Consultee Comments for Planning Application DC/20/04067

Application Summary
Application Number: DC/20/04067
Address: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings
Case Officer: Sian Bunbury

Consultee Details
Name: Mrs Wendy Alcock
Address: The Common Room, Tacon Close, Suffolk IP23 7AU
Email: Not Available
On Behalf Of: Eye Town Clerk

Comments
Eye Town Council objects to this application

ETC recognises that this site forms part of the Indicative Master Plan (IMP) for Land to the South of Eye Airfield and falls within Policy Eye 4 of the referendum version of the Eye Neighbourhood Plan (ENP). Ordinarily a proposed development which closely matches the OPP and the IMP would be supported. The reasons for objecting to this application are as follows:

1. Section 5.03 of the Design and Access Statement describes the IMPs purpose as to establish the principle of the development is acceptable. ETC contends that this is not the case as it was used as a basis for the extensive public consultation for the ENP which is referred to in section 4.18 of the ENP. Outline Planning Permission was granted on the basis that future development should accord with the Design Brief of which the IMP is part, and this is the expectation of ETC after the extensive consultation with local people.

2. The location of the development has moved significantly from the IMP and now, whilst presenting the same dwelling numbers, moves the proposed site for 15 homes to the extreme northern edge of the site, taking part of the area reserved for 25 homes which in the IMP form part of the 265 exiting through the main site to Castleton Way. This could be used to increase the density on the rest of the site or in future to increase the numbers exiting to the B1077 via Langton Grove both of which ETC would object to.

3. The proposed 60 bed care homes location has been moved, again deviating from the IMP

4. It is not clear if by retaining the car park to the nursey, where it currently is, locates at least part of it on the proposed Langton Grove Greenway as shown in the IMP. This forms a key design

element of the IMP and is referred to in section 3 of the Design Expectations Validation Requirements (DEVR).

5. No mention is made of any attention paid to Policy Eye 3 of the ENP in selecting the dwelling mix in section 7 of the Design and Access Statement. No consideration appears to have been given to any homes of less than three bedrooms

6. The proposals are not in accordance with the Planning Statement, dated September 2015, submitted with the main application (3563/15) regarding distances from existing adjacent dwellings. This states that the IMP identifies a buffer zone between existing and proposed properties to minimise any impact and loss of amenity and that these matters would be addressed in future detailed design. Pegasus confirmed that all such matters would meet the Suffolk Design Guide which in section 3.15.8 cites a 36 metre buffer when the rear elevations of two properties facing each other have first floor windows. This is the case with plots 1-4 which are sited less that this distance from at least one property in Langton Grove and at least two in Bothy Close. Loss of amenity is therefore incurred.

7. No mention is made of any attention given to Policy Eye 25 in terms of the provision of electric vehicle charging

As the first proposal coming forward for development of the Eye Airfield Indicative Masterplan quality of design and meeting standards laid down in the Design Brief is key as this could form a benchmark for the remaining area. ETC has some comments on the detail of the design which reinforce this objection. No mention is made of the existence of the Design Brief for the whole of the Eye airfield development which would ensure a standard across the whole area but in addition to this there are some specific observations.

1.Some of the window proportions to the ground floors described in the DEVR as of typical domestic scale to not feel alien to the surround development are considered too large and almost aping a 70s design.

2. Plots 1-4 are closer to a boundary with existing homes than any new dwelling would have been sited had the IMP been adhered to. There is loss of amenity with rear windows and gardens overlooking the new homes in Bothy Close. Thus, the statement in section 3 of the DEVR is not correct

3. Section 9 of the DEVR offers an opportunity to make proposals compatible with a Neighbourhood Plan. The ENP is not mentioned.

4. Could design solutions integrate options for home working either within the dwellings themselves or as a separate unit?

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Case Officer: Sian Bunbury

Consultee Details
Name: Mrs Wendy Alcock
Address: The Common Room, Tacon Close, Suffolk IP23 7AU
Email: Not Available
On Behalf Of: Eye Town Clerk

Comments
Eye Town Council objects to this application

The town council lodged an objection to the original application on 15th December 2020

The work to improve the design quality of the 15 proposed homes is recognised and welcome. Councillors felt that this was of a significantly higher quality than the original proposal and could provide a good design benchmark for housing on the airfield more generally to fulfil the numbers of up to 280 in the OPP 3563/15.
The introduction of bungalows is welcome offering some recognition of the ENP Policy Eye 3 although councillors noted the single garage provision for some plots and felt this should be increased.

If policy Eye 25 from the ENP, electric charging points, could be addressed it is likely that ETC could have supported the application as far as the dwellings are concerned.

Taken together the current proposals would broadly satisfy sections 5 and 6 of the councils original objection and the comments on the design on page 2. The reason for the objection lies in the fact that items 1-4 of the original objection remain unaddressed.

The council requests that a new eye airfield master plan be drawn up. This must address the whole area applicable to the OPP 3563/15 showing maximum numbers to be allowed and the relationship of this site to the other land parcels. An indicative position of the care home should also be included.

National Grid House
Warwick Technology Park
Gallows Hill, Warwick
CV34 6DA

Sian Bunbury
Mid Suffolk District Council
131 High Street, Needham Market, Suffolk, IP6 8DL

Jasmine Surana
Asset Protection Assistant
Compliance & Integrity
Gas Transmission
National Grid
Warwick
Direct Tel: 07855 148652
Email: Jasmine.Surana@nationalgrid.com

Planning Work?
Contact us on 0800 688 588*
Mon-Fri 8am-4pm
(***Calls may be recorded and monitored**)
E-mail: Plantprotection@cadentgas.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

Date : 8/19/2021
Our Reference: EA_GE4B_3NWP_030108
Your Reference: DC/20/04067 (HD)

Dear Sian Bunbury

Ref: IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

No Objection as the proposed dwellings are more than 240m away from the pipeline at the closest point.

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

Yours sincerely
Jasmine Surana

Asset Protection Assistant

EAGLES (**E**lectricity **A**nd **G**as **L**ocation **E**nquiry **S**ystem)

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

Is now available to use simply click on the link to register **www.beforeyoudig.nationalgrid.com**, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

- To view the PADHI Document, please use the link below:
  http://www.hse.gov.uk/landuseplanning/padhi.pdf

- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below:
  http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

- A National Grid representative will be monitoring the works to comply with SSW22.

- To download a copy of the HSE Guidance HS(G)47, please use the following link:
  http://www.hse.gov.uk/pubns/books/hsg47.htm

- National Grid will also need to ensure that our pipelines access is maintained during and after construction.

- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.

- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.

- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.

- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.

- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.

- A National Grid representative shall supervise any cable crossing of a pipeline.

- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 02/07/2021
Our Ref: EA_GE4B_3NWP_030108
Your Ref: DC/20/04067 (HD)
RE: Formal Planning Application, IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 01/07/2021.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (http://cadentgas.com/Digging-safely/Dial-before-you-dig) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.
Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.
If the application is refused for any other reason than the presence of apparatus, we will not take any further action.
Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Cadent is a trading name for: Cadent Gas Limited
Registered Office: Ashbrook Court, Prologis Park, Central Boulevard, Coventry CV7 8PE
Registered in England and Wales, No 10080864

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the National Grid or Cadent website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail (click here) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus
The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:
If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

National High Pressure Gas Pipelines Guidance:
http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf

Dial Before You Dig Pipelines Guidance:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982

General Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

Not to be used for construction

TM15/15NE
Tile not found in current owner index. Other owners' assets may be present in this area.

