

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Woolpit Parish Clerk

Comments

Footways and Cycle Paths

The existing footway along Bury Road from White Elm Road to Briar Hill is narrow and requires pedestrians to walk in the road when passing. It is dangerous and close to a hedge which frequently overgrows the path and prevents its use. The path is well used by White Elm Road residents, Business Park workers, Broadgrass Green Travellers Site residents and recreational walkers. The installation of the new roundabout at the Wrights Way junction will also add to the distance that people will have to walk into the village along this route.

A combined footway/cycle path to modern standards should be created between White Elm Road and Briar Hill as part of the development, to provide both existing users and the new residents a safe walk into the village centre and encourage such journeys by foot.

No direct access is provided from the development to the existing bus stops at the White Elm Road/Bury Road junction. To encourage bus usage and general walking, a footway/cycle path should leave the development at its SW corner to connect to the White Elm Road/Broomhill Lane/Bury Road crossroad. Improvements to the two bus stops should be provided.

A pedestrian/cycle link should be provided at the SE corner of the site next to the tennis courts at the point where site drawings refer to a possible pedestrian link.

Woolpit Parish Council wishes to see the cycle plan referred to on page 22 of the Planning and Design Statement and is disappointed that it is not available for comment.

Open Spaces

Woolpit Parish Council would like the opportunity to consider taking on the management of open spaces and would welcome discussions on this.

School

The design of the school should provide separate drop-off and pick-up points using a one way traffic system through the school site.

Burial Ground

It is important that there is good access to the burial ground via the tennis court car park area so that burial parties can move from the church on foot. Vehicular access via Hay Barn Meadow is still required, however. An access, suitable to allow a walking cortège and bier to enter the future burial ground, should be provided next to the tennis courts.

Woolpit Parish Council would welcome discussions with the developer about this.

Public car park

Woolpit Parish Council would prefer to see this area as green space and the funds for this transferred to surfacing the car park by the tennis courts. This would provide much needed parking in an area nearer the village centre.

Layout and Design

The crescent area of two storey houses at the main site entrance by the Bury Road roundabout has an urban look and is not suitable for this important location. The proposed houses bear no relationship to the existing properties on the opposite side of the road or to the village as a whole. Designs should be selected which are more fitting for a rural location and a heritage village.

As many of the flats may be used by older residents wishing to downsize, lifts should be provided for all first floor and above flats.

Houses need to be designed with home working in mind.

The flats are to be located near to the school and the play area. People living in the flats are less likely to have children so would not value the closeness and may be irritated by the noise. Woolpit PC considers the flats would be better suited to the NE corner of the site for easy commuting.

Mid Suffolk Disability Forum make important points which should be followed about access to homes by disabled people.

Energy Efficiency

The orientation of properties should be arranged so that maximum solar thermal water heating and PV benefit can be obtained from panels fitted both at construction time and by purchasers in the future. There is potential for the installation of far more PV by the developer. Greater use of heat

recovery systems should be incorporated in the properties.

Additional public EV charging points are required for use by the affordable homes and those properties that do not have on-plot parking.

Street lighting

A detailed plan has not been provided and needs to be considered before any permission is granted.

Sports Facilities

Discussions should take place between Hopkins Homes, MSDC Planning, Woolpit Parish Council, Woolpit Recreation Ground Charity, Woolpit Cricket Club and Woolpit Tennis Club about community use of land on the development site where it adjoins the sports field.

Road Names

Plans and documents should be amended to refer to the correct names of existing roads. From Briar Hill to White Elm Road the road is Bury Road, not The Street. The Street runs from Briar Hill to the centre of the village. There is no Bury Lane in Woolpit.

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Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Woolpit Parish Clerk

Comments

Whilst the Woolpit Parish Council is still very much opposed to the building of such a huge mass of housing in this village, we must come to terms with the idea and we have been pleased that the developer has begun to engage with us and has made some small changes to the plans.

We welcome the path which will link from White Elm Road enabling pedestrians to walk away from the narrow foot path along Bury Road and at the same time preserving the existing hedge.

We also welcome the link from the footpath/cycle way in the south east corner of the site on to the existing car park adjacent to the tennis club.

We very much hope that it will be possible for the burial ground, the open space to the east of the school and the green space between, to pass into our ownership. There is also a green space proposed for land between the new A14 roundabout and the north boundary of the cricket field which we are told is vital for bio diversity requirements of the site. This land is almost separate from the development and we are told it is likely to pass into the ownership of the housing management company. Would it not be better in the ownership of the parish council?

We have concerns about the proposed surface treatment of the car park on the burial ground and the access to it from Hay Barn Meadow. We would seek approval for a grassy, permeable surface such as Grass Crete matting.

We continue to doubt the usefulness of the proposed public car park off Bury Road. It is in the nature of mankind to walk less and drive more. A visitor to the village centre would be unlikely to

use the car park. Would a green space not be better in this position? The car park in front of the tennis club will need improvement but would, if appropriately sign posted, make a better public car park.

In response to concerns about safety issues on the drainage basins we have been told that they will be fenced. You will be aware of the flooding history of White Elm Road and trust this has been addressed.

Turning now to the bigger question of climate change and government announcements about the phasing out of gas boilers and the like. We hope that this development will be future proofed and built to the highest standards.

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Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors have no further comments to add to those submitted 23 March 2021

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Case Officer: Bradly Heffer

Customer Details

Name: Mr Peter Dow

Address: Blackbourne Community Centre, Blackbourne Road, Elmswell, Suffolk IP30 9UH

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Design
- Health & Safety
- Inadequate Access
- Inadequate parking provision
- Increased Traffic/Highways Issues
- Other - give details
- Sustainability

Comment:DC21/01132

Reserved matters re Woolpit applcn. Including school

Elmswell Parish Council objects to this application for the following reasons.

Demographics suggest that a sizeable proportion of the proposed new school intake will have to travel from Elmswell over A14. The site plan makes no recognition of this in terms of parking close to or on the site. There is, furthermore, the overriding lack of practical planning in that the spine road requires traffic to wind through the residential development in order to reach the school. This is an additional deterrent when non-vehicular travel is considered and counts against the essential consideration of sustainable travel. The layout should take account of the imperative that vehicular, pedestrian and cycle access should be provided directly into the school site at the earliest opportunity after leaving the proposed new roundabout.

An overriding concern is the proximity of the school site to the increasingly busy A14 which represents a major pollutant source, a factor very recently reinforced when a Coroner's published finding was that air pollution from traffic made a material contribution to the death of a child. The emerging BMSDC Joint Local Plan, at LP16 recognises this. The layout should take account of the very real and increasing hazard represented in this proposal and the school site moved to the southern extremity of the site to mitigate the clear and unacceptable risk to our children's health.

Peter Dow

Clerk to Elmswell Parish Council

16.11.2021

Consultee Comments for Planning Application DC/21/01132

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Case Officer: Bradly Heffer

Consultee Details

Name: Mr Peter Dow

Address: Blackbourne Community Centre, Blackbourne Road, Elmswell Bury St Edmunds, Suffolk IP30 9UH

Email: Not Available

On Behalf Of: Elmswell Parish Clerk

Comments

DC/21/01132

Reserved Matters details including new Primary School Land off Bury Road Woolpit

Elmswell Parish Council objects to this application for reasons that reinforce this Councils original objections to the principle of providing education for Elmswells youngest children remote from the community and situated so as to make sustainable travel difficult and unlikely.

Demographics suggest that a sizeable proportion of the proposed new school intake will have to travel from Elmswell over A14. The plans show no recognition of this in terms of parking close to or on the site. There is, furthermore, the overriding lack of practical planning in that the spine road requires traffic to wind through the residential development in order to reach the school. This is an additional deterrent when non-vehicular travel is considered and counts against the essential consideration of sustainable travel. Should this site be developed, vehicular, pedestrian and cycle access should be provided directly into the school site at the earliest opportunity after leaving the proposed new roundabout.

