

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Mrs Peggy Fuller

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

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors appreciