



Application No:
DC/20/05587

Address: **Great Bricett Business Park, The Street, Great Bricett**

Proposal: FULL Planning Application

**Change of use of land for the siting of up to 69 mobile homes
(following demolition of existing buildings)**

This application was previously considered at the Planning Committee meeting of **15 September 2021**, where it was **DEFERRED**



The official minutes of the meeting of 12 May 2021 records:

“87.8 It was RESOLVED: - That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.”

This revised presentation now provides the Committee with an updated explanation and analysis of information received, clarification provided and changes to the proposal secured since the last meeting. This presentation supplements the Committee Report and other material planning considerations, all of which must be taken into account when determining this application.



UPDATE

The signed [29 October 2021] unilateral undertaking has been received to deliver:

- Footway improvements
- Bus shelter
- £168,000 affordable housing contribution
- Open space

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EVERSHEDS
SUTHERLAND

Eversheds Sutherland
(International) LLP
115 Colmore Row
Birmingham
B3 3AL
United Kingdom
T: +44 20 7497 9797
F: +44 20 7919 4819
DX 13004 Birmingham
eversheds-sutherland.com

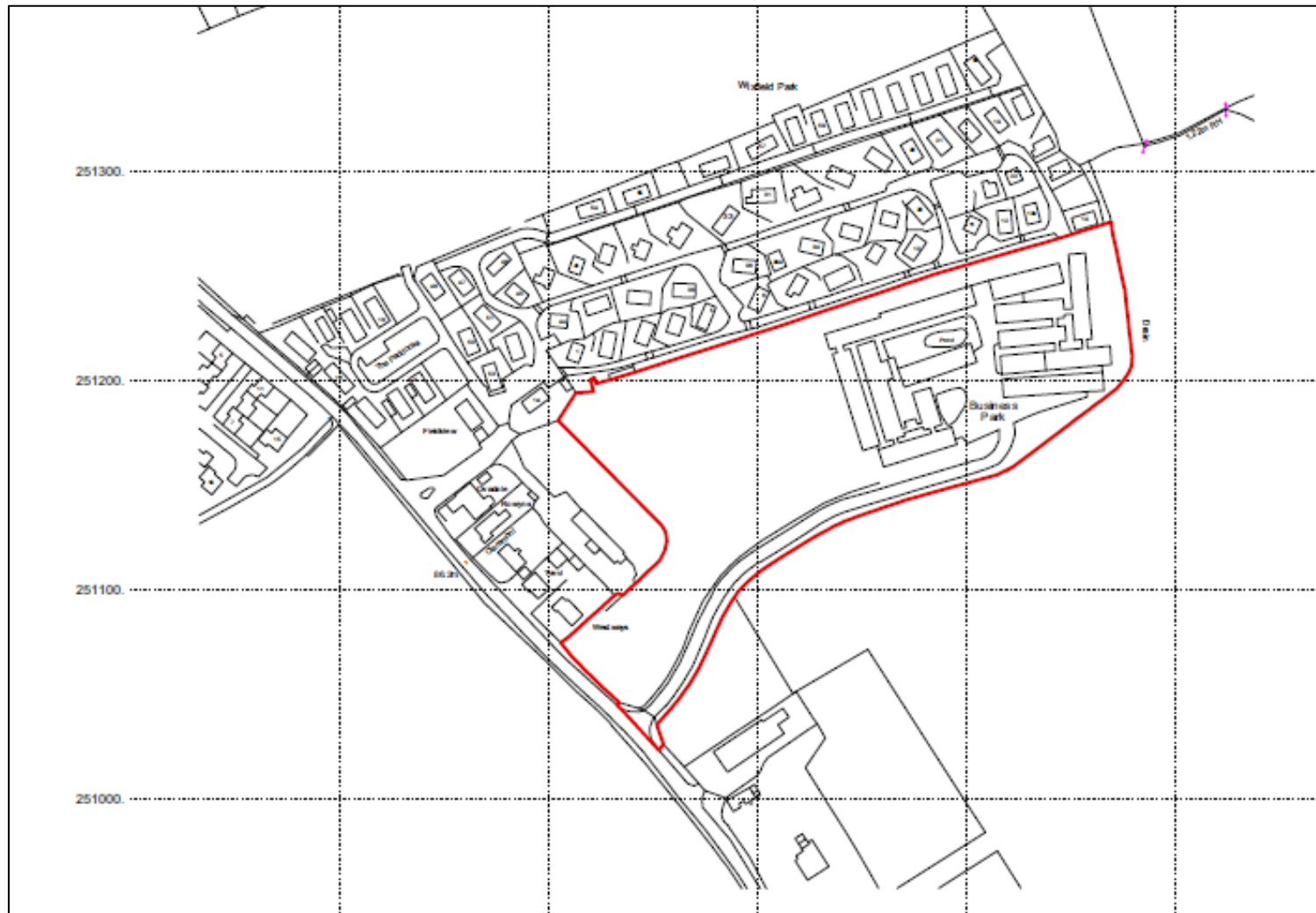
Dated: 2021

(1) John Percy Cooper
(2) Birch's Park Homes Limited
To
(3) Mid-Suffolk District Council

Unilateral undertaking

relating to land at Great Bricett Business Park, The Street, Great Bricett, Suffolk
IP7 7DZ

Red Line Plan









WIXFIELD RESIDENTIAL PARK

THIS IS AN ESTABLISHED PARK WITH A COMMUNITY FEEL OF LIKEMINDED RESIDENTS.

slide 6

Wixfield Residential Park

If a rural retreat sounds like an attractive proposition for the next stage of your life then Wixfield Park could be the ideal place for you. Nestled in the beautiful county of Suffolk, on the outskirts of the village of Great Bricett, Wixfield Park offers fabulous views over the rolling countryside and is a haven for peace and quiet.



Wixfield Park: adjacent to application site



to NEEDHAM MARKET
to IPSWICH





Layout and proposed number of park homes



43 units at 6.1m x 12.2m
13 units at 6.1m x 13.4m
13 units at 6.1m x 15.2m

The park homes



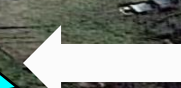
Suffolk County Council Floods and Water

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

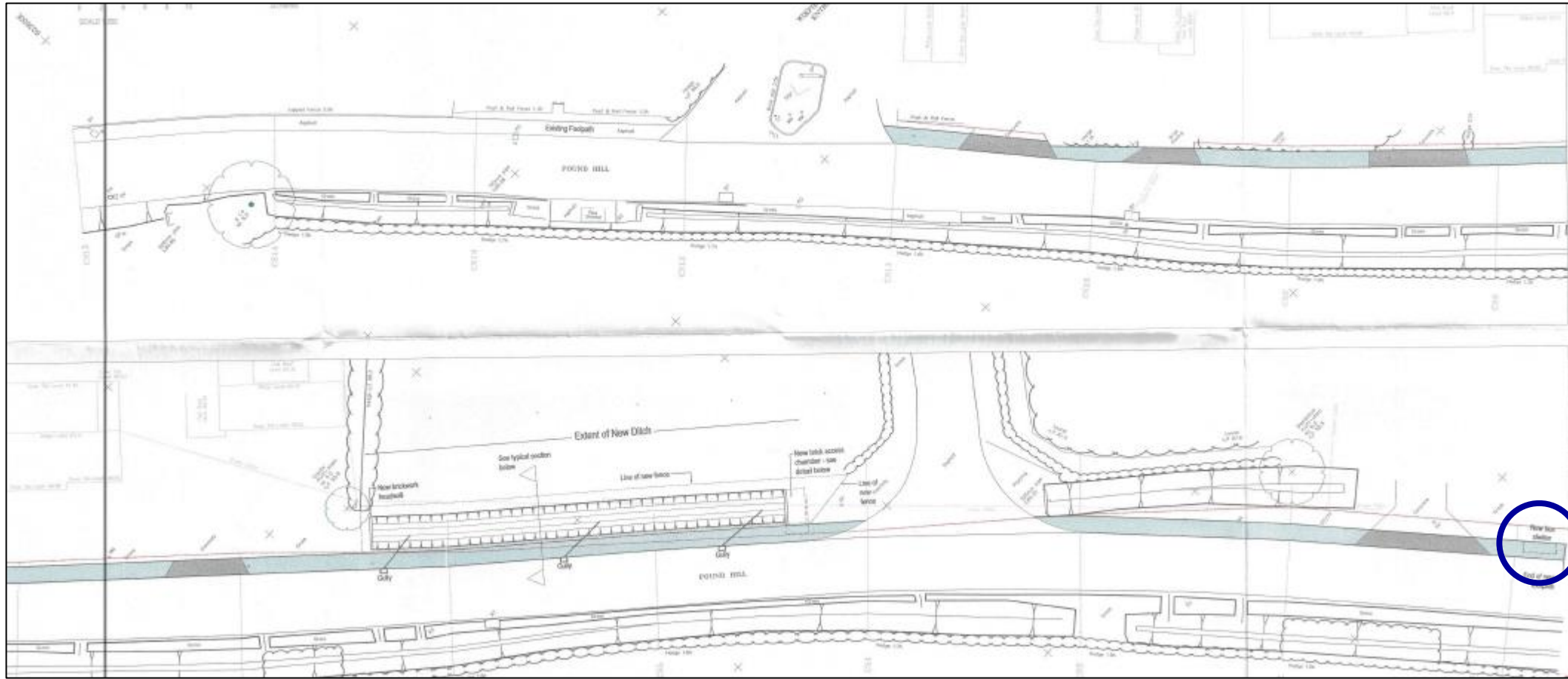
- Site Location Plan Ref 1601-0002-02
- Site Layout Plan (69 Units) Ref 1601-0003-03
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev4
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2
- Flood Risk Addendum – Response to Holding Objection Dated April 2021