An overriding concern is the proximity of the school site to the increasingly busy A14 which represents a major pollutant source, a factor very recently reinforced when a Coroners published finding was that air pollution from traffic made a material contribution to the death of a child. The emerging BMSDC Joint Local Plan, at LP16, requires that major planning applications such as this

submit an air quality assessment where it is anticipated that contamination may be present near the development area. The Planning process here should be halted until the Applicant can demonstrate, as at paragraph 15.6 in the Plan, that there is no unacceptable risk to health.

Peter Dow

Clerk to Elmswell Parish Council

23.04.2021



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@highwaysengland.co.uk

To: Babergh and Mid Suffolk District Councils FAO, Bradly Heffer

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: DC/21/01132

National Highways Ref: A14-93054

Location: Land Off Bury Road, Woolpit, Suffolk.

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Referring to the consultation on a planning application dated 27 October 2021, referenced above, in the vicinity of the A14 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A - National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

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

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

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature 	Date: 15 November 2021
Name: Shamsul Hoque	Position: Assistant Spatial Planner
National Highways Highways England Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

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

With this Reserved Matters application (for Appearance, Landscape, Layout and Scale) is unlikely to have any severe impact upon the Strategic Road Network (SRN).

We have reviewed the details and information provided. The amendments proposed to this planning application are not in conflict with National Highway's (former, Highways England) previous formal response, dated 08 March 2021, recommending No Objection.

Consequently, our previous recommendation of No Objection remains unchanged.

Therefore, we offer no objection.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: spatialplanning@highwaysengland.co.uk

Council's Reference: DC/21/01132

Referring to the planning application referenced above, dated 3 March 2021, Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure, at Land off Bury Road, Woolpit, Suffolk, IP30 9SA. Notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

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

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

Signature:	Date: 8 March 2021
Name: Shamsul Hoque	Position: Assistant Spatial Planner
Highways England: Woodlands, Manton Lane Bedford MK41 7LW shamsul.hoque@highwaysengland.co.uk	

Annex A Highways England Recommended No Objection

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

This response represents our formal recommendations with regards to DC/21/01132 and has been prepared by Shamsul Hoque.

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



Historic England

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

Direct Dial: 01223 582740

Our ref: **W:** P01390750

8 November 2021

Dear Mr Heffer

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

**LAND OFF BURY ROAD, THE STREET, WOOLPIT, IP30 9SA
Application No. DC/21/01132**

Thank you for your letter of 27 October 2021 regarding further information on the above application for planning permission. On the basis of this information, 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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
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Historic England

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

Direct Dial: 01223 582740

Our ref: **W:** P01390750

22 March 2021

Dear Mr Heffer

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

**LAND OFF BURY ROAD, THE STREET, WOOLPIT, IP30 9SA
Application No. DC/21/01132**

Thank you for your letter of 3 March 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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Sent: 16 Nov 2021 12:01:38

To:

Cc:

Subject: FW: Planning Consultation DC/21/01132 Natural England Response

Attachments:

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

Sent: 16 November 2021 11:16

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

Subject: Planning Consultation DC/21/01132 Natural England Response

Dear Sir or Madam,

Our ref: 373420

Your ref: DC/21/01132

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter ref – 345590, dated 18 March 2021

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

Thriving Nature
for people and planet



www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Date: 17 March 2021
Our ref: 345590
Your ref: DC/21/01132



planning@babberghmidsuffolk.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Bradley Heffer

Planning consultation: Reserved Matters application for Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, village car park and associated infrastructure.

Location: Land Off Bury Road Woolpit Suffolk IP30 9SA

Thank you for your consultation on the above dated 03 March 2021 which was received by Natural England on 03 March 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely



Ed McIntyre
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Protected landscapes

For developments within or within the setting of a National Park or Area or Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access.

Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.

Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).



integrated working

Our ref: WSCCG/000221/WOO
Email: planning.apps@suffolk.nhs.uk
Date: 17/03/2021

Your Ref: DC/21/01132

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

Dear Sirs,

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Location: Land Off Bury Road, Woolpit, Suffolk,

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

Background

2. The proposal comprises a development of up to 300 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL). Work is currently underway looking at developments proposed along the A14 corridor between local health providers and the local LPAs. Developments in Woolpit will form part of this work and strategies will be forthcoming that will aim to mitigate the impact of developments on health providers in the area.

In addition to a primary healthcare response, the proposed development is likely to have an impact on other health and social care system providers that have been consulted as part of



integrated working

this healthcare impact assessment. This incorporates responses from:

- East Suffolk & North East Essex Foundation Trust
- West Suffolk Hospital Foundation Trust
- Norfolk & Suffolk Foundation Trust (Mental Health)
- East of England Ambulance Service NHS Trust

**Due to the current Covid-19 pandemic the above Trusts are unable to make representation at this time but would like to reserve the right to comment and request mitigation at a later date.*

Review of Planning Application

3. There is 1 GP practice within a 2km radius of the proposed development, this practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91.

The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result



of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing. The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focusing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people’s homes.

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

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Woolpit Health Centre	15,158	705.00	10,281	-334
Total	15,158	705.00	10,281	-334

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”
4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Woolpit Health Centre, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.



integrated working

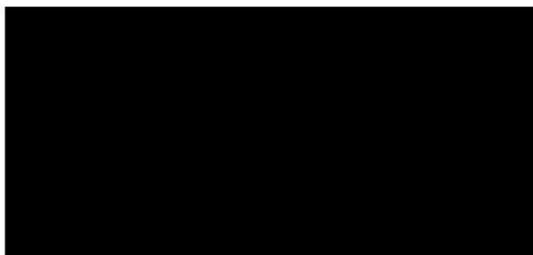
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

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

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

Yours faithfully



Jane Taylor
Senior Estates Development Manager
West Suffolk Clinical Commissioning Group

From: Planning Liaison
Sent: 02 November 2021 08:50
Subject: RE: MSDC Planning Re-consultation Request - DC/21/01132

Good morning Bradley

Thank you for your email consultation on the reserved matters application DC/21/01132

The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry.

The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals.

We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

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

Kind regards

Sandra De Olim
Pre-Development Advisor



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

Our ref: AE/2021/125972/01-L01
Your ref: DC/21/01132
Date: 11 March 2021

Dear Mr Heffer

SUBMISSION OF DETAILS UNDER RESERVED MATTERS FOLLOWING OUTLINE APPROVAL DC/18/04247 DATED 21/08/2020 APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR - ERECTION OF UP TO 300 DWELLINGS, CONSTRUCTION OF A NEW SPINE ROAD, LAND FOR A NEW PRIMARY SCHOOL, BURIAL GROUND EXTENSION, VILLAGE CAR PARK AND ASSOCIATED INFRASTRUCTURE.

LAND OFF BURY ROAD, THE STREET, WOOLPIT, IP30 9SA

Thank you for your consultation dated 3 March 2021. We have reviewed the application as submitted and have no objections providing the development is carried out in accordance with the conditions we requested in our response to the outline approval DC/18/0247 dated 21 August 2020. Please see our response referenced AE/2018/123343/05-L01 and dated 22 November 2019 for further information.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

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

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

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

We would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in this planning application. There appears to be no reference with the documents regarding the accessibility of the dwellings. Some of the front doors do not look as if they are absolutely level and we would remind the developer of the importance of providing a development that is inclusive of all people and that means being able to access the front doors of the properties.

All dwellings should 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 that 16 bungalows are to be provided and this will 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 roads for ease of access.

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

There is no mention of the number of spaces in the village car park which will meet the

requirements of disabled people. It is not possible to tell from the drawings whether any spaces are being provided. We believe that there should be at least two.

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

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 on this application.

Your Ref: DC/21/01132
Our Ref: SCC/CON/4934/21
Date: 16 November 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

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Bradly Heffer

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/01132

PROPOSAL: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

LOCATION: Land Off Bury Road, Woolpit, Suffolk,

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

Desire lines for pedestrians and cyclist travelling through the site to the new school, the village centre and bus stops need to be considered to ensure routes are 'fluid' for all areas of the development. Some shared footways have been included in the design to accommodate cycling however, we recommend the following is considered:

- The east/west shared footway that crosses the development link road will need to have a controlled crossing point at this location. Exact details can be determined within the s38 agreement.
- the east/west shared footway terminates on the shared surface road near Plot 21; cyclists and pedestrians then have to negotiate vehicles to gain access to the next shared footway near Plot 55 to get to the school and travel south towards Woolpit village centre. Recommend a direct route is included.
- visitor parking is mainly on the private roads and on the perimeter of the site; and no spaces in the central area of the site (Plots 1 to 90).

