application proceeds further as present 'we do not support the above plan as it is proposed.'

**\*The size, type, tenure, sqm of the above to be included in the final S106 for this site.**

## 6. Other requirements for affordable homes:

- Properties must be built to current Homes England National Housing Standards March 2015.

- The council is granted 100% nomination rights to all the affordable units on first lets and 100% on subsequent lets.
- Any Shared Ownership properties must have an initial share limit of 70%.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
- (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
- (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider
- On larger sites, the affordable housing should not be placed in groups of more than 8 units
- Adequate parking provision is made for the affordable housing units and cycle storage and bin stores.
- It is preferred that the affordable units are transferred to one of the Council's partner Registered Providers – please see [www.baberghmidsuffolk.gov.uk](http://www.baberghmidsuffolk.gov.uk) under Housing and Affordable Housing for full details or email: [strategic.housing@babberghmidsuffolk.gov.uk](mailto:strategic.housing@babberghmidsuffolk.gov.uk)
- Adequate parking and bathroom provision needs to be made for all the ground floor and bungalow affordable housing units. The parking for bungalows and ground floor flats need to pertain particular attention to current policy of Part M4(2) with regard to access, location, size of car parking, bin storage and accessibility to any communal areas or facilities.

# **Consultee Comments for Planning Application DC/21/02617**

## **Application Summary**

Application Number: DC/21/02617

Address: Land On The South Side Of Framlingham Road Laxfield Suffolk

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission

DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Case Officer: Bron Curtis

## **Consultee Details**

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## **Comments**

The Mid Suffolk Disability Forum has no further comments to make from those made on the 12th May, 2021.

# **Consultee Comments for Planning Application DC/21/02617**

## **Application Summary**

Application Number: DC/21/02617

Address: Land On The South Side Of Framlingham Road Laxfield Suffolk

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission

DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Case Officer: Bron Curtis

## **Consultee Details**

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## **Comments**

The Mid Suffolk Disability Forum has no additional comments to make to those submitted on the 12th May, 2021 in respect of this application.

# Consultee Comments for Planning Application DC/21/02617

## Application Summary

Application Number: DC/21/02617

Address: Land On The South Side Of Framlingham Road Laxfield Suffolk

Proposal: Submission of details (Reserved Matters) under Outline Planning Permission

DC/19/02312 dated 03/11/2020 - Appearance, Landscaping, Layout and Scale for Erection of 49 dwellings and associated operations, vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Case Officer: Bron Curtis

## Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## Comments

Whilst it is possible from reading the documents to ascertain that the intention is to provide provide an inclusive development, it would be helpful for the applicant to confirm that all dwellings will meet Part M4 of the Building Regulations in the Design and Access Statement.

It would be helpful for there to be a commitment that all dwellings will be visitable and meet Part M4(1) of the Building Regulations, and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2). It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

We note and welcome that there will be some bungalows included in this development to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

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

Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

The car park should include at least one parking space that is suitable for wheelchair users.

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

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

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## **OUTLINE PLANNING PERMISSION**

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

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**Correspondence Address:**

New Hall Properties (Eastern) Ltd  
The North Wing  
Ingatestone Hall  
Ingatestone  
CM4 9NS

**Applicant:**

New Hall Properties (Eastern) Ltd  
The North Wing  
Ingatestone Hall  
Ingatestone  
CM4 9NS

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**Date Application Received:** 13-May-19

**Application Reference:** DC/19/02312

**Date Registered:** 14-May-19

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**Proposal & Location of Development:**

Outline Planning Application (with all matters reserved except access) - Erection of 49 dwellings and associated operations, including; vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.

Land On The South Side Of, Framlingham Road, Laxfield, Suffolk

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled NC18.424-P202 received 13/05/2019 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:

Plans - Proposed Indicative Masterplan NC18.424-P201 C - Received 23/10/2019  
Defined Red Line Plan NC18.424-P202 - Received 13/05/2019  
Transport Statement - Received 13/05/2019  
Heritage Statement - Received 13/05/2019  
Planning Statement - Received 13/05/2019  
Preliminary Ecological Appraisal - Received 13/05/2019  
Archaeological Desk-Based Assessment - Received 13/05/2019  
Design and Access Statement - Received 13/05/2019  
Flood Risk Assessment - Received 13/05/2019  
Preliminary Risk Assessment - Received 13/05/2019  
Breeding Bird Assessment and Enhancement Strategy - Received 13/05/2019

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

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

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

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

The details of layout submitted shall be generally in accordance with the illustrative layout shown on plan NC18.424-P201 C.

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

3. APPROVED PLANS & DOCUMENTS

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

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

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

No development shall take place on 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. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and 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 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 there is an unacceptable risk of loss and damage to archaeological and historic assets.

5. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT -  
ARCHAEOLOGICAL WORKS

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 as may be agreed by the Local Planning Authority. Provision shall be 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.

6. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION  
OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on approved drawings under Section A and thereafter retained and maintained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

7. HIGHWAYS: ACCESS

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.

8. HIGHWAYS: FOOTWAY NETWORK DETAILS

Before any dwelling is first occupied, the developer shall construct a footway link to existing footway network. Design and Construction details shall first be 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.

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

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

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

10. HIGHWAYS: LOADING / UNLOADING

Before the development is commenced 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.

11. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied 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.

12. HIGHWAYS: CONSTRUCTION MANAGEMENT PLAN

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:

- 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.

13. ACTION REQUIRED PRIOR TO SLAB LEVEL: LANDSCAPING SCHEME

No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained.

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

14. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan and thereafter retained.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

15. 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.

16. FLOOD AND WATER DETAILS:

Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
  - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
    1. Temporary drainage systems
    2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
    3. Measures for managing any on or offsite flood risk associated with construction
  - h. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure

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

17. SUSTAINABLE URBAN DRAINAGE SYSTEM DETAILS:

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 2010 in order to enable the proper management of flood risk with the county of Suffolk.

18. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (Robson Ecology Ltd, December 2018) and Breeding Bird Assessment and Enhancement Strategy (June 2019), 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 UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

19. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority, following the Preliminary Ecological Appraisal (Robson Ecology Ltd, December 2018) and Breeding Bird Assessment and Enhancement Strategy (June 2019).

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

20. 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 (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

21. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: LINK TO MILL ROAD

Before any development is commenced, approval of the details relating to the pedestrian link to Mill Road, Laxfield, including the layout, appearance, hard and soft landscaping details, and the means of access thereto 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 the interests of proper planning. 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.

22. HIGHWAYS IMPROVEMENTS: ROAD CROSSING

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting, bus stop(s) and signing.

Reason - In the interests of highway safety, delivery and proper planning.

23. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

No works shall commence above slab level until 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.

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

## **SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
FC02 - Provision And Distribution Of Housing  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
CS06 - Services and Infrastructure  
GP01 - Design and layout of development  
HB14 - Ensuring archaeological remains are not destroyed  
H07 - Restricting housing development unrelated to needs of countryside  
H13 - Design and layout of housing development  
H14 - A range of house types to meet different accommodation needs  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
T09 - Parking Standards  
T10 - Highway Considerations in Development  
RT04 - Amenity open space and play areas within residential development  
CL08 - Protecting wildlife habitats

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](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/19/02312

**Signed:** Philip Isbell  
Chief Planning Officer  
Sustainable Communities

**Dated:** 3rd November 2020

## **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.