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

- Submission of drainage strategy
- Submission of implementation, maintenance and management strategy for disposal of surface water
- Submission of Construction Surface Water Management Plan [CSWMP]
- Submission of verification report 28 days after completion



Footway and bus shelter



Is it possible to get a bus to and from work and school? ✓

slide 15

MONDAY – FRIDAY

route 111

Leave Great Bricett at 07.28 hrs and get to Ipswich at 08.25 hrs and Suffolk One at 08.55 hrs

Leave Suffolk One at 15.55 hrs and get to Great Bricett at 16.32 hrs

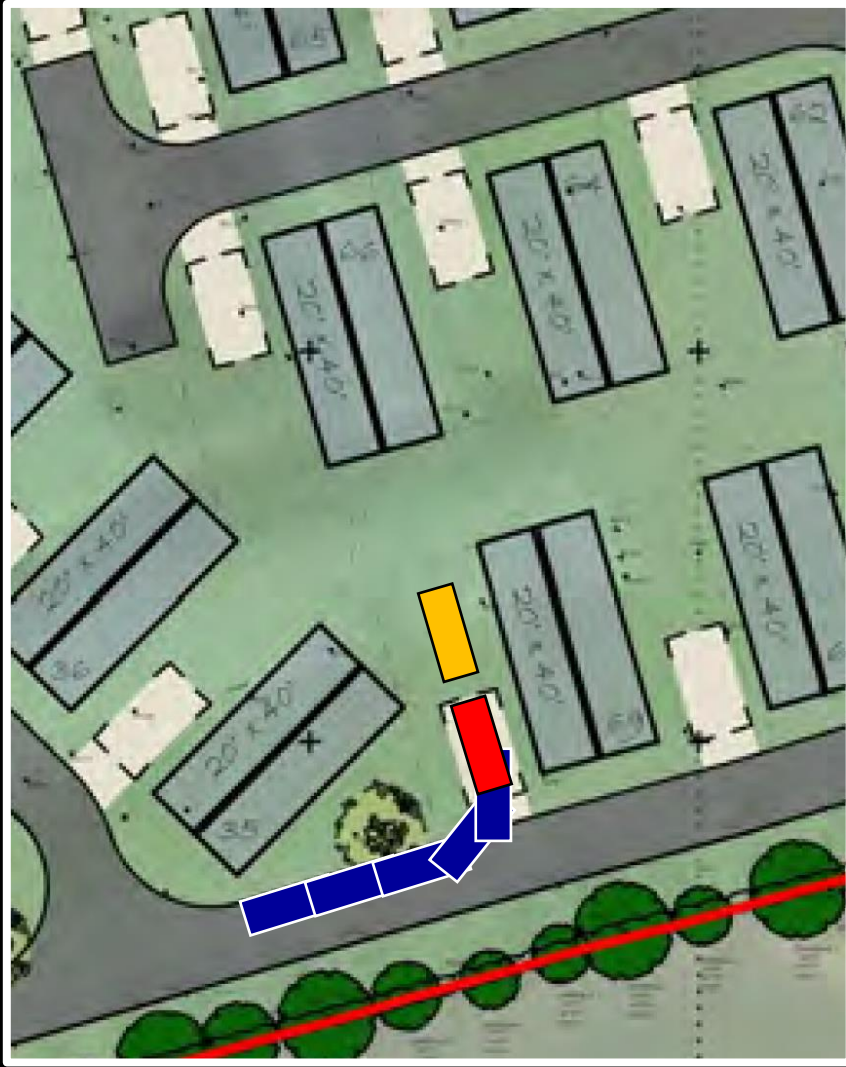
Leave Ipswich at 17.40 hrs and get to Great Bricett at 18.22 hrs