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

Yours sincerely,

Samantha Harvey
Principle Engineer (Technical Approval)

Growth, Highways and Infrastructure

Your Ref: DC/21/01132
Our Ref: SCC/CON/1598/21
Date: 26 April 2021



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Bradly Heffer

Dear Bradly,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01132

PROPOSAL: Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure

LOCATION: Land Off Bury Road, Woolpit, Suffolk

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

The information provided does not address all the comments in our previous response dated 23rd March 2021.

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

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Bradly Heffer

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01132

PROPOSAL: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure

LOCATION: Land Off Bury Road, Woolpit, Suffolk,

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

Layout of Roads and Footways

Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide however, the following should be considered:

- The minor road junction adjacent to Plot 231; by scaling the centreline radius is 12m (minimum is 15m). At this junction, it isn't obviously who has priority can may lead to some confusion. Perhaps make the road adjacent to plots 213 - 218 a shared surface road.
- Granite ramps are required to the approaches of each shared surface road with footways extended 2m beyond for safe pedestrian access (see page 103 in Suffolk Design Guide).
- 1m surfaced maintenance strips have been indicated on both sides of shared surface roads. These strips will allow maintenance of the kerbing and street lighting cables and columns to be within the highway boundary). If further plant from Statutory Utilities are required in these strips, they are to be increased to 2m wide.
- The southern area approximately 65 dwellings (Plots 120 to 189) is served off a shared surface road. Suffolk Design Guide does state this type of road would not normally serve more than 50 in the road is in loop; as there a number of routes the pedestrian can use to gain access to facilities, this layout is acceptable

Department for Transport Local Transport Note 1/20 (LTN1/20) was published in July 2020 where 'cycling will play a far bigger part in our transport system from now on'. This national guidance aims to help cycling become a form of mass transit. Desire lines for pedestrians and cyclist travelling through the site to the new school, the village centre and bus stops need to be considered to ensure routes are

'fluid' for all areas of the development. Some shared footways have been included in the design to accommodate cycling however, we recommend the following is considered:

- The minor access road serving plots 65 to 82 would benefit from having a shared cycle link from the principle road to the school.
- The cycle link between Plots 21/22 and 70/90 ends at the shared surface road (near Plots 32 and 47) and then cyclists and pedestrians have to navigate around buildings to get to the school site so not a direct route.
- look into the possibility of a cycle route linking the site to Rectory Lane
- All footway links within the site are to have bound surfacing to enable use throughout the year.

Parking

- Particular care has been taken to ensure no triple parking for 4 bedroomed dwellings and vehicles do not overhang and cause an obstruction or danger to those using roads, cycleways and footways.
- No visitor parking is indicated in the central area of the site (Plots 1 to 90).
- Electric vehicle charging infrastructure and secure cycle parking should also be provided for all dwellings in new developments.

Street Lighting

For advice on the need for street lighting for this development and for design/checking of street lighting, please contact Neil Evans; he can be contacted by email at the following address - Neil.Evans@suffolkhighways.org

Landscaping

We recommend planting of soft landscaping is not proposed within visibility splays for junctions and on bends; we suggest that these locations are grassed areas as the hedges may not be maintained in the future and be kept lower than 600mm high. Also, any 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. Trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection and not interfere with street lighting.

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

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Your ref: DC/21/01132
Our ref: Woolpit – land off Bury Road 41035
Date: 02 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Bradly,

Woolpit: land off Bury Road – reserved matters application

I refer to the proposal: submission of details under reserved matters following outline approval DC/18/04247 dated 21/08/2020 appearance, landscaping, layout, and scale for – erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Reason(s) for re-consultation: please see documents submitted 28.09.2021.

A consultation response was previously provided by way of letter dated 05 March 2021. I have no further comments to make in respect of the re-consultation.

I have copied to county council colleagues who deal with highways, education, flood planning, and archaeological matters.

Yours sincerely,

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

cc Ben Chester, SCC (highways)
Sarah Hammond, SCC (education)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

Your ref: DC/21/01132
Our ref: 41035
Date: 05 March 2021
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:
planning@babberghmidsuffolk.gov.uk

FAO – Bradly Heffer – Principal Planning Officer

Dear Bradly,

Re: Land Off Bury Road, Woolpit, Suffolk – reserved matters application

I refer to the proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Outline planning permission under reference 18/04247 was granted by Mid Suffolk District Council on 21 August 2020 for the erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure. There is a planning obligation dated 21 August 2020 made between Mid Suffolk District Council, Suffolk County Council, Jennifer Anne Kenrick, Rosemarie Gwen Prior & Julie Larter and Hopkins Homes Limited.

Planning permission is yet to be secured by Suffolk County Council for the construction of a new 210 place Primary School and a 30 place Pre-School (future proofed to 420 and 60 places respectively). However, this is an essential item of community infrastructure that underpins growth in the village. The project timeline to open the new school will be closely monitored and is dependent on the build out rates of housing in both Woolpit and Elmswell.

It is essential that this reserved matters application includes access & services for the new primary school and Early Years setting. Location of services must be agreed by SCC.

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

I will be grateful if you can keep me in close touch with progress of the reserved matters application.

Yours sincerely,


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

cc Joanne Fellowes, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council
Suffolk Archaeological Service

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

From: Rachael Abraham

Sent: 02 November 2021 09:18

Subject: RE: MSDC Planning Re-consultation Request - DC/21/01132

Dear Bradly,

Thank you for re-consulting us on this application.

Our advice remains the same as that provided previously.

Best wishes,

Rachael

Rachael Abraham B.A. (Hons), M.A.

Senior Archaeological Officer

From: Chris Ward

Sent: 01 November 2021 14:03

Subject: RE: MSDC Planning Re-consultation Request - DC/21/01132

Dear Bradley,

Thank you for notifying me about the re-consultation. On reviewing the documents I have no further comment to make from my previous response dated 4th March 2021.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

From: Chris Ward

Sent: 04 March 2021 15:06

Subject: RE: MSDC Planning Consultation Request - DC/21/01132

Dear Bradley,

Thank you for notifying me about the reserved matters application for the residential development at Land Off Bury Road in Woolpit. Having reviewed the documents submitted I have no comment to make, as the Travel Plan has been secured through the supporting Section 106 Agreement and the school is yet to be constructed.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

Sent: 29 Oct 2021 09:16:59

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/01132

Attachments:

-----Original Message----- From: Water Hydrants Sent: 29 October 2021 09:10 To: BMSDC Planning Area Team Yellow
Cc: Angela Kempen Subject: FW: MSDC Planning Re-consultation Request - DC/21/01132 Fire Ref.: F311008 FAO:
Bradly Heffer Good Morning, Thank you for your letter informing us of the re-consultation for this site. It has been noted
that the original comments made by the Suffolk Fire and Rescue Service had been published, under DC/18/04247. We
cannot find a Condition number in the Decision Notice for the installation of Fire Hydrants, which are required on this
build. Please ensure that there is a Condition placed on the re-consultation. If you have any queries, please let us know,
quoting the Fire Ref. number. Kind regards, A Stordy Admin to Water Officer Fire and Public Safety Directorate, SCC
3rd Floor, Lime Block, Endeavour House Russell Road, IP1 2BX Tel.: 01473 260564 Team Mailbox:
water.hydrants@suffolk.gov.uk Our Mission Statement: We will make a positive difference for Suffolk. We are
committed to working together, striving to improve and securing the best possible services. Our
Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

From: Andrea Stordy
Sent: 26 March 2021 09:40
Subject: FW: Planning Application DC/21/01132

Fire Ref.: F311008

FAO: James Thurkettle

Good Morning,

Hope you are well.

Thank you for your letter informing us of the deadline to this consultation request.