ID: EA_GE4B_3NWP_030108	View extent: 4120m, 2440m
USER: Harriet.dennis	
DATE: 02/07/2021	
DATA DATE: 01/07/2021	
REF: DC/20/04067 (HD)	
MAP REF: TM1374 CENTRE: 613900, 274597	

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

0m 200m
Approximate scale 1:10000
on A3 Colour Landscape

Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change | Out of Standard Service

Do not proceed without further consultation

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 2 (GAS)

MAPS Plot Server Version 1.11.0

Cadent
Your Gas Network

Requested by: Mid Suffolk District Council

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

ID: EA_GE4B_3NWP_030108	View extent: 4120m, 2440m	Do not proceed without further consultation	Map 2 of 2 (ELECTRIC)
USER: Harriet.dennis	Underground cables Overhead lines	This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.11.0
DATE: 02/07/2021			
DATA DATE: 23/02/2021			
REF: DC/20/04067 (HD)			
MAP REF: TM1374 CENTRE: 613900, 274597	0m 200m Approximate scale 1:10000 on A3 Colour Landscape		Requested by: Mid Suffolk District Council
			This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241

ENQUIRY SUMMARY

Received Date
01/07/2021

Your Reference
DC/20/04067 (HD)

Location
Centre Point: 613900, 274597
X Extent: 1025
Y Extent: 820
Postcode: IP23 7HU
Location Description: IP23 7HU Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options
Paper Size: A3
Orientation: LANDSCAPE
Requested Scale: 10000
Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)
Real World Extents: 4120m x 2440m (GAS), 4120m x 2440m (ELECTRIC)

Recipients
pprsteam@cadentgas.com

Enquirer Details
Organisation Name: Mid Suffolk District Council
Contact Name: Sian Bunbury
Email Address: planningadmin@midsuffolk.gov.uk
Telephone: 07775 625962
Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works
P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type
Formal Planning Application

Development Types
Development Type: Development for use by General Public

National Grid House
Warwick Technology Park
Gallows Hill, Warwick
CV34 6DA

Sian Bunbury
Mid Suffolk District Council
131 High Street, Needham Market, Suffolk, IP6 8DL

Jackie Webb
Asset Protection Assistant
Business & Operation Support
Gas Transmission Asset Management
National Grid
Warwick
Direct Tel: 07811 021561
Email: Jackie.webb1@nationalgrid.com

Planning Work?
Contact us on 0800 688 588*
Mon-Fri 8am-4pm
(*Calls may be recorded and monitored)
E-mail: Plantprotection@nationalgrid.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

Date : 12/29/2020
Our Reference: EA_GE4B_3NWP_026833
Your Reference: DC/20/04067 (HD)

Dear Sian Bunbury/Mid Suffolk District Council

Ref: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

The proposed development is more than 225m away from the pipeline.

Yours sincerely
Jackie Webb

Asset Protection Assistant

EAGLES (**E**lectricity **A**nd **G**as **L**ocation **E**nquiry **S**ystem)
Is now available to use simply click on the link to register **www.beforeyoudig.nationalgrid.com**, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

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  http://www.hse.gov.uk/landuseplanning/padhi.pdf

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- To view the SSW22 Document, please use the link below:
  http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

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- To download a copy of the HSE Guidance HS(G)47, please use the following link:
  http://www.hse.gov.uk/pubns/books/hsg47.htm

- National Grid will also need to ensure that our pipelines access is maintained during and after construction.

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- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.

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- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.

- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.

- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.

- A National Grid representative shall supervise any cable crossing of a pipeline.

- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 30/11/2020
Our Ref: EA_GE4B_3NWP_026833
Your Ref: DC/20/04067 (HD)
RE: Formal Planning Application, IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 27/11/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (http://cadentgas.com/Digging-safely/Dial-before-you-dig) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.
Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.
If the application is refused for any other reason than the presence of apparatus, we will not take any further action.
Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Cadent is a trading name for: Cadent Gas Limited
Registered Office: Ashbrook Court, Prologis Park, Central Boulevard, Coventry CV7 8PE
Registered in England and Wales, No 10080864

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the National Grid or Cadent website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail (click here) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus
The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:
If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

National High Pressure Gas Pipelines Guidance:
http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf

Dial Before You Dig Pipelines Guidance:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982

General Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

Not to be used for construction

ID: EA_GE4B_3NWP_026833	View extent: 2890m, 3670m
USER: Harriet.dennis	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS
DATE: 30/11/2020	0m — 200m Approximate scale 1:10000 on A3 Colour Portrait
DATA DATE: 27/11/2020	
REF: DC/20/04067 (HD)	
MAP REF: TM1474 CENTRE: 614023, 274605	

Some examples of Plant Items:

Valve | Depth of Cover | Syphon | Diameter Change | Material Change | Out of Standard Service

Do not proceed without further consultation

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 2 (GAS)

MAPS Plot Server Version 1.11.0

Cadent

Your Gas Network

Requested by: Mid Suffolk District Council

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Not to be used for construction

ID: EA_GE4B_3NWP_026833	View extent: 2890m, 3670m	Do not proceed without further consultation	Map 2 of 2 (ELECTRIC)
USER: Harriet.dennis	Underground cables Overhead lines	This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.11.0
DATE: 30/11/2020			nationalgrid
DATA DATE: 14/08/2020			Requested by: Mid Suffolk District Council
REF: DC/20/04067 (HD)			This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241
MAP REF: TM1474 CENTRE: 614023, 274605	0m 200m Approximate scale 1:10000 on A3 Colour Portrait		

ENQUIRY SUMMARY

Received Date
27/11/2020

Your Reference
DC/20/04067 (HD)

Location
Centre Point: 614023, 274604
X Extent: 745
Y Extent: 866
Postcode: IP23 7BF
Location Description: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options
Paper Size: A3
Orientation: PORTRAIT
Requested Scale: 10000
Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)
Real World Extents: 2890m x 3670m (GAS), 2890m x 3670m (ELECTRIC)

Recipients
pprsteam@cadentgas.com

Enquirer Details
Organisation Name: Mid Suffolk District Council
Contact Name: Sian Bunbury
Email Address: planningadmin@midsuffolk.gov.uk
Telephone: 07775 625962
Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works
P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type
Formal Planning Application

Development Types
Development Type: Development for use by General Public

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 30/11/2020
Our Ref: EA_GE4B_3NWP_026833
Your Ref: DC/20/04067 (HD)
RE: Formal Planning Application, IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Thank you for your enquiry which was received on 27/11/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (http://cadentgas.com/Digging-safely/Dial-before-you-dig) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.
Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.
If the application is refused for any other reason than the presence of apparatus, we will not take any further action.
Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Cadent is a trading name for: Cadent Gas Limited
Registered Office: Ashbrook Court, Prologis Park, Central Boulevard, Coventry CV7 8PE
Registered in England and Wales, No 10080864

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the National Grid or Cadent website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail (click here) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus
The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:
If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968

National High Pressure Gas Pipelines Guidance:
http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf

Dial Before You Dig Pipelines Guidance:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982

General Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf

Copies of all the Guidance Documents can also be downloaded from the National Grid and Cadent websites.