MONDAY – FRIDAY

route 985

Leave Great Bricett at 08.02 hrs and get to Stowmarket High at 08.25 hrs

Leave Stowmarket High at 15.20 hrs and get to Great Bricett at 15.59 hrs



Landscape Enhancement



Enhanced planting





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proposed UNILATERAL UNDERTAKING

- affordable housing contribution £168,000
- new footway connection – Plough Hill
- new bus shelter – Plough Hill

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RECOMMENDATION

As report but with further conditions to include:

- **maximum limit on number of park homes to 69 under the pp**
- **Restricted to the use of the site to park home only as described and no other residential building or structure**
- **No permitted development**
- **Submission of drainage strategy**
- **Submission of implementation, maintenance and management strategy for disposal of surface water**
- **Submission of Construction Surface Water Management Plan [CSWMP]**
- **Submission of verification report 28 days after completion**





Wixfield Park

1:22m RH

Package treatment plant location, discharge bedding or similar to discharge into drain

New tree planting between site boundary and attenuation basin

New tree planting on small bund adjacent to site boundary

Amenity Area

New tree planting and hedge to continue avenue theme

Approximate location of proposed entrance area to initial interpretation with existing leisure building

Place water on channel verge beside road

Align water supply pipe

Proposed Small Green pin 1.5m with access to new pavement adjacent to highway

New pavement adjacent to highway

Bus Stop Location

Fieldview

The Paddocks

Oydale

Rowyns

Claremont

Trevi

Westways

86.2m

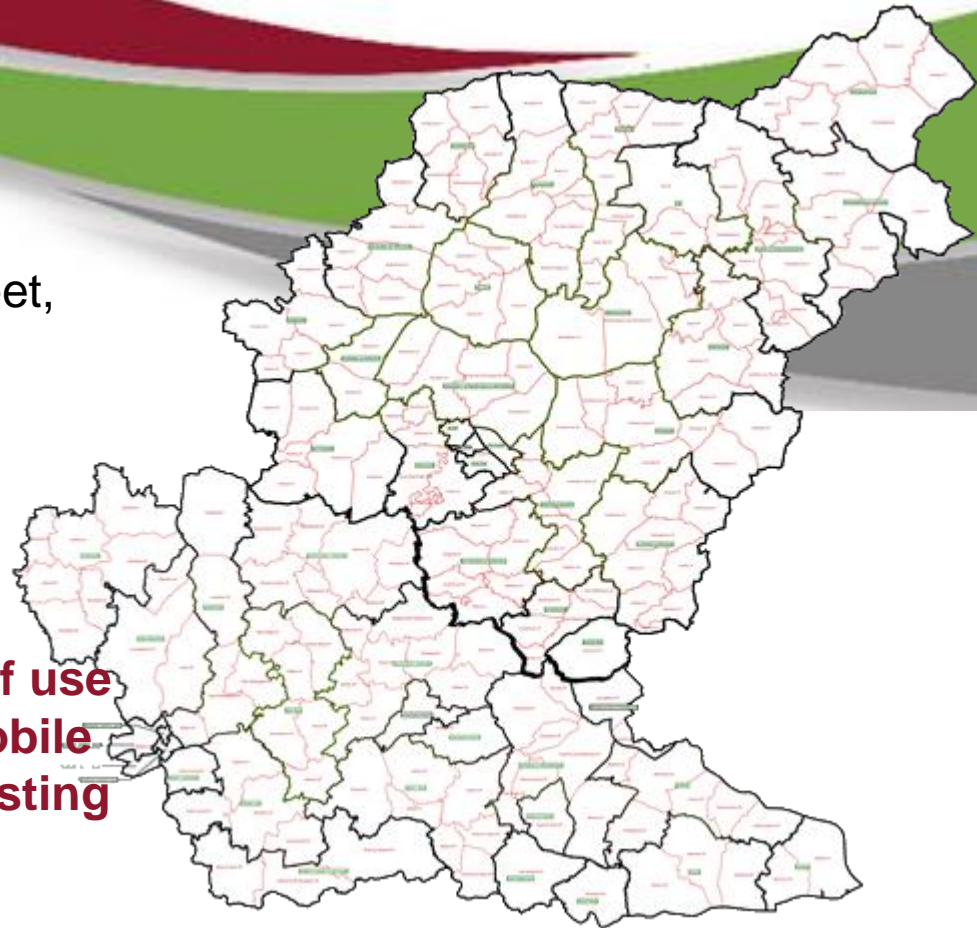
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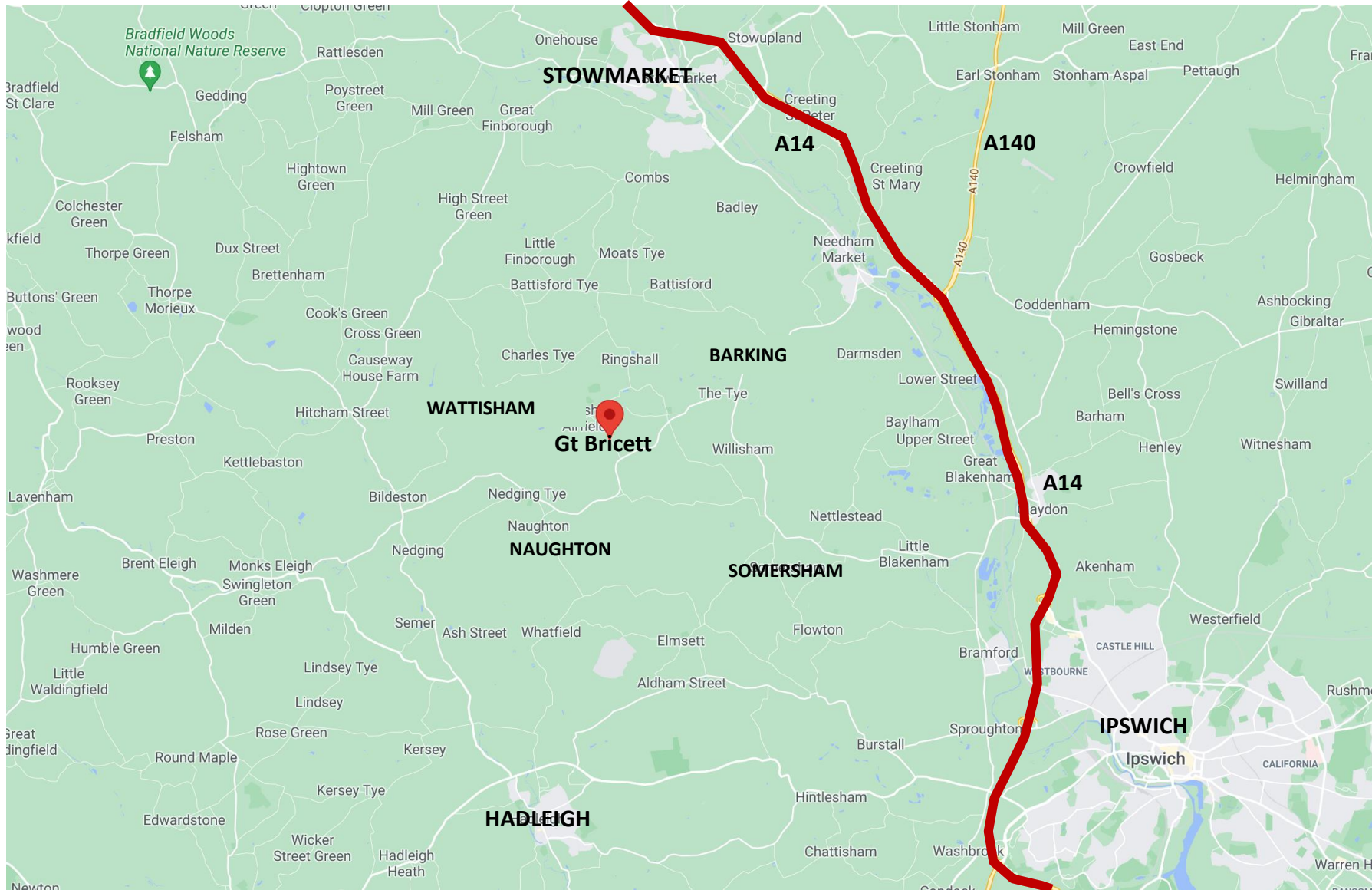
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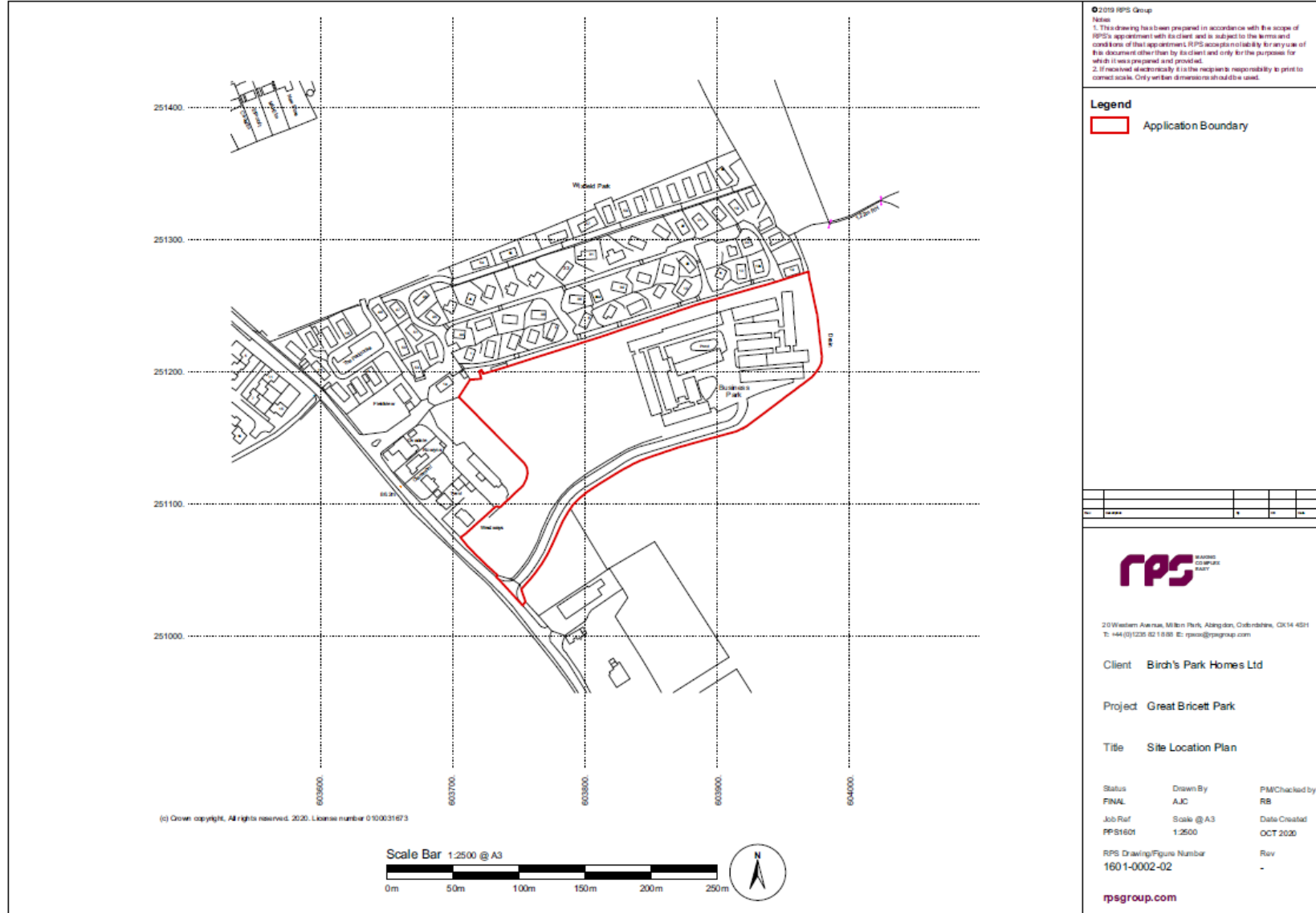
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homes (following demolition of existing
buildings)**