The Suffolk Fire & Rescue Service did respond on 5/03/2021, which we note has been published, requesting information regarding the Condition Number on the Decision Notice for the original planning application DC/18/04247. We never received a response.

If this could be sent to us, that would be helpful. We will require Fire Hydrants to be installed on this development.

If you have any queries, please let us know.

Kind regards,
A Stordy
BSC
Admin to Water Officer
Engineering
Fire and Public Safety Directorate
Suffolk County Council

Good Morning,

Hope you are well.

Thank you for your letter regarding the consultation for planning application DC/21/01132 (Original DC/18/04247).

The Suffolk Fire & Rescue Service made comment on the original planning application, which we noted had been published. However, we cannot find the Condition in the Decision notice for the installation of Fire Hydrants.

Could we have the number please, or if it has been missed, we will require a condition for the installation of Fire Hydrants.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

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

Sent: 09 Dec 2021 09:16:20

To:

Cc:

Subject: FW: 2021-12-09 JS Reply Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 ARM

Attachments:

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

Sent: 09 December 2021 08:40

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

Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>

Subject: 2021-12-09 JS Reply Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 ARM

Dear Bradly Heffer,

Subject: Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01132.

*Note Shall be reviewed in conjunction with the discharge of condition application ref DC/21/01160

The following submitted documents have been reviewed and we recommend **approval** at this time:

- Site Location Plan Ref W004
- Planting Plan Overview Ref 6534.PP.4.0 Rev A
- Planting Plan Ref 6534.PP.4.2 Rev A
- Planting Plan Ref 6534.PP.4.3 Rev A
- Planning Overview Ref W004 02 Rev 02
- Planning Layout (1&2) Ref W004 02.01 & 02.02 G
- Land at White Elm Rd, Woolpit, Planting Plan 1 of 16 Ref 6534.PP.4.1 Rev C
- Land at White Elm Rd, Woolpit, Planting Plan 2 of 16 Ref 6534.PP.4.2 Rev C
- Land at White Elm Rd, Woolpit, Planting Plan 3 of 16 Ref 6534.PP.4.3 Rev C
- Drainage Strategy Ref 66200239-MLM-ZZ-XX-RP-C-0001 Rev 03
- Email from Agent 23/11/2021.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

Sent: 08 Nov 2021 11:08:42

To:

Cc:

Subject: FW: 2021-11-08 JS Reply Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 RMA

Attachments:

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

Sent: 08 November 2021 10:14

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

Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>

Subject: 2021-11-08 JS Reply Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 RMA

Dear Bradly Heffer,

Subject: Land Off Bury Road, Woolpit, Suffolk, Ref DC/21/01132 Reserved Matter Application

Subject: Land Off Bury Road, Woolpit, Suffolk, - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01132.

***Note Shall be reviewed in conjunction with the discharge of condition application ref DC/21/01160**

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

- Site Location Plan Ref W004
- Planting Plan Overview Ref 6534.PP.4.0 Rev A
- Planting Plan Ref 6534.PP.4.2 Rev A
- Planting Plan Ref 6534.PP.4.3 Rev A
- Planning Overview Ref W004 02 Rev 02
- Planning Layout (1&2) Ref W004 02.01 & 02.02 D
- Land at White Elm Rd, Woolpit, Planting Plan 1 of 16 Ref 6534.PP.4.1 Rev C
- Land at White Elm Rd, Woolpit, Planting Plan 2 of 16 Ref 6534.PP.4.2 Rev C
- Land at White Elm Rd, Woolpit, Planting Plan 3 of 16 Ref 6534.PP.4.3 Rev C
- Drainage Strategy Ref 66200239-MLM-ZZ-XX-RP-C-0001 Rev 02

A holding objection is necessary because the proposed layout does not utilise SuDs for the collection, conveyance storage and discharge. The applicant will need to either submit a revised layout utilising SuDs or demonstrate with clear evidence why this is not appropriate.

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

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

1. The applicant is provide a revised layout utilising above ground open SuDs across the site for collection, conveyance, storage and discharge, or demonstrate with clear evidence why this a full SuDs system is not appropriate.
2. Amend the Drainage Strategy Ref 66200239-MLM-ZZ-XX-RP-C-0001 Rev 02, as it contains an error regarding the maintenance of the site location (Heath Rd, East Bergholt)

Kind Regards

Jason Skilton

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

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

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 08 March 2021 13:45
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Subject: 2021-03-08 JS reply Land Off Bury Road Woolpit Ref DC/21/01132 RMA

Dear Bradly Heffer,

Subject: Land Off Bury Road, Woolpit, Suffolk, - Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/01132.

***Note Shall be reviewed in conjunction with the discharge of condition application ref DC/21/01160**

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

- Site Location Plan Ref W004
- Planting Plan Overview Ref 6534.PP.4.0 Rev A
- Planting Plan Ref 6534.PP.4.2 Rev A
- Planting Plan Ref 6534.PP.4.3 Rev A
- Planning Overview Ref W004 02 Rev 02
- Planning Layout (1&2) Ref W004 02.01 & 02.02

A holding objection is necessary because the proposed layout does not utilise SuDs for the collection, conveyance storage and discharge. The applicant will need to either submit a revised layout utilising SuDs or demonstrate with clear evidence why this is not appropriate.

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

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

1. The applicant is provide a revised layout utilising above ground open SuDs across the site for collection, conveyance, storage and discharge, or demonstrate with clear evidence why this a full SuDs system is not appropriate.
2. The applicant is to provide details demonstrating that all surface water drainage features are located so that they can be maintained by the respected person or organisation
 - a. The LLFA will be looking of individual plot soakaways.
3. The applicant is to demonstrate a planting schedule includes an establishment plan for the first 5 years.

4. The applicant is to review the planting of trees around the basin to ensure that a 3m maintenance strip is maintained
5. The applicant is to review the planting of trees around the basin to ensure that the canopy of the trees will not prohibit growth of grasses and wild flowers within the basin.
 - a. The grasses and wildflowers provide the treatment of surface water prior to it being discharged

Note: Planting Plan Ref 6534.PP.4.1 appears to be missing

Kind Regards

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

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

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 07 May 2021 14:54
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/01132 - Heritage response

Hello Bradly,

DC/21/01132 – Land off Bury Road, Woolpit

This is the reserved matters application following outline approval with only access to be considered (DC/18/04247). The approval was for up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

This issues of the Heritage Team's concern relate to the potential impact of the reserved matters application on the character and appearance of Woolpit Conservation Area, as well as on the setting and subsequently the significance of the Grade II listed Monks Close, The Grade I listed Church of St Mary, Woolpit, and the Grade II* Church of St John, Elmswell. To the west of the proposal site are a number of non-designated heritage assets along White Elm Road that could also be affected by the development.

This application follows pre-application advice with both the Planning and Heritage Teams. The application is reflective of the scheme discussed at pre-app, during which I raised a number of issues and important considerations regarding sightlines, finished ground and ridge levels, density of development, materials palette, surfacing and boundaries.

There is a disagreement about the introduction of vistas and sightlines which are argued in the supporting documents to positively mitigate the changes in the settings of the assets. My view is that the development inherently erodes the current undeveloped and rural landscape setting, and therefore formalised views cannot enhance this aspect of their settings, or its contribution to significance. Despite the differing emphasis on the success or otherwise of sightlines in developments generally and their impact on setting and significance, this scheme has considered the edge of settlement character and introduced less dense areas of development abutting existing development and the conservation area. It has given consideration to maintaining some visibility to the churches as highly graded designated heritage assets, by introducing both incidental views and formal views. It also has lower height buildings to the sensitive edges of the development, which result in a softer transition between the existing development in the conservation area and the taller properties in the core of the development.

As noted in my earlier pre-app advice, there is a concern about the variety of forms of building, each of which are illustrated in a number of different materials combinations. The scheme could appear too frenetic with too much variation due to the combination of differing forms, scale and articulation, as well as all varied options for materials which include weatherboard, render, multiple red bricks, white brick, slate, red tiles and black tiles. I emphasised the importance of a coherent scheme which references the traditional materials in the area, as well as soft boundary treatments to the edge of the development and in public spaces. These aspects need greater consideration and simplification via condition in order to respond to the environment and reinforce local distinctiveness – which would help reduce the level of harm.