Not to be used for construction

ID: EA_GE4B_3NWP_026833	View extent: 2890m, 3670m
USER: Harriet.dennis	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS
DATE: 30/11/2020	0m — 200m Approximate scale 1:10000 on A3 Colour Portrait
DATA DATE: 27/11/2020	
REF: DC/20/04067 (HD)	
MAP REF: TM1474 CENTRE: 614023, 274605	

Some examples of Plant Items:

Valve | Depth of Cover | Syphon | Diameter Change | Material Change | Out of Standard Service

Do not proceed without further consultation

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 2 (GAS)

MAPS Plot Server Version 1.11.0

Cadent

Your Gas Network

Requested by: Mid Suffolk District Council

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

Not to be used for construction

ID: EA_GE4B_3NWP_026833	View extent: 2890m, 3670m	Do not proceed without further consultation	Map 2 of 2 (ELECTRIC)
USER: Harriet.dennis	Underground cables Overhead lines	This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.11.0
DATE: 30/11/2020			nationalgrid
DATA DATE: 14/08/2020			Requested by: Mid Suffolk District Council
REF: DC/20/04067 (HD)			This plan is reproduced from or based on the OS map by National Grid Electricity Transmission plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241
MAP REF: TM1474 CENTRE: 614023, 274605	0m 200m Approximate scale 1:10000 on A3 Colour Portrait		

ENQUIRY SUMMARY

Received Date
27/11/2020

Your Reference
DC/20/04067 (HD)

Location
Centre Point: 614023, 274604
X Extent: 745
Y Extent: 866
Postcode: IP23 7BF
Location Description: IP23 7BF Land At Eye Airfield, Castleton Way, Eye, Suffolk

Map Options
Paper Size: A3
Orientation: PORTRAIT
Requested Scale: 10000
Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)
Real World Extents: 2890m x 3670m (GAS), 2890m x 3670m (ELECTRIC)

Recipients
pprsteam@cadentgas.com

Enquirer Details
Organisation Name: Mid Suffolk District Council
Contact Name: Sian Bunbury
Email Address: planningadmin@midsuffolk.gov.uk
Telephone: 07775 625962
Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works
P/A Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Enquiry Type
Formal Planning Application

Development Types
Development Type: Development for use by General Public

Historic England

Ms Sian Bunbury
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Direct Dial: -

Our ref: **W:** P01322190

5 July 2021

Dear Ms Bunbury

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

LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK
Application No. DC/20/04067

Thank you for your letter of 1 July 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

Hannah Blackmore
Business Officer
E-mail: Hannah.Blackmore@historicengland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Historic England

Ms Sian Bunbury
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01322190

1 December 2020

Dear Ms Bunbury

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

LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK
Application No. DC/20/04067

Thank you for your letter of 27 November 2020 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

Joanne Robinson
Business Officer
E-mail: Joanne.Robinson@HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 06 Jul 2021 02:37:15
To:
Cc:
Subject: FW: DC/20/04067 NE Response
Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 06 July 2021 14:35
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067 NE Response
Importance: High

FAO Sian Bunbury

Dear Ms Bunbry,

Application ref: DC/20/04067
Our ref: 359083

Natural England has no comments to make on this re-consultation.

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

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

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

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

Yours sincerely,

Ben Jones

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Electra Way
Crewe
Cheshire
CW1 6GJ
Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

- During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders. Please continue to send any documents by email or contact us by phone to let us

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 02 December 2020 12:39
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Planning consultation DC/20/04067 Natural England response

Dear Sian Bunbury

Application ref: DC/20/04067
Our ref: 335966

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

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

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

During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by

Sian Bunbury
Mid Suffolk District Council
Planning Department
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2020/125712/02-L01
Your ref: DC/20/04067

Date: 21 July 2021

Dear Ms Bunbury

OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED DEVELOPMENT COMPRISING UP TO 280 DWELLINGS; A 60 BED RESIDENTIAL CARE HOME, THE RE-PROVISION OF A CAR PARK FOR THE USE OF MULBERRY BUSH NURSERY; RE-LOCATION OF EXISTING FARM BUILDINGS TO THE WEST OF PARCEL 15; AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS (INCLUDING ADAPTATIONS TO CASTLETON WAY AND LANGTON GROVE) PEDESTRIAN, CYCLE AND VEHICLE ROUTES, PARKING, DRAINAGE, OPEN SPACES, LANDSCAPING, UTILITIES AND ASSOCIATED EARTHWORKS.

LAND AT EYE AIRFIELD CASTLETON WAY EYE SUFFOLK

Thank you for your consultation. Due to the water stressed location of this development please see the below informative on water efficiency enclosed for your information only.

Water Efficiency

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations &c. (Amendment) Regulations 2015.

However, we recommend that in areas of serious water stress (as identified in our

report Water stressed areas - final classification) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

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

End

Sian Bunbury
Mid Suffolk District Council
Planning Department
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2020/125712/01-L01
Your ref: DC/20/04067

Date: 04 December 2020

Dear Ms Bunbury

SUBMISSION OF DETAILS (RESERVED MATTERS IN PART) FOR OUTLINE PLANNING PERMISSION 3563/15 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 15NO. DWELLINGS

LAND AT EYE AIRFIELD, CASTLETON WAY, EYE, SUFFOLK

Thank you for your consultation dated 27 November 2020. We have reviewed the application as submitted and have no further comments from those raised under our response to the outline planning application referenced AE/2015/119771/01 and dated 6 November 2015. We have reproduced this letter in appendix 1 below for your convenience. We do not believe that the below conditions have yet been discharged so still remain valid for this application.

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

Appendix 1 – Outline Response

Mr Ian Ward
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119771/01-L01
Your ref: 3563/15

Date: 06 November 2015

Dear Mr Ian Ward,

OUTLINE PLANNING PERMISSION SOUGHT FOR A PROPOSED DEVELOPMENT COMPRISING UP TO 280 DWELLINGS; A 60 BED RESIDENTIAL CARE HOME, THE RE-PROVISION OF A CAR PARK FOR THE USE OF MULBERRY BUSH NURSERY; RE-LOCATION OF EXISTING FARM BUILDINGS TO THE WEST OF PARCEL 15; AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS (INCLUDING ADAPTATIONS TO CASTLETON WAY AND LANGTON GROVE) PEDESTRIAN, CYCLE AND VEHICLE ROUTES, PARKING, DRAINAGE, OPEN SPACES, LANDSCAPING, UTILITIES AND ASSOCIATED EARTHWORKS. LAND AT EYE AIRFIELD, CASTLETON WAY, EYE .

Thank you for your consultation received on 20 October 2015. We have inspected the application, as submitted, and we have no objection to the proposal subject to the contamination conditions below being appended to any permission. Our detailed comments are below.

Groundwater & Contaminated Land

The site is underlain by a Secondary (undifferentiated) aquifer (Lowestoft Formation) followed by a principal aquifer (Crag Group). A source protection zone 2 also underlies the site and is also in an EU Water Framework Directive Drinking Water Protected Area. The underlying chalk is therefore considered to be highly environmentally sensitive.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

<Prior to each phase of development approved by this planning permission no development / No development approved by this planning permission> (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

Cont/d..