- Geographic Context



- Site Location Plan



- Aerial Map – wider view

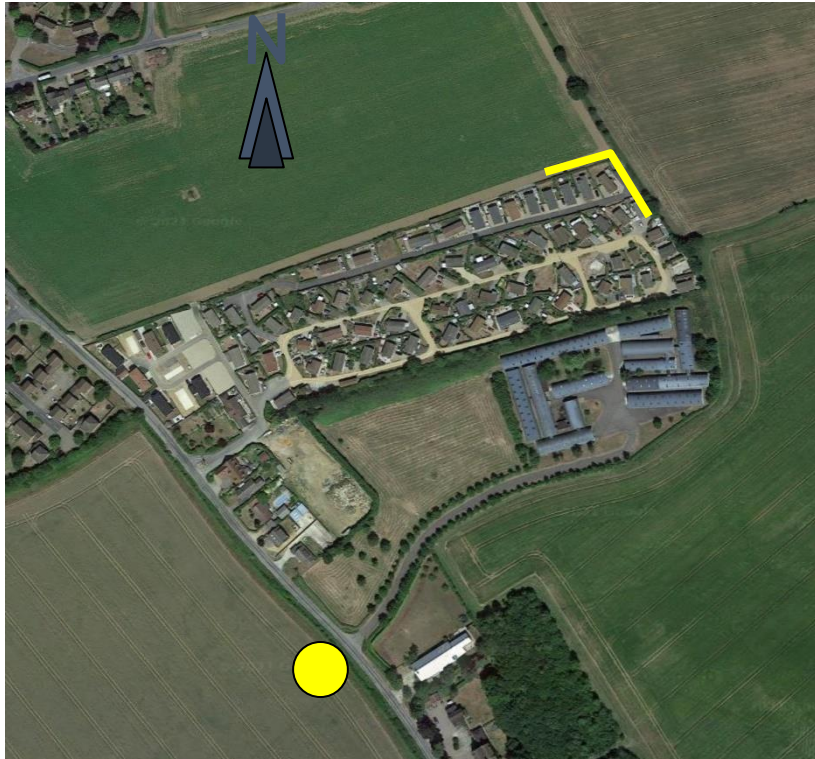


•Constraints Map

- Footpath
- Built Up Area Boundaries



•Aerial Image of Site (Existing)