The additional Heritage Statement acknowledges that the proposals will cause less than substantial harm to the assets. This is also my view. Nevertheless, given the justification for the detail within the scheme which is described and explained within the Heritage Statement, I consider the reserved matters application would cause a *low level of less than substantial harm* to the significance of the listed buildings, as well as the character and appearance of the conservation area. As such, it does not accord with National or Local Planning Policies. However, in line with para. 196 of the NPPF, the harm should be weighed against the public benefits of the proposal.

Therefore, should the LPA be minded to grant permission, the following conditions should be imposed:

- Notwithstanding the submitted information, manufacturer's literature of facing and roofing materials, including finish colours
- Notwithstanding the submitted information, details of all boundary treatments
- Notwithstanding the submitted information, manufacturer's literature of external hard surfacing
- Notwithstanding the submitted information, section drawings through the site to demonstrate the finished ground, floor, eaves and ridges heights of the proposed development and the adjacent existing development

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@babberghmidsuffolk.gov.uk

email: heritage@babberghmidsuffolk.gov.uk

web: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Miss Tegan Chenery

Address: Endeavour House, 8 Russell Road, Needham Market Ipswich, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

Hello Brad,

DC/21/01132 Land off Bury Road, Woolpit

Further to my initial comments dated 7th May 2021, two groups of amendments have been submitted on 28th September and 22nd October, in regard to the site layout and boundaries. These changes are aimed at addressing issues raised by other consultees including Landscape and Highways. The alterations are not made to address any concerns raised in my response relating to the Heritage issues. Nevertheless, an addendum to the Heritage Statement has also been received to reflect the changes made to the site layout. This concludes that the impact of the changes on the heritage assets would be neutral, which I also agree with.

Therefore, I have no further comments to make on the changes provided. Instead, please refer to my earlier response.

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together



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

18/11/2021

For the attention of: Bradly Heffer

Ref: Planning Application for Reserved Matters DC/21/01132; Land Off Bury Road, Woolpit

Thank you for re-consulting us on the submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021, to consider the appearance, landscaping, layout and scale for the erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

This response focuses on reviewing the additional information submitted 28/09/21 related to landscape focusing on how the proposals have address comments made in our previous letter dated 25/3/2021.

- A plan showing the garden sizes has been submitted. While the majority reach an acceptable size there are several plots remain under our recommended minimum of 50sqm. In addition there are several which, due to their orientation or configuration, would be undesirable for example plots 77, 128, 162, 191 and 210 which achieve the minimum area but where the space is provided in narrow strips surrounded by fences or buildings. These arrangements do not allow for adequate light or width of space to be fully usable.
- There is a lack of outdoor amenity space for the apartments (plots 33-46 and 54-64) which do not benefit from balconies or courtyards. Provision has been made for cycle and bin storage however the surrounding external space of these buildings fails to provide meaningful private or secure communal space for the residents of the blocks to enjoy.
- The additional submission has failed to include a landscape management plan which was recommended in our previous letter. We would expect that a 5 year plan would include all the maintenance regimes and operations associated with the upkeep of the all elements of the public realm, including ornamental, boundary and tree planting, grass and meadows, paths and circulation areas, SuDS basins and swales and any communal areas likely to be under the control of the management plan.

If you have any queries regarding the above matters, please do not hesitate to contact me.
Yours sincerely,

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

24/03/2021

For the attention of: Bradly Heffer

Ref: Planning Application for Reserved Matters DC/21/01132; Land Off Bury Road, Woolpit

Thank you for consulting us on the submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021, to consider the appearance, landscaping, layout and scale for the erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

This response focuses on reviewing the submitted plans related to landscape, landscape impact and development mitigation, focusing on how the proposals have address our previous comments related to the Outline Application DC/18/04247 on the 18/10/2018.

As part of our response to the Outline Application (DC/18/04247) we made a series of recommendations, these are summarised below;

- 1) The proposed sustainable urban drainage systems (SuDS) utilised on street systems such as swales, rain gardens and drainage channels to reduce the amount of POS expended by water attenuation. Unfortunately, this has not been addressed in submitted the site layout. The public open space to the north and northwest of the site is dominated by attenuation basins, limiting opportunities to create truly useful multifunctional amenity space, even when the basins are dry.
- 2) Existing hedgerows have been retained and enhanced through additional infill shrub and tree planting. The existing landscape on the sensitive northern and eastern boundaries have been largely kept unchanged.
- 3) A mixed native hedge, specimen trees and ornamental planting have been proposed for The Street frontage addressing the new highway layout (roundabout) and providing an entrance gateway feature into the new development. Although this will create an urban landscape typology far removed from the predeveloped site, it is clear that the development layout itself seeks to create an interaction at this point to the existing settlement as opposed to being isolated and detached.
- 4) Our response to the Outline Application (DC/18/04247) suggested that the proposed garden sizes should be designed to be a usable space. We advised that terraced properties have a minimum garden size of 50sqm, with larger dwellings exceeding this recommendation. Similarly, any apartments should have access to private amenity space, whether this is in the form of courtyards or balconies. On review of the submitted plans, files and supporting information we could not find any reference to garden size.

- 5) Tree planting is proposed across the site in areas of public open space, street trees and within private garden space. No management plan has been submitted. Appropriate tree pit details and anchor systems have been specified to the latest approved standards.
- 6) The site wide landscape strategy has been submitted and includes adequate levels of information, including detailed planting plans and details of the proposed and landscaped LEAP play space have been submitted and is designed to an appropriate standard for a development of this scale.
- 7) The submitted boundary treatment plan is also acceptable and includes a considered approach to a variety of boundary specification to address areas of the development site.

In summary and based on our review of the submitted information the proposals are largely acceptable. We seek further clarification on the proposed garden sizes for each development plot and that a maintenance and management plan is submitted to cover the entire site. As a minimum requirement, we would expect a landscape maintenance and management plan for all the proposed landscape planting which sets out the maintenance regime for of 5year period and includes all operations associated with the upkeep of the planting. (Including necessary replacements.)

If you have any queries regarding the above matters, please do not hesitate to contact me.
Yours sincerely,

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

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



30 March 2021

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

By email only

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

Application: DC/21/01132
Location: Land Off Bury Road Woolpit Suffolk
Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Dear Bradly,

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

Holding objection due to insufficient compensation measures delivered for Priority habitat

Summary

We have reassessed the Ecological Report (Applied Ecology Ltd, July 2018), Hedgerow Pre & Post development Plan (Applied Ecology Ltd, January 2019), The Biodiversity Management Areas (Applied Ecology Ltd, January 2019) and the GCN and Reptile Mitigation (Applied Ecology Ltd, January 2019), submitted by the applicant at outline stage, relating to the likely impacts of the development upon designated sites, protected and Priority species & habitats.

Furthermore, we have reviewed the Planting Plans (aspect landscape planning Ltd, February 2021), submitted by the applicant to outline the detailed planting scheme for this application.

We are not satisfied that sufficient ecological information is available for determination of this application, as insufficient compensation delivered for native hedgerow Priority habitat.

The Hedgerow Pre & Post development Plan (Applied Ecology Ltd, January 2019) demonstrated that a total of 295 metres of native hedgerow was to be lost to the development. This included 75 linear



metres of species-rich hedgerow and 220 linear metres of species-rich hedgerow. Consequently, 200 metres of native hedgerow planting was proposed to deliver sufficient compensation for the loss of the Priority Habitat, which was proposed to be situated adjacent to the 'amenity grassland' situated to the east of the development. However, this hedgerow has not been included in the planting plan and as a result we are uncertain on whether sufficient compensation will be delivered to ensure that the LPA meets its biodiversity duty under the NERC Act 2006. Therefore, we request that the planting plans are amended to clearly demonstrate that 200 metres of species-rich hedgerow planting or alternative suitable compensation measures will be incorporated into the landscaping design to offset the loss of the Priority Habitat. This could include further correspondence with the applicant's suitably qualified ecologist to ensure that sufficient measures will be delivered.

However, it is highlighted that we support the proposed native species planting outlined within the Planting Plans (aspect landscape planning Ltd, February 2021) and we would support the scheme, subject to sufficient compensation being delivered for Priority Habitat within the landscape plans.

It is also indicated that a Landscape Ecological Management Plan and Biodiversity Enhancement Strategy must be provided prior to occupation for this application, as required under condition 11 of the outline consent. The Landscape Ecological Management Plan must outline suitable recommendations to ensure the effective maintenance and aftercare of the soft landscaping features, whereas the Biodiversity Enhancement Strategy must outline bespoke enhancement measures for protected and Priority Species. It is indicated that we would expect that a range of bat and bird boxes / integrated bricks (including measures for Common Swift *Apus apus*), log piles for invertebrates, reptiles and amphibians and Hedgehog Highways (13 x 13cm holes at the base of impermeable fencing) to be incorporated throughout the site.

Furthermore, A wildlife friendly lighting scheme must also be provided prior to occupation for this application, as required under condition 12 of the outline consent. This should follow ILP Guidance¹ and a professional ecologist should be consulted to advise the lighting strategy for this scheme. In addition, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at 2700k – 3000k within Environmentally Sensitive Zones. 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.

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



- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

Consequently, further information is required to provide the LPA with certainty of impacts on Priority hedgerows and enable it to demonstrate compliance with its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to provide the additional information to overcome the holding objection.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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

From: Jennifer Lockington
Sent: 03 November 2021 10:19
Subject: DC/21/01132 - Air Quality

Dear Bradly

YOUR REF: 21/01132

OUR REF: 299874

SUBJECT: Land Off Bury Road, Woolpit, Suffolk
Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 29 March 2021 07:52
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/21/01132. Air Quality

Dear Bradly

EP Reference : 290097
DC/21/01132. Air Quality
Land off, Bury Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Submission of details under Reserved Matters following Outline Approval
DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for
- Erection of up to 300 dwellings, construction of a new spine

Many thanks for your request for comments in relation to the newly submitted documents as outlined above. I can confirm that I have no comments to make in relation to Local Air Quality Management.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 18 Nov 2021 12:02:49

To:

Cc:

Subject: FW: DC/21/01132. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 18 November 2021 09:31

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

Cc: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>

Subject: DC/21/01132. Land Contamination

EP Reference : 299786

DC/21/01132. Land Contamination

Land off, Bury Road, Woolpit, BURY ST EDMUNDS, Suffolk.

Re-consultation Submission of details under Reserved Matters following O/L Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings

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 and that all issues relating to land contamination were dealt with at the outline permission stage.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 29 March 2021 07:49
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/21/01132. Land Contamination

Dear Bradly

EP Reference : 290100
DC/21/01132. Land Contamination
Land off, Bury Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Submission of details under Reserved Matters following Outline Approval
DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for
- Erection of up to 300 dwellings, construction of -

Many thanks for your request for comments in relation to the newly submitted documents as outlined above. I can confirm that I have no comments to make in relation to land contamination.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 15 Nov 2021 09:27:32

To:

Cc:

Subject: FW: DC/21/01132

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 15 November 2021 08:38

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

Subject: DC/21/01132

Dear Bradley,

APPLICATION FOR RESERVED MATTERS - DC/21/01132

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Location: Land Off Bury Road, Woolpit, Suffolk.

Reason(s) for re-consultation: Please see documents submitted 28.09.2021.

Thank you for consulting me on the re-consultation. I have no additional comments to add to those I have already submitted in relation to this development.

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>
Sent: 11 March 2021 11:55
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/21/01132

Dear Bradley,

APPLICATION FOR RESERVED MATTERS - DC/21/01132

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Location: Land Off Bury Road, Woolpit, Suffolk,

I have no comment on the Application for Reserved Matters.

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Andy Rutson-Edwards
Sent: 29 October 2021 16:56
Subject: DC/21/01132

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/01132

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Location: Land Off Bury Road, Woolpit, Suffolk,

Reason(s) for re-consultation: Please see documents submitted 28.09.2021

Thank you for consulting me on revision F, I have no additional comments to add to those I have already submitted in relation to this development .

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: Andy Rutson-Edwards
Sent: 10 March 2021 10:44
Subject: DC/21/01132

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/01132

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Location: Land Off Bury Road, Woolpit, Suffolk,

Thank you for the opportunity to comment on this application.

I note from the supporting documentation that the CEMP will be submitted as a stand alone discharge of condition document. The layout shown on the current application has not altered in any significance to require any further noise assessments. As such Environmental Protection have no objections to this reserved matters application. However, please ensure that the glazing, ventilation and plant noise level recommendations from the initial noise assessment submitted in DC/18/04247 are adhered to reduce the likelihood of the amenity of future occupiers being adversely effected.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Consultation Response Pro forma

1	Application Number	DC/21/01132	
2	Date of Response	09/12/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (Please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <hr style="width: 20%; margin: 10px auto;"/> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

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

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

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Mr James Fadeyi

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

Email: Not Available

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

Comments

Good Afternoon,

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

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

Consultee Comments for Planning Application DC/21/01132

Application Summary

Application Number: DC/21/01132

Address: Land Off Bury Road Woolpit Suffolk

Proposal: Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Mr James Fadeyi

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

Email: Not Available

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

Comments

Good Afternoon,

Thank you for your email re-consultation on the reserved matters application DC/21/01132.

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

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 16 December 2021 12:01

Subject: RE: MSDC Planning Re-consultation Request - DC/21/01132

Public Realm Officers note the responses made in relation to the use of Robinia play equipment and the post and rail fencing. As it appears that future maintenance of the public open space will be undertaken by a management company rather than the District Council there are no objections.

Regards

Dave Hughes
Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 04 November 2021 15:16

Subject: RE: MSDC Planning Re-consultation Request - DC/21/01132

Public Realm Officers would recommend post and rail fencing where the rails are nailed onto the face of the posts rather than set into mortices joint. The current proposals shown as (HH 09.08-R20) of morticed rails are difficult to replace if any are damaged.

Drawing No 6534.PSD.ASP4 (Play Area) Our Public Realm Officer - Play Space recommends that equipment using Robinia for the main structural supports is replaced with equipment using steel supports. This is to reduce the likelihood of having to replace items due to damage over the lifetime of the equipment. The range of equipment is good though a cradle swing would be welcomed.

There are no objections to the general treatment of the open space areas.

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 08 March 2021 15:26

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

Subject: RE: MSDC Planning Consultation Request - DC/21/01132

Public Realm Officers are satisfied that the public open space and play facilities associated with this new development are sufficient. We offer no objections to this proposal on the grounds of open space or play provision.

Regards

Dave Hughes
Public Realm Officer

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

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

Correspondence Address:

Bidwells
16 Upper King Street
Norwich
NR3 1HA

Applicant:

Hopkins Homes Limited
Melton Park House
Melton
Woodbridge
IP12 1TJ

Date Application Received: 21-Sep-18

Application Reference: DC/18/04247

Date Registered: 22-Sep-18

Proposal & Location of Development:

Outline Planning Application (Access to be considered) Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.