1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Advice to LPA
This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

The Local Planning Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

Condition 2
No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 3
No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On

completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4
If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons
To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, nearby groundwater abstractions, Source Protection Zone 2 and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Condition 5
Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
http://webarchive.nationalarchives.gov.uk/20140328084622/http:/cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf

Reasons
Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

We have reviewed the following documents as part of our response and have the associated comments detailed below each report

Canon Consulting Engineers Flood Risk Assessment of August 2015 (ref: CCE/P681/FRA-03)
The Flood Risk Assessment and Application Form both recommend that attenuated discharge to watercourse is the preferred method of surface water disposal due to low

infiltration rates anticipated in the near-surface soils. We have no detailed comments if infiltration devices are not proposed. If the applicant were to later consider deep bore soakaways we would require re-consultation as these are unlikely to be accepted at the site. Please refer to our SuDS informative for more information on deep infiltration devices.

Geosphere Environmental Ltd Phase 1 – Desk Study And Preliminary Risk Assessment of 22 May 2015 (ref: 1222,DS-Report/AB,TP/22-05-15/V1)
We agree that there is a potential risk to the water environment. We note that there is an error in the report which is derived from an error in the appended GroundSure report that states that the superficial deposits are 'unproductive strata'. In fact the Lowestoft Formation at the site is classified as a 'Secondary (undifferentiated)' aquifer and is therefore of a higher risk classification. We strongly recommend that the pathway to the underlying groundwater in the principal aquifer (Crag Group), and Source Protection Zone 2 related to 3 groundwater abstractions to the southeast of the site is assessed. If there is a significant depth of impermeable deposits, it may afford sufficient protection to the underlying aquifer. The Lowestoft Formation can be variable in composition, and whilst it can comprise impermeable clay, in some cases significant granular deposits may be present in places. Sand and gravel lenses or pockets can also be present, which could provide a pathway to the underlying groundwater. This should be taken forward into the intrusive investigation and associated risk assessment.

Please consider the type of foundations that will be used at the site. If a deep foundation solution (such as piles) is considered, please consider the potential effect of groundwater pollution, particularly if the superficial deposits are impermeable. Please refer to the appendix for links to useful documents relating to piled foundations on contaminated sites. If a shallow foundation solution is utilised, please confirm this in writing to allow discharge of this condition.

Please see the technical appendix for further advice on SuDs.

We trust this advice is helpful.

Yours sincerely,

Ms Louisa Johnson
Sustainable Places - Planning Advisor

Direct dial 01473 706007
Direct e-mail louisa.johnson@environment-agency.gov.uk

cc Pegasus Group

Appendix 2 - Technical Appendix - Sustainable Drainage Systems (SuDS) from outline application letter

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.

2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.

3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.

4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (http://www.susdrain.org/) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3

We recommend that developers should:
1) Refer to our 'Groundwater Protection: Principles and Practice (GP3)' document;

2) Follow the risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination', when dealing with land affected by contamination;

3) Refer to our 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;

4) Refer to our Land Contamination Technical Guidance;

5) Refer to the CL:AIRE 'Definition of Waste: Development Industry Code of Practice' (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice';

6) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated*

sites – code of practice and our 'Technical Aspects of Site Investigations' Technical Report P5-065/TR;

7) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

8) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

9) Refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

End

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 14 Jul 2021 09:12:36
To:
Cc:
Subject: FW: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067
Attachments:

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 13 July 2021 19:22
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Dear Sian,

Our Reference: PLN-0126336

Please see below our response for the Reserved Matters application - Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Foul Water

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to foul and/or surface water drainage as part of this application. Therefore we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

Surface Water

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

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

Kind Regards,
Sushil

Planning & Capacity Team
Development Services
Telephone: 07929 786 955

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

--*----*----*----

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 09 December 2020 19:00
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Dear Sian Bunbury,

Our Reference: PLN-0109498

Please see below our response for the planning application- Land At Eye Airfield Castleton Way Eye Suffolk - DC/20/04067

Foul Water

We have reviewed the applicant's submitted Drainage Layout and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition 17 of outline planning application 3563/15, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

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

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

Kind Regards,
Sushil

love every drop
anglianwater

Planning & Capacity Team
Development Services
Telephone: 03456066087 Option 1

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

Your ref: DC/20/04067
Our ref: Eye – land at Eye airfield, Castleton Way 32879
Date: 03 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Daniel,

Eye: land at Eye airfield, Castleton Way – reserved matters application

I refer to the proposal: submission of details (reserved matters in part) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for erection of 15no. dwellings.

Consultation responses were previously submitted by way of letters dated 30 November 2020, 15 February 2021, and 17 September 2021.

There are currently two separate reserved matters planning applications under references DC/21/00609 and DC/20/04067 (Parcel 15) for which outline planning permission was granted under reference 3563/15. This outline permission has a sealed planning obligation dated 26 March 2018, which is relevant to the two pending reserved matters applications. As set out in the letter dated 17 September 2021 local circumstances have changed in respect of the early years position i.e., there is no longer any early years facilities at St Peter & St Paul CEVA Primary School. The Sixth Schedule paragraph 1 of the planning obligation currently states that the Early Years Contribution and the Parcel 15 Early Years Contribution is to be used for improving and enhancing facilities and creating additional early years places with associated facilities at the existing early years setting at St Peter & St Paul CEVA Primary School. In the circumstances, prior to the grant of planning permission for either DC/21/00609 or DC/20/04067 a Deed of Variation needs to be entered into to amend the Sixth Schedule paragraph 1 to the following **'The County Council covenants to use the Early Years Contribution and the Parcel 15 Early Years Contribution for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality'.**

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

Yours sincerely,

[redacted]

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

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

Suffolk County Council

Your ref: DC/20/04067
Our ref: Land at Eye Airfield 32879
Date: 17 September 2021
Enquiries: Andrew Sierakowski
Tel: 01746 718799
Email: andrew.sierakowski@suffolk.gov.uk

Sian Bunbury
Planning Officer
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Dear Sian

Town and Country Planning Act 1990

Consultation on Planning Application Refs. DC/20/04067

Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings, Land at Eye Airfield, Castleton Way, Eye

I refer to your consultation letter of 1st July 2021 regarding the above application. Apologies for the delay in responding. Neil McManus returned the initial comments to you on this application in his letter of 30th November 2020 advising that the planning obligations previously secured under the Outline Planning Permission Ref. 3563/15 must be retained in respect of this application. This remains the County Council's view in the light of the additional information that has been submitted, although as advised to you by email of 8th August 2021, the County Council's Early Years team have indicated that it is now likely that there would need to be change to the setting of the early years provision, from that set out in the existing s.106 obligation. This being case, the County Council advises that a Deed of Variation would be required to secure this, and that this would most likely need to be tied to the approval of the current Reserved Matters applications that you currently have pending (DC/20/04067 and DC/21/00609).

The County Council has no further comments to make on the additional submitted information in relation to any requirements for developer contributions. You will have received separate comments from the County Council as LLFA, Highways Authority, and SCC Archaeological Service, who's comments you should take into account.

Yours sincerely

[redacted]

Andrew Sierakowski

Consultant Planner
Growth, Highways & Infrastructure Directorate

Your ref: DC/20/04067
Our ref: Eye – land at Eye airfield, Castleton Way 32879
Date: 30 November 2020
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Sian,

Eye: land at Eye airfield, Castleton Way – reserved matters application

I refer to the proposal: submission of details (reserved matters in part) for outline planning permission 3563/15 – appearance, landscaping, layout, and scale for erection of 15no. dwellings.

The outline planning application under reference 3563/15 has an associated planning obligation dated 26 March 2018. The planning obligations previously secured under the first planning permission must be retained in respect of this application if Mid Suffolk District Council make a resolution to approve.