- Proposed Site Layout



- Proposed Site Layout Comparative With Approved Outline DC/17/03568



- Existing access



- Existing access



- Existing access



- Existing access



- Need for reinforced landscaping

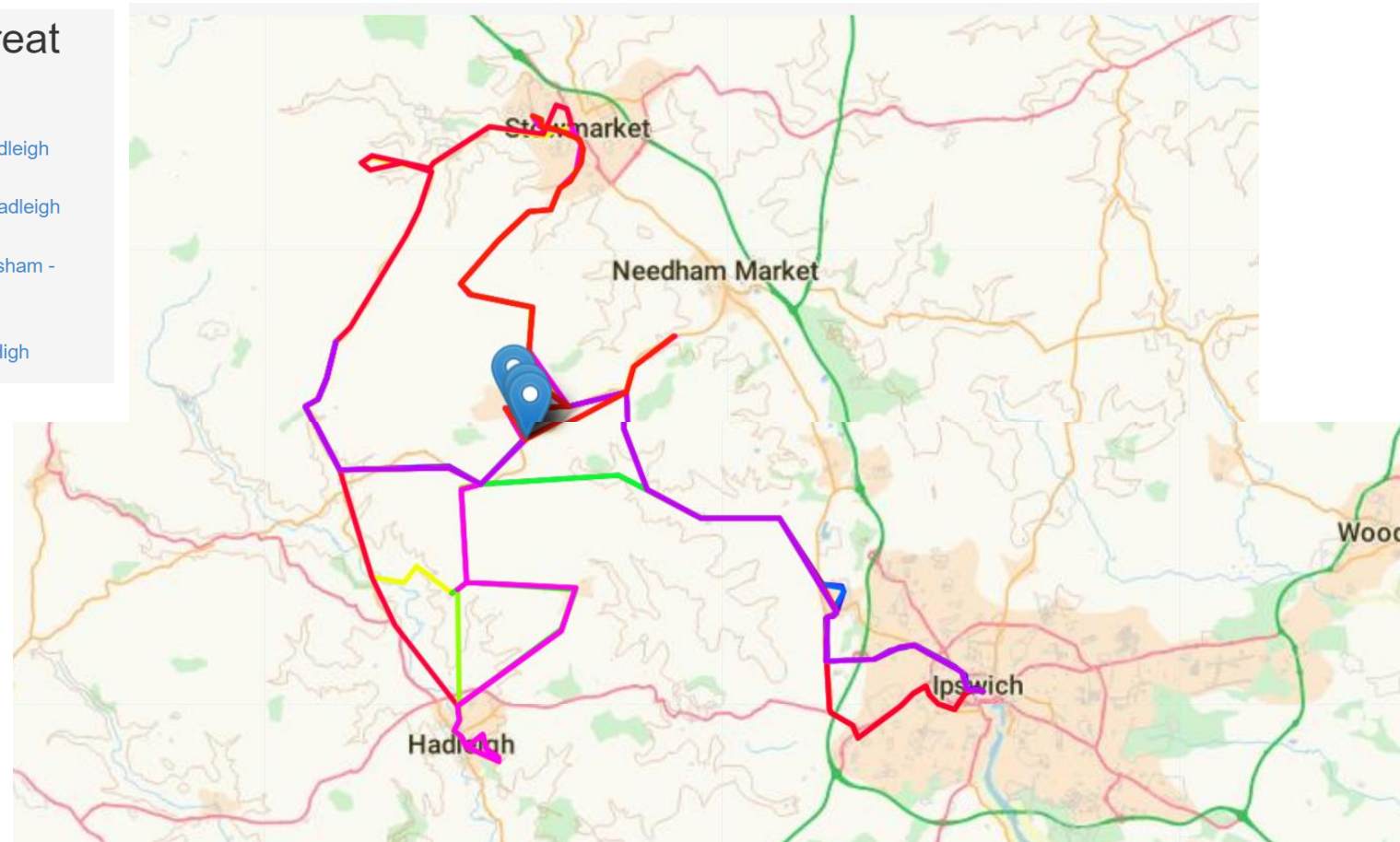




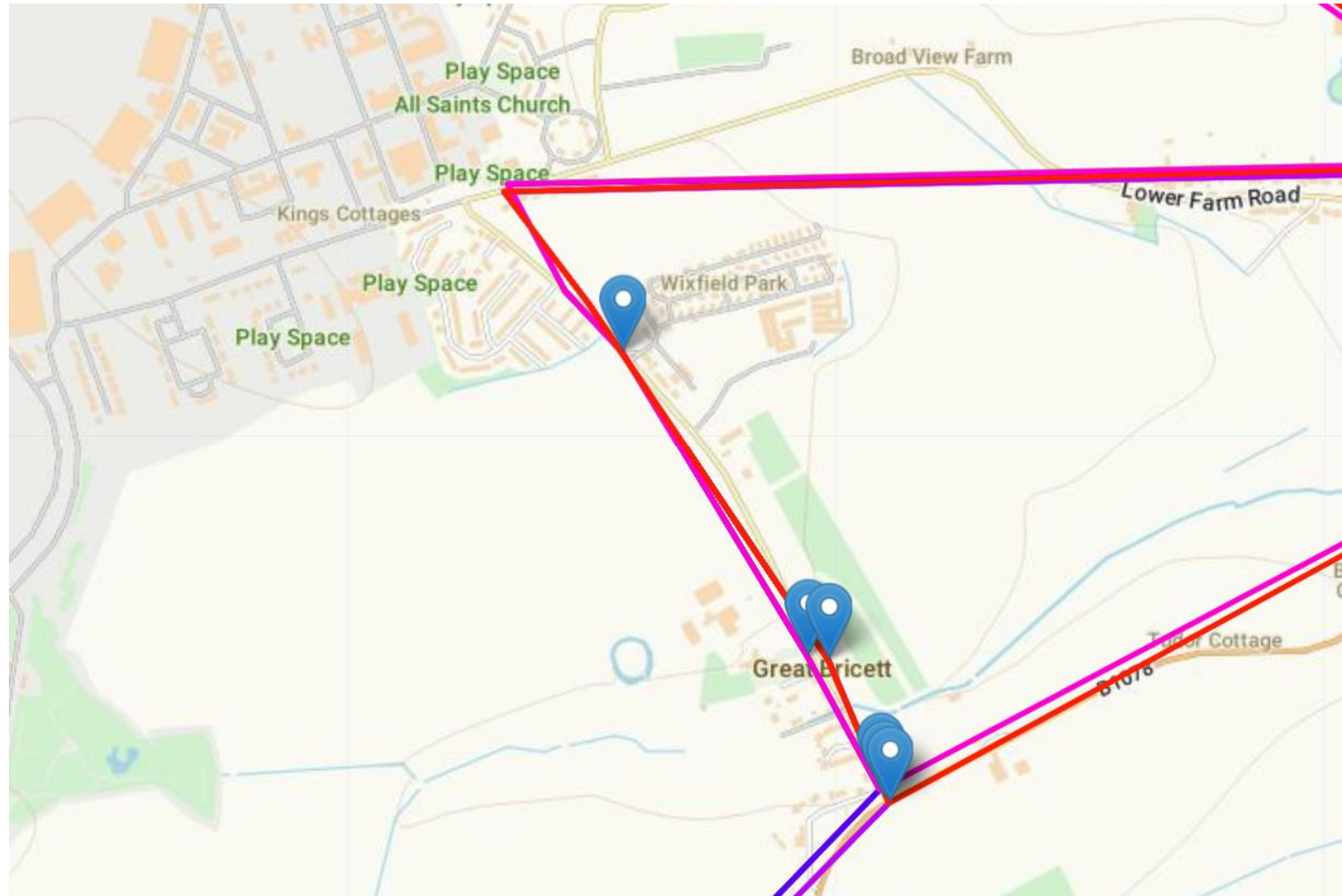
•Bus Services

Bus Routes in Great Bricett

- 461 - Stowmarket - Bildeston - Hadleigh
- 462 - Stowmarket - Wattisham - Hadleigh
- 111 - Hitcham - Bildeston - Somersham - Ipswich
- 985 - Great Bricett - Stowmarket High



•Bus Stops - Gt Bricett



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RECOMMENDATION*

subject to S106
GRANT PERMISSION
with conditions