Land Off Bury Road, The Street, Woolpit, IP30 9SA

Section A – Plans & Documents:

This decision refers to drawing no./entitled 001 received 21/09/2018 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Defined Red Line Plan 001 - Received 21/09/2018

Plans - Proposed Illustrative Masterplan W004/002 - Received 21/09/2018

Plans - Proposed Access and Master Plan W004/101 - Received 21/09/2018

Plans - Proposed Density Plan W004/103 - Received 21/09/2018

Plans - Proposed Proposed general purpose arrangement A1088 A14 Slip road IHD015/004/HG/106 - Received 21/09/2018

Plans - Proposed Character Areas W004/105 - Received 21/09/2018

Plans - Proposed Land Use W004/102 - Received 21/09/2018

Plans - Proposed Open space and landscape plan W004/100 - Received 21/09/2018

Plans - Proposed Proposed general arrangement A1088 A14 slip road IHD015/004/HG/106 - Received 21/09/2018

Plans - Proposed Proposed general arrangement at the street junction with Wrights Way IHD015/004/HG/107 - Received 21/09/2018

Plans - Proposed Proposed general arrangement IHD015/004/HG/100 - Received 21/09/2018

Plans - Proposed Proposed general arrangement A1088 and A14 slip road roundabout parameters IHD015/004/HG/104 - Received 21/09/2018

Plans - Proposed Proposed general arrangement horizontal visibility splays IHD015/004/HG/102 - Received 21/09/2018

Plans - Proposed Proposed general arrangement horizontal visibility splays at the street and Wrights Way junction IHD015/004/HG/103 - Received 21/09/2018

Plans - Proposed Proposed general arrangement horizontal visibility splays on development spine road IHD015/004/HG/101 - Received 21/09/2018

Plans - Proposed Proposed general arrangement the street and Wrights Way roundabout parameters IHD015/004/HG/105 - Received 21/09/2018

Plans - Proposed Fig A Hedgerow Pre-development - Received 14/01/2019

Plans - Proposed Fig B Hedgerow Post-development - Received 14/01/2019

Plans - Proposed Fig XX Biodiversity Measures PI - Received 15/01/2019

Plans - Proposed Fig XX GCN/reptile Mitigation P - Received 15/01/2019

Plans - Proposed GC 22810 DR003 Field work Location Plan - Received 10/10/2019

Plans - Proposed 6651 D 1 AIA TS & AIA / TPP Sheet 1 - Received 21/09/2018

Plans - Proposed 6651 D 2 AIA TS & AIA / TPP Sheet 2 - Received 21/09/2018

Air Quality Assessment T03 13 July 2018 - Received 21/09/2018

Arboricultural Assessment Rev.B 13/07/2018 - Received 21/09/2018

SP/MF/24367/01 May 2018 Archaeological Desk-Base - Received 21/09/2018

HB/TR/JCH00467.1 3rd May 2018 Built Heritage Statement - Received 21/09/2018

Design and Access Statement July 2018 - Received 21/09/2018

Ecological Survey/Report Version 5.0 July 2018 - Received 21/09/2018

GC20560_Sl dated May 2017 Environmental Site Inves - Received 21/09/2018

Flood Risk Assessment 619386-MLM-ZZ-XX-RP-C-0001 November 2018 - Received 30/07/2019

619386-MLM-ZZ-XX-TECH-C-0002 July 2019 CCTV Survey of Ditch Rev - Received 10/07/2019

Version 3 0 July 2018 Framework Travel Plan - Received 21/09/2018

MSTL310 June 2018 Geophysical Survey Repor - Received 21/09/2018

Landscape and Visual Impact Assessment Rev 005 August 2018 - Received 21/09/2018

Noise Assessment C42623A/T01A/JYT July 2018 - Received 21/09/2018

Planning Statement September 2018 - Received 21/09/2018

GC20560-_-Sup SI June 2018 Site Investigation Report - Received 10/10/2019

Transport Assessment Version 3-0 July 2018 - Received 21/09/2018

B/13072018/3011669/V2 July 2018 Pre-Purchase Utilities R - Received 21/09/2018

23rd May 2019 Overview of Heritage Iss - Received 30/05/2019

GC22810-_-GWRA_T1 April 2019 Tier 1 Groundwater Risk - Received 24/07/2019

GC22810_GWRA_T1_SupGI July 2019 Tier 1 Supplementary - Received 24/07/2019

GS-5939029 April 2019 Groundsure Location Plan - Received

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. TIME LIMIT FOR OUTLINE PLANNING PERMISSIONS

No development (with the exception of the roundabout junctions and associated spine road) hereby granted outline planning permission shall take place until approval of the details of the appearance, landscaping, layout and scale of the building(s) has been obtained in writing from the Local Planning Authority for each phase. For the avoidance of doubt this shall relate to the dwellings and development on the land reserved for the school building, village car park and burial ground. The development shall be carried out in accordance with the approved details.

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.

2. TIME LIMIT FOR OUTLINE PLANNING PERMISSIONS 2

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. TIME LIMIT FOR OUTLINE PLANNING PERMISSIONS 3

The development hereby permitted shall be begun before the expiration of three years from the date of approval of the last reserved matters.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. TIME LIMIT FOR FULL PERMISSIONS - MEANS OF ACCESS

The hereby approved works necessary to provide means of vehicular access to the site as shown on drawing no.s IHD015/004/HG/100, IHD015/004/HG/101, IHD015/004/HG/102, IHD015/004/HG/103, IHD015/004/HG/104, IHD015/004/HG/105, IHD015/004/HG/106, IHD015/004/HG/107 and as detailed within the Transport Assessment Version 3 - 0 (July 2018) produced by Integrated Transport Planning Ltd. shall be begun before the expiration of three years from the date of this permission.

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

5. APPROVED PLANS & DOCUMENTS

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

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

6. RESERVED MATTERS SUBMISSION(S)

The Reserved Matters submission(s) shall be in general conformity with the Indicative/Illustrative Master Plan (drawing no W004/002), Open Space and Landscape Plan (drawing no. W004/100) and Character Areas Plan (drawing no. W004/105) submitted as part of the outline planning application hereby approved.

Reason: In order to ensure a satisfactory form of development and in the interests of proper planning.

7. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS:
PRECOMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Prior to the commencement of development or concurrently with the submission of the first reserved matters referred to in Conditions 01, 02 and 03 above, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. The submitted scheme shall show the timing and anticipated build out of respective phases. The development shall therefore be carried out in accordance with the approved scheme, unless otherwise agreed in writing with the Local Planning Authority.

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

8. CONCURRENT WITH RESERVED MATTERS: SUBMISSION OF A COPY OF THE EPS LICENCE FOR GREAT CRESTED NEWTS

Works shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

9. CONCURRENT WITH RESERVED MATTERS: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (ECOLOGY)

Concurrent with the submission of the first reserved matters application a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Details of further survey work for the presence of Badgers on the site, to be undertaken prior to the commencement of development.

The results, plus any appropriate mitigation measures in the form of a method statement, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved by the Local Planning Authority. Any modifications to the approved details, for example as a result of a protected species licence being required, must be submitted to the Local Planning Authority.

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

Reason: To conserve Protected and Priority species and allow the Local Planning Authority 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).

10. CONCURRENT WITH RESERVED MATTERS: SKYLARK MITIGATION STRATEGY

Concurrent with the submission of the first reserved matters application a Skylark Mitigation Strategy shall be submitted to and approved by the Local Planning Authority to compensate the loss of any Skylark territories. This shall include provision of eight Skylark nest plots, located on agricultural land as near as possible to the development, prior to commencement of development. The content of the Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed Skylark nest plots;
- b) detailed methodology for the Skylark nest plots following AgriEnvironment Scheme option: 'AB4 Skylark Plots';
- c) locations of the Skylark plots by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

Reason: To allow the Local Planning Authority to discharge its duties under the NERC Act 2006 (Priority habitats & species).

11. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN AND BIODIVERSITY ENHANCEMENT STRATEGY

A Landscape and Ecological Management Plan (LEMP) and a Biodiversity Enhancement Strategy for Protected and Priority Species for the whole site shall be submitted to, and be approved in writing by, the Local Planning Authority prior to occupation of any phase of the development. The content of the LEMP shall include the following:

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

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

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

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

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

Reason: To allow the Local Planning Authority 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).

12. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to the occupation of any building within each agreed phase, a lighting design scheme for that phase 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 lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their

territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

Reason: To allow the Local Planning Authority 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).

13. SURFACE WATER DRAINAGE SCHEME

No development shall take place for each phase (or part thereof) until a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority for that phase (or part thereof). The scheme shall be in general conformity with the approved FRA and outline drainage strategy (ref 619386-MLM-ZZ-XX-RP-C-0001, Rev 05 dated 23rd November 2018) and shall include:

- a. Dimensioned plans and drawings of the surface water drainage scheme for that phase (or part thereof);
- b. Further 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:
 1. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. 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.

14. LLFA FLOOD RISK ASSET REGISTER

Within 28 days of the last occupation of each agreed phase of development details of all Sustainable Urban Drainage System components and piped networks within that phase shall be 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 that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as 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.