The Eye Neighbourhood Development Plan (NDP). Policy EYE3 – Land south of Eye Airfield. Land with outline permission for 280 dwellings and a Care Home south of Eye Airfield should be developed in accord with the approved Design Brief.

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

Yours sincerely

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

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 25 Nov 2021 10:38:02
To:
Cc:
Subject: FW: 2021-11-25 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 25 November 2021 10:32
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Subject: 2021-11-25 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 – Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev K
- Drainage Layout Ref 1349/02/DRA/001 Rev d

A holding objection is necessary because the details relating to the landscaping of the SuDs features is outstanding for previous consultation replies. Unless the LPA is minded approving this application and condition the requirement.

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 point below detail the action required to overcome our current objection:-

1. Submit the landscaping plan depicting planning details for all SuDs features and also submit an establishment plan for the first five years.
    a. SCC SuDs Guidance Suffolk-Suds-Palette-002.pdf

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: 30 Sep 2021 11:59:20
To:
Cc:
Subject: FW: 2021-09-30 JS reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 - RMA
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 30 September 2021 11:53
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Subject: 2021-09-30 JS reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 - RMA

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 – Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev E
- Drainage Layout Ref 1349/02/DRA/001 Rev A
- Proposed Layout Ref 1349.02/SKETCH/100

A holding objection is necessary because some of the points of the previous consultation reply have not been addressed and drainage layout needs to be updated.

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. Update the Drainage Layout (1349/02/DRA/001 Rev A) to reflect changes from the Proposed Layout (1349.02/SKETCH/100)
2. Submit a revised layout plan and a cross section of the proposed basin design showing side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water and 300-500mm freeboard and 3m maintenance strip.
3. Submit the landscaping plan depicting planning details for all SuDs features and also submit a establishment plan for the first five years.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX
Tel 01473 260411

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 06 Jul 2021 01:32:01
To:
Cc:
Subject: FW: 2021-07-06 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 06 July 2021 13:29
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Subject: 2021-07-06 JS Reply Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Dear Sian Bunbry,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/04067.

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

- Proposed Site Plan ref 7996 P12 Rev E
- Drainage Layout Ref 1349/02/DRA/001 Rev A

holding objection is necessary because the applicant need to provide a revised layout utilising above ground open SuDs for collection, conveyance, storage and discharge, unless there is clear evidence why this is not appropriate. The applicant will also need to ensure that any attenuation basins are suitably over looked.

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

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

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

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: 02 December 2020 12:59
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Subject: 2020-12-02 JS reply - Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067 RMA

Dear Sian Bunbury,

Subject: Land At Eye Airfield, Castleton Way, Eye Ref DC/20/04067

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/04067

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

- Landscape Specification & Maintenance Plan Rev 0
- 15no New Dwellings Existing Site Plan Ref 7996 P18
- 15no New Dwellings Proposed Site Plan Ref
- Surface Water Hydraulic Calculations
- Drainage Layout 1349.02/DRA/001 A

The reason why we are recommending a holding objection is because the proposed layout is not conducive to good design with regard to existing water features. The applicant is proposing to use a hybrid SuDS solution, where the LLFA require a above ground open SuDS system for collection, conveyance, storage and discharge and there is also insufficient information regarding the SuDs features relating to the surface water drainage system.

The existing watercourse that run through and around the site are to be retained and enhanced. Culverting watercourses are against local policy.

Its is also noted that the proposed layout, drainage layout and landscaping plan are similar but differ.

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

1. Resubmit all plans with a north arrow
2. Resubmit the proposals utilising above ground open SuDs for collection, conveyance, storage and discharge
3. Resubmit the proposed layout with the proposed dwelling not having the existing watercourse going through here rear gardens
4. Resubmit the proposed layout with the proposed parking for the nursery moved away from the watercourse, as culverting it will not be accepted as this is against local policy
    a. Note Land Drainage Act to culvert watercourse will be required https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/apply-for-consent-for-works-affecting-ordinary-watercourses/
5. Resubmit cross sections of the proposed SuDS features, demonstrating, side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, freeboard and a 3m maintenance strip
6. Demonstrate how the SuDS features landscaping will be established for the first five (5) years

7. Demonstrate that you have a root protection zone from the existing trees to the proposed SuDs features
8. Speed table is to be moved at least 5m away from proposed culverted watercourse
    a. Note Land Drainage Act to culvert watercourse will be required, options to bridge watercourse are to be explored https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/apply-for-consent-for-works-affecting-ordinary-watercourses/

Note further information may be required

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: 02 Jul 2021 08:43:48
To:
Cc:
Subject: FW: MSDC Planning Re-consultation Request - DC/20/04067
Attachments:

From: Rachael Abraham Sent: 01 July 2021 15:31 To: Sian Bunbury Cc: BMSDC Planning Mailbox Subject: RE: MSDC Planning Re-consultation Request - DC/20/04067 Dear Sian, Thank you for re-consulting us on this application. Our advice remains the same as that sent on 8/12/20. Best wishes, Rachael Rachael Abraham B.A. (Hons), M.A. Senior Archaeological Officer Please note that my working days are Tuesday-Thursday Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY Tel.:01284 741232 Mob: 07595 089516 Email: rachael.abraham@suffolk.gov.uk Website: http://www.suffolk.gov.uk/archaeology Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk Follow us on Twitter: @SCCArchaeology Like us on Facebook: @SCCArchaeologicalService Follow us on Instagram: @SCCArchaeology

From: Rachael Abraham <Rachael.Abraham@suffolk.gov.uk>
Sent: 08 December 2020 08:10
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067: Land at Eye airfield, Castleton Way – reserved matters application

Dear Sian,
Archaeological evaluation has been completed for Parcel 15 of the Eye Airfield development and no further work is required.

However, further evaluation and mitigation prior to the commencement of development or any ground disturbance, is still required for the rest of the development area covered by application 3563/15.

As such, no disturbance during works in parcel 15 should be permitted outside of the red line boundary for the above RM application (including compounds and spoil or materials storage) and excessive disturbance by heavy machinery outside of this area should also be prevented.

Best wishes,
Rachael

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

Please note that my working days are Tuesday-Thursday

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

Tel.:01284 741232
Mob: 07595 089516
Email: rachael.abraham@suffolk.gov.uk

Website: http://www.suffolk.gov.uk/archaeology
Suffolk Heritage Explorer: https://heritage.suffolk.gov.uk
Follow us on Twitter: @SCCArchaeology
Like us on Facebook: @SCCArchaeologicalService
Follow us on Instagram: @SCCArchaeology

Your Ref:DC/20/04067
Our Ref: SCC/CON/3060/21
Date: 22 July 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04067
PROPOSAL: Submission of details (Reserved Matters in Part) for Outline Planning Permission

3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no.

dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

ROAD CLASS:

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

Most of my comments of the 28th January 2021 remain applicable to the latest batch of updated drawings:

The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077? I attach a plan extract which indicates public highway in green and private land in pink; you will note that this includes the access and visibility splays.

I have not considered the detailed highway drawings, numbered 1349.02/DRA/001/B, DRA/002/A, ENG/001/B, ENG/002/B, HWY/001/B, SEC/001/A, SEC/002/A and SEC/003/A. Consequently the applicant should not consider the submitted details acceptable in highway terms. I anticipate that these drawings will be examined in detail by the Highway Authority when applications for the relevant highway agreements are subsequently applied for.

Yours sincerely,
Martin Egan
Technical Approval Engineer - Growth, Highways and Infrastructure

Your Ref:DC/20/04067
Our Ref: SCC/CON/4849/20
Date: 28 January 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian Bunbury - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/04067
PROPOSAL: Submission of details (Reserved Matters in Part) for Outline Planning Permission

3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no.

dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

ROAD CLASS:

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

Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

Drawing Number 7996/P12/E - Proposed Site Plan - The proposed road and housing layout are considered acceptable in highway terms. However, the drawing should include the details of access onto the B1077 Victoria Hill as mentioned above.

Drawing Number 1349.02/HWY/001/A - Highway Layout - The layout is considered acceptable. However, the drawing does need to include the junction visibility splays as mentioned above together with the provision of a new footway heading north from the junction along Victoria Hill for the full extent of the visibility splay. The splays need to be within the scope / extent of the works as currently they fall across private land.

Other Highway Drawings - I have looked at these drawings and some of the details submitted (for example types of road kerbing) will need to be revised to satisfy adoptable highway specifications. However, at this stage they are sufficient for planning purposes and I would anticipate resolving these items at submission of details for road adoption purposes.

Electric Vehicle Charging Points - I can find no reference to provision of these facilities for each new dwelling or for the Nursery Car Park. These details will need to be submitted for consideration at some stage.

Yours sincerely,

Martin Egan

Highways Development Management Engineer

Growth, Highways and Infrastructure

Your Ref: DC/20/04067
Our Ref: SCC/CON/5347/21
Date: 9 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Sian Bunbury - MSDC

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/04067

PROPOSAL: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

LOCATION: Land At Eye Airfield, Castleton Way, Eye, Suffolk

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

The comments below regarding visibility splays (provided by my colleague in previous highways responses) does not appear to have been addressed by the recently submitted plans:

28/01/21:
Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

22/07/21:
The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077?

Please address the above comments.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067
Address: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings
Case Officer: Sian Bunbury

Consultee Details

Name: Paul Harrison
Address: Endeavour House, Russell Road, Ipswich IP1 2BX
Email: Not Available
On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Sian

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

Paul Harrison
BMSDC Heritage
12.7.21

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>
Sent: 30 November 2020 10:31
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC 20 04067 Eye RM 3563 15

Heritage consultation response

Sian

I do not wish to offer comment on behalf of Heritage team on this proposal.

Paul

Paul Harrison
Heritage and Design Officer
T 01449 724677 | 07798 781360
E paul.harrison@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk | www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:
https://www.midsuffolk.gov.uk/features/our-covid-19-response/

From: Nathan Pittam
Sent: 21 July 2021 09:35
Subject: DC/20/04067. Air Quality

EP Reference : 295138
DC/20/04067. Air Quality
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. 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 the submitted documents from the perspective of Local Air Quality Management.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 02 December 2020 15:14
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067. Air Quality

Dear Sian

EP Reference : 284363
DC/20/04067. Air Quality
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no.dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that air quality was dealt with at the outline planning stage and as such I have no additional comments to make at this stage.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 05 Jul 2021 11:49:30
To:
Cc:
Subject: FW: Plan ref DC/20/04067 Land At Eye Airfield, Castleton Way, Eye. Environmental Health - Noise/Odour/Light/Smoke
Attachments:

From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>
Sent: 05 July 2021 11:19
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Subject: Plan ref DC/20/04067 Land At Eye Airfield, Castleton Way, Eye. Environmental Health - Noise/Odour/Light/Smoke

Thank you for re consulting me on the above application and revised drawings submitted on the 29/06/2021.

I can confirm that I do not have any comments to make.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@baberghmidsuffolk.gov.uk

Thank you for consulting me on the above application for reserved matters and submission of details for appearance, layout and landscaping etc for 15 dwellings.

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

David Harrold MCIEH
Senior Environmental Health Officer

From: Nathan Pittam
Sent: 21 July 2021 09:47
Subject: DC/20/04067. Land Contamination

EP Reference : 295139
DC/20/04067. Land Contamination
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. 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 the submitted documents from the perspective of land contamination.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 02 December 2020 11:11
To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067. Land Contamination

Dear Sian

EP Reference :284358
DC/20/04067. Land Contamination
Land at Eye Airfield, Castleton Way, EYE, Suffolk.
Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that all issues related to land contamination were dealt with at the outline planning application stage and I have no issues to raise at this stage in the process.

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

-----Original Message-----
From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 03 December 2020 11:46
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/04067

Public Realm Officers consider that the open space associated with this development is of local value only and as such the District Council would not seek to adopt this land in the future. A local maintenance solution should be sought.

Regards

Dave Hughes
Public Realm Officer

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 12 Jul 2021 04:52:50
To:
Cc:
Subject: FW: DC/20/04067
Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>
Sent: 12 July 2021 16:02
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067

Dear Sian,

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land At Eye Airfield, Castleton Way, Eye, Suffolk

Reason(s) for re-consultation: Drawings submitted 29/06/21.

Many thanks for your request to comment on the Sustainability/Climate Change Mitigation aspects of this re-consultation.

I have only a small addition to my original comment dated 17th December 2020 as below.

It is good practice to detail these Sustainability and Climate Change mitigation interventions in show houses for the development with the option of potential vendors being able to pay extra for interventions at this stage.

Regards,

Peter

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

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>
Sent: 17 December 2020 23:05
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/04067

Dear Sian,

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land At Eye Airfield, Castleton Way, Eye, Suffolk

Many thanks for your request to comment on the Sustainability/Climate Change aspects of this application.

I have viewed the applicant's documents and looked at the decision notice on the original Outline Planning Permission 3563/15.

The original decision notice requested an energy and sustainability strategy for the development and that is not included in this application therefore I have no comments to make.

However I would like to highlight the following and bring it to the attention of the applicant..

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

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

The Sustainability and Energy Strategy should include an indication of the retrofit measures and an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage.

Regards,

Peter

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

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sian Bunbury - Senior Planning Officer

From: Louise Barker – Strategic Housing Team Manager

Date: 30th July 2021

Re Consultation dated 1st July 2021: APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land at Eye Airfield, Castleton Way, Eye, Suffolk

Response:

- This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.

- With regards to the housing mix, it is noted that these are all large, detached homes. Given that there is a substantial need for smaller homes for first time buyers and for those wishing to downsize, a broader range of homes to include 1 and 2 bedrooms would be welcomed here. The District housing need is evidenced in the Strategic Housing Market Assessment.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sian Bunbury - Senior Planning Officer

From: Louise Barker – Acting Strategic Housing Team Manager

Date: 23rd December 2020

APPLICATION FOR RESERVED MATTERS - DC/20/04067

Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings

Location: Land at Eye Airfield, Castleton Way, Eye, Suffolk

Response:

- This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.

- If these are additional plots to those allowed in the outline permission there may be a requirement to provide a further affordable contribution. Please can this be clarified by the applicant.

19 July 2021

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

By email only

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

Application: **DC/20/04067**
Location: **Land At Eye Airfield Castleton Way Eye Suffolk**
Proposal: **Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings**

Dear Sian,

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

Summary

We have re-assessed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK), September 2020).

We have re-assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We have also reviewed the further drawings and documentation provided by the applicant on the 29th July 2021.

As a result, it is indicated that we have no specific comments to make on the further submitted document and recommend that ecological comments provided by Place Services (18th December 2020) are still applicable for this application.

Therefore, the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should preferably be revised to include further information on the proposed works on the reshaped pond, unless reasonable justification can be provided why this is not required. In

addition, bespoke biodiversity enhancement should be secured with this application, or as a further condition of any consent.

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.

18 December 2020

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

By email only

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

Application: **DC/20/04067**
Location: **Land At Eye Airfield Castleton Way Eye Suffolk**
Proposal: **Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings**

Dear Sian,

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

Summary

We have reviewed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK), September 2020).

Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We are generally satisfied with details contained within the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020). The proposed native species will be appropriately implemented, and the planting schemes are suitable for local character. The Landscape Specifications & Maintenance Plan sets out suitable management options for achieving the stated aims and objectives and includes a 10-year work schedule for the management prescriptions, as well as contingencies and/or remedial action if the aim of the works has not been met. However, we note that no information has been provided on the pond, which is proposed to be reshaped. Therefore, we recommend that that the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should be revised to include further information on the

proposed works will be conducted. Furthermore, it is recommended that the landscape consultant should consider whether any additional aquatic planting would benefit the biodiversity and amenity value of this pond.

In addition, we note that no bespoke enhancements have been included within this application, as proposed within the Phase 1 Survey (James Blake Associates, Sep 2014). This included the provision of bird and bat boxes, reptile hibernacula and hedgehog highways. As a result, it is recommended that this further information is either provided to support this application or secured prior to occupation in line with the following condition of any consent:

1. **PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY**
   "A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority, in line with the recommendations contained within the Phase 1 Survey (James Blake Associates, Sep 2014).

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

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

   Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

We also note that condition 9 for the outline planning permission requires that measures for Skylarks will be required prior to commencement, to compensate the loss of Skylark breeding territories present within the wider development. However, we note that this development parcel is exempt from this requirement, as specified within this condition. Therefore, no further measures will be required for this application.

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.

Consultee Comments for Planning Application DC/20/04067

Application Summary

Application Number: DC/20/04067
Address: Land At Eye Airfield Castleton Way Eye Suffolk
Proposal: Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15no. dwellings
Case Officer: Sian Bunbury

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 comments of the Mid Suffolk Disability Forum remain the same as recorded in the Public Comments and made on the 3rd December, 2020.

Comment submitted date: Thu 03 Dec 2020
The Mid Suffolk Disability Forum provides the following comments as a Consultee.

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all 15 dwellings will meet Part M4 of the Building Regulations in this planning application. The statement that dwellings will have a level parking area, ramped access to the front door and a level threshold is the bare minimum in terms of the regulations.

It is our view that all dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is presumed that affordable housing, bungalows and wheelchair accessible housing will be included within the whole development of 280 dwellings.

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

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

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Drawings prepared for planning application purposes and can be scaled (drawings are not to be used for construction or sales documents).
Please refer to (client) for development design risk assessment documents. Pegasus Urban Design is part of Pegasus Planning Group Ltd. Any queries to be reported to Pegasus for clarification.

KEY

- SITE BOUNDARY
- RESIDENTIAL - 280 DWELLINGS
- CARE HOME - 60 BED
- MAJOR POINT OF VEHICULAR ACCESS
- MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
- PEDESTRIAN/EMERGENCY ACCESS ONLY
- POTENTIAL PEDESTRIAN/CYCLE LINKS
- EXISTING PUBLIC FOOTPATHS
- POTENTIAL DIVERSION OF PUBLIC FOOTPATH
- POTENTIAL CHILDREN'S PLAY AREA
- OPEN SPACE
- PROPOSED TREE BELT
- EXISTING TREES AND HEDGEROWS RETAINED
- BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
- POTENTIAL ATTENUATION PONDS

LAND TO THE SOUTH OF EYE AIRFIELD - **INDICATIVE MASTERPLAN**

| T 01285 641717 | F 01285 642348 | WWW.PEGASUSPG.CO.UK | TEAM: MCC/AV | 9th MAY 2016 | SCALE. 1:2500 @ A2 | DRWG: **T.0283**_38F | CLIENT: **MR. T. BALDWIN** |

Pegasus Urban Design

Philip Isbell - *Corporate Manager*
Growth & Sustainable Planning

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:
Pegasus Group
Suite 4, Pioneer House
Chivers Way, Histon
Cambridge
CB24 9NL

Applicant:
Mr Baldwin
C/O Agent

Date Application Received: 02-Oct-15
Date Registered: 30-Oct-15

Application Reference: 3563/15

Proposal & Location of Development:
Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Land At Eye Airfield, Castleton Way, Eye,

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

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

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

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

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

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

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

3. REQUIREMENT OF RESERVED MATTERS

The reserved matters relevant to each phase shall include the following:-

a) Details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction.

b) A 'soft landscaping scheme':
The 'soft landscaping scheme' shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development.

c) Details of the areas to be provided for the storage of Refuse/Recycling bins.

d) Details relating to the implementation, treatment, management and control of any or all emergency access points.

e) Details of existing and proposed levels of the site and finished floor levels as measured from a fixed off site datum point.

f) Details of the boundary treatments for individual buildings and dwellings.

g) Details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The parking areas/provision provided shall accord with the requirements of the Local Planning Authority's adopted parking standards, being Suffolk Guidance for Parking.

h) Details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage/prevention of discharge of surface water from the development onto the highway).

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 in order to secure an

appropriate level of detail within the reserved matters application(s) in accordance with the considerations relevant to the granting of this outline permission.

4. LISTING OF APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved documents 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:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing no. T.0283 41B, dated 30/10/2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans:

Drawing no. T.0283 41B, dated 30/10/2015;
Drawing no. T.0283 38F, dated 09/05/2016 (only in so far as it relates to the access points serving the development hereby approved);
Drawing P682 SK 014 Rev 2 (Langton Grove Access);
Drawing P681/011 Rev 07 (Castleton Way Access);
Drawing P681/011A Rev 07 (Castleton Way Access with Indicative School Drop-Off Area).

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

5. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced a scheme for the carrying out of the development in successive phases (including trigger points for each successive phase following the first) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with those phases of development as may be agreed.

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

6. SPECIFIC RESTRICTION ON DEVELOPMENT: AMOUNT OF RESIDENTIAL DEVELOPMENT

The quantum of residential development shall be limited to a maximum of 280 no. dwellings and a 60 no. bedroom care home.

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

7. SPECIFIC RESTRICTION ON DEVELOPMENT: LIMIT ON NUMBER OF STOREYS (CARE HOME)

The care home hereby approved shall be of a maximum of two storeys in height.

Reason - In order to secure a design that is appropriate for its location and so as to protect the visual amenities and character of the area, the historic environment and to safeguard local distinctiveness.

8. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION

The development shall be implemented and completed in accordance with those recommendations as set out within the following documents:

Phase 1 Habitat Survey, JBA Consulting (September 2014);
Breeding Bird Survey, MLM Environmental (October 2015);
Great Crested Newt Survey, MLM Environmental (October 2015);
Reptile Survey, MLM Environmental (October 2015).

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

9. SPECIFIC REQUIREMENT OF DEVELOPMENT: ECOLOGICAL MITIGATION (SKYLARKS)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no development shall commence until a scheme for the provision of an alternative habitat for skylarks, to compensate for habitat lost through all phases of this scheme, shall be submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented before the first phase of the development commences and shall be maintained for a period of not less than 10 years.

Reason - In the interests of the adequate safeguarding of biodiversity and ecology.

10. SPECIFIC RESTRICTION ON DEVELOPMENT: PILING AND PENETRATIVE METHODS

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To adequately protect the aquatic environment from pollution or contamination.

11. SPECIFIC REQUIREMENT OF DEVELOPMENT: SOFT LANDSCAPING SCHEME

Following the approval of the 'soft landscaping scheme' (pursuant to condition 3 above), the 'soft landscaping scheme' shall be implemented in accordance with the approved details within the first planting season (October - March) following the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The approved 'soft landscaping scheme' shall be carried out in its entirety.

If within a period of five years, any of the existing or proposed plants identified in the approved 'soft landscaping scheme' die, are removed, or in the opinion of the Local Planning Authority become seriously damaged or diseased then they shall be replaced in the next planting season with others of a similar size and species.

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF RENEWABLES DETAILS WITH RESERVED MATTERS APPLICATION.

Before any development is commenced on any phase, an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved Energy Strategy and shall not commence above ground level until full Design Stage calculations under the National Calculation Method have been submitted to and approved in writing by the Local Planning Authority demonstrating that the development is capable of achieving the required standard in accordance with the approved Energy Strategy, and any subsequent approved revisions.

Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built certificates derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved Energy Strategy (and any subsequent approved revisions) should be submitted to the Local Planning Authority and approved in writing.

Reason - In order to ensure the long-term sustainability of the development through on-site use of renewable resources and sustainable construction techniques and materials, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting at the site (other than those relating to highways or estate roads), details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority.

Vegetation to be affected by any proposed lighting shall be illuminated to a level no greater than 1 lux (strong moonlight).

The lighting shall be carried out and retained as may be approved.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS (1)

No development shall take place on any phase within the 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.
h) Mitigation details for the preservation in situ of the cemetery situated within 'parcel 13a' (as identified on the approved plans) and a management plan for the ongoing protection of this area.

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

15. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS (2)

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition no. 17 above 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.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: WASTE MANAGEMENT

No development shall commence on any phase until a waste minimisation and recycling strategy (to include a Site Waste Management Plan) relating to the construction and

occupation stages of the development has been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and occupied in accordance with the approved strategy.

Reason - In the interests of minimising and managing waste arising from the development as supported by the National Planning Policy Framework (2012).

17. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT: FOUL SEWERAGE DETAILS

No development shall commence on any phase until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

No development shall commence on any phase until details of a scheme for the disposal of surface water has been submitted to and, agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Such details shall include:

a) Design calculations, construction and landscaping details.
b) Proposed levels
c) Proposals for water quality control
d) Means of protecting SuDS, swales basins and soakaways and permeable paving from sediments and compaction.
e) Erosion protection measures
f) Plans showing exceedance routes and areas where flooding will occur at a 100 year Return period including climate change.
g) A programme for its implementation, and
h) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
i) Arrangements to enable any Surface water drainage within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.

Reason - To safeguard the ground water environment and minimise the risk of flooding over the lifetime of the development; to ensure clear arrangements are in place for ongoing operation and maintenance.

19. ACTION REQUIRED PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area or relevant phase, shall be protected in accordance with a scheme of tree protection,

(BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason - For the avoidance of damage to trees and hedgerows within the site and in the interests of visual amenity and the character and appearance of the area.

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: LANDSCAPE MANAGEMENT

Prior to the commencement of development on any phase, a Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved, in writing, by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved.

The schedule of landscape maintenance shall run for a period of not less than 10 years.

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

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FIRE HYDRANTS

No development shall commence on any phase until details (including the number, locations, timetable for installation and specifications) of the provision of fire hydrants throughout the development have been submitted to, and approved in writing by the Local Planning Authority. The approved hydrants shall be installed in accordance with the approved timetable.

Reason - In the interests of safeguarding residential amenity by providing suitable fire-fighting infrastructure.

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

Prior to the commencement of development on any phase 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.

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.

23. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (1)

No development shall take place on any phase until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

b) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) The results of the site investigation and detailed risk assessment referred to in (2) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health

of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

24. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (2)

No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: LAND CONTAMINATION (3)

No development shall take place on any phase until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

26. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: CONTAMINATION (4)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (1)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new roundabout access from Castleton Way (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any part of the development being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

28. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (2)

With the exception of the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only), no part of the development shall be commenced until details of the proposed new Zebra crossing and School Drop Off Parking Area (in accordance with Drawing P681/011A Rev 07) has been submitted to and approved in writing by the Local Planning Authority. The approved crossing and parking area shall be laid out and constructed in its entirety prior to first occupation of any property on the site. Thereafter the parking area and crossing shall be retained in its approved form.

Reason - To ensure that the crossing is located in the most appropriate location and designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

29. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (3)

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or above 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.

30. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (4)

The new estate road junction with Castleton Way, inclusive of cleared land within the sight splays to this junction, must be formed prior to any other works commencing or delivery of any other materials.

Reason - To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

31. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (5)

Before the development hereby permitted is commenced details of the travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be submitted to and approved in writing by the

Local Planning Authority and such approved arrangements shall be implemented before the development is first occupied and thereafter adhered to.

Reason - In the interests of sustainable development, as supported by the principles and policies contained within the NPPF.

32. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (6)

All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall 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 - To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

33. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS (7)

The approved Langton Grove access (Drawing P682 SK 014 Rev 2) shall be laid out and constructed in its entirety prior to any dwelling within the development phase/parcel at the north-eastern area of the site (as identified on the approved drawings being served by the Langton Grove vehicular access only) being occupied. Thereafter the access shall be retained in its approved form.

Reason - To ensure that the access improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

NOTES:

1. When determining planning applications the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how in dealing with the application they have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. In this case the Local Planning Authority worked with the agent/applicant to address issues including heritage, highways, flood risk and safeguarding from accidents. Following minor amendments/amplifications, additional information received and subsequent re-consultation exercises, the Local Planning Authority was able to reach a decision having had regard for all material planning considerations and relevant statutory duties and responsibilities.

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

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

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

   Local Planning Authority
   Environmental Services
   Building Inspector
   Environment Agency

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

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

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

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

5. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

6. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway

shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341414. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

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

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

This relates to document reference: 3563/15

Signed: **Philip Isbell** **Dated:** **27th March 2018**

Corporate Manager
Growth & Sustainable Planning

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 practise 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.

3563-15 Revised Indicative Masterplan *from Addendum to the Development Brief (May 2016)*

REVISED INDICATIVE MASTERPLAN

KEY

SITE LOCATION (13.5 HA)

LAND UNDER APPLICANT'S CONTROL (9.2 HA)

B1077 VICTORIA HILL

B1077 LAMBSEATH STREET

CASTELTON WAY

CASTELTON WAY

GAYE CRESCENT

HAYGATE

HIGHFEILD

MILLFIELD

Pond

Pond

Pond

Pond

Pond

Drain

Drain

N

W

E

S

0 10 50m

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PHASE 1, EYE AIRFIELD, CASTLETON WAY, EYE - **SITE LOCATION PLAN**

Pegasus Design

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY PJH/HW | APPROVED BY P.M: SL/PJH | DATE: 14/10/21 | SCALE: 1:1250 @ A0 | DRWG: **P21-1325**_23 SHEET NO: 01 REV: __ | CLIENT: **PERSIMMON HOMES** |