15. AGREEMENT OF MARKET HOUSING MIX

Prior to, or concurrent with the submission of the first reserved matters application, the market housing mix shall be submitted to and agreed in writing with the Local Planning Authority. This shall include a schedule of the mix of housing types and sizes to be provided within the reserved matters, and shall be adhered to in subsequent reserved matters applications submitted.

Reason: To ensure new housing development provides a mix of house types, sizes and affordability to cater for different accommodation needs, in accordance with policy CS9 of the Mid Suffolk Core Strategy (2008).

16. ENERGY AND RENEWABLE INTEGRATION

Prior to or concurrent with the submission of the first reserved matters application for that phase (or part thereof), details shall be submitted to and approved in writing by the Local Planning Authority for the provision and implementation of water (including, but not exclusively, rainwater harvesting), energy and resource efficiency measures during the operational phases of the development. The submitted information shall demonstrate that energy generation and use of renewables shall be in excess of 10% above the Building Regulation standard applicable at the time that the submission is made. The submitted details shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The detailed scheme shall be constructed and the measures provided and made available for use in accordance with the agreed timetable.

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.

17. CONSTRUCTION MANAGEMENT PLAN

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

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portaloos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- j) mitigation measures for the control of pollution (including but not limited to noise, dust and lighting etc.)

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

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

18. DEVELOPMENT IN ACCORDANCE WITH ARBORICULTURAL REPORT

The development hereby permitted shall be carried out in accordance with the measures identified in the document titled 'Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan In Accordance with BS 5837:2012' Revision B dated 13 July 2018.

Reason: For the avoidance of doubt as to the scope of the permission hereby granted and to enable existing landscaping to be protected and retained in the interests of visual amenity.

19. SUBMISSION OF DETAILED ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Notwithstanding the requirements of condition no. 18 no works or development within each phase of the development hereby approved shall be carried out until a detailed Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012, have been submitted to and approved, in writing, by the Local Planning Authority (LPA). Unless otherwise agreed, the details shall include the retention of an Arboricultural Consultant to monitor and periodically report to the LPA, the status of all tree works, tree protection measures, and any other arboricultural issues arising during

the course of development. The development shall then be carried out strictly in accordance with the approved documents.

Reason: The Council requires that sufficiently detailed information in relation to the mitigation of impacts on trees within each phase is submitted and agreed, in order to adequately safeguard the continuity of amenity afforded by existing trees.

20. UNEXPECTED LAND CONTAMINATION

If, during development, contamination not previously identified is found to be present at the site, the development shall cease and the Local Planning Authority shall be informed in writing. In such case, a remediation strategy shall be developed and submitted to and approved in writing by the Local Planning Authority, detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as detailed.

Reason: to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

21. ARCHAEOLOGY

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. 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.

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

22. ARCHAEOLOGY

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation

approved under condition no. 21 and the provision made for analysis, publication and dissemination of results and archive deposition.

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

23. COMPLETION OF MITIGATION MEASURES FOR A14 JUNCTION

Prior to the first occupation of any part of the proposed development (or an alternative trigger point subsequently agreed in writing with the Local Planning Authority in consultation with Highways England), mitigation measures for the A14 junction 47 should broadly conform to drawing number IHD015/004/HG/104 (or subsequent version as agreed in writing with the Local Planning Authority in consultation with Highways England) shall be implemented and opened to traffic.

Reason: To ensure the strategic road network continues to operate safely and efficiently

24. DETAILS OF ROUNDABOUTS, ESTATE ROADS AND FOOTPATHS

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

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

25. CONSTRUCTION OF CARRIAGEWAYS AND FOOTWAYS

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

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

26. NEW ESTATE ROUNDABOUTS WITH A 1088 AND THE STREET

The new estate road roundabouts with the A1088 and The Street, inclusive of cleared land within the sight splays to these junctions, must be constructed prior to any other works commencing or delivery of any other materials.

Reason: To ensure the safe access to the site is provided before other works commence in the interest of highway safety.

27. AREAS FOR LOADING, UNLOADING, MANOEUVRING AND PARKING OF VEHICLES

Before the development is commenced within each agreed phase 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 relevant phase of 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 and to ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with paragraph 3.4.2 of the Suffolk Guidance for Parking and the National Planning Policy Framework.

28. CONSTRUCTION MANAGEMENT PLAN - HIGHWAYS AND TRAFFIC

Before the development hereby permitted is commenced within each agreed phase 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:

- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting
- o details of proposed means of dust suppression
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o loading and unloading of plant and materials
- o 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.

29. SURFACE WATER DISCHARGE

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

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

30. TRAVEL PLAN (SCHOOL)

Prior to first occupation of the school a Travel Plan must be submitted and approved in writing by the Local Planning Authority in accordance with Suffolk County Council's published School Travel Plan requirements. The Travel Plan must include the following:

- o a commitment to undertake a survey for travel to and from the site for employees, pupils and visitors within six months of occupation,
- o targets for the shift of transport modes into sustainable modes, for all users of the site, with an aspiration to achieve a Modeshift STARS Bronze accreditation,

- o proposals for rectifying failures to meet modal shift targets for a period of five years following the occupation of the building,
- o the proposed arrangements for the monitoring of the Travel Plan for a minimum period of five years.

The Travel Plan shall be kept up to date through regular review and shall be available for examination by the Local Planning Authority at any time.

Reason: In the interest of sustainable development as set out in the NPPF, and policies SO3 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2019).

31. CONTROLS IN RELATION TO NOISE

The development hereby permitted shall be carried out in accordance with the measures identified in the Noise Assessment document by SRL Technical Services Limited (report no. C4263A/T01A/JYT Rev A, dated 13 July 2018).

Reason: For the avoidance of doubt as to the scope of the permission hereby granted and to ensure noise impacts are mitigated in the interests of proper planning.

32. ON-SITE FOUL WATER DRAINAGE WORKS

Prior to construction above damp proof course in each agreed phase of development, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding

33. BURIAL GROUND CONTAMINATION STRATEGY

Prior to the first use of the land identified for burial ground purposes, a strategy shall be submitted to and approved in writing by the Local Planning Authority that identifies measures to address land contamination within the allocated site. The approved strategy shall thereafter be implemented to the satisfaction of the Council prior to first use, and maintained as such.

Reason: To protect the quality of controlled waters in the local area.

34. BURIAL GROUND

All burials in the cemetery shall be:

- o At least 250 metres from any well, borehole or spring supplying water for human consumption or used in food production - for example at farm dairies
- o At least 30 metres from any spring or watercourse not used for human consumption or not used in food production
- o At least 10 metres from any field drain, including dry ditches.

In addition:

- o No burial is to take place into standing water
- o The base of each grave must be at least 1 metre above the local water table.

Reason: To protect the quality of controlled waters in the local area. The developer shall address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

H17 - Keeping residential development away from pollution
 CL05 - Protecting existing woodland
 CL08 - Protecting wildlife habitats
 CL02 - Development within special landscape areas
 CL11 - Retaining high quality agricultural land
 T01 - Environmental impact of major road schemes
 T04 - Planning Obligations and highway infrastructure
 T09 - Parking Standards
 T10 - Highway Considerations in Development
 T13 - Bus Service
 RT04 - Amenity open space and play areas within residential development
 RT12 - Footpaths and Bridleways
 NPPF - National Planning Policy Framework
 NPPG-National Planning Policy Guidance
 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
 CS07 - Brown Field Target
 CS09 - Density and Mix
 SB02 - Development appropriate to its setting
 SB03 - Retaining visually important open spaces
 GP01 - Design and layout of development
 HB01 - Protection of historic buildings
 HB08 - Safeguarding the character of conservation areas
 H03 - Housing development in villages
 H04- Proportion of Affordable Housing
 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

NOTES:

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

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

2. **Section 106 Agreement Note**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

3. **Condition Precedent Note**

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

4. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

5. 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. The applicant can find further details on the SCC Archaeology advisory services and charges online at <http://www.suffolk.gov.uk/archaeology>

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

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

This relates to document reference: DC/18/04247

Signed: Philip Isbell

Dated: 21st August 2020

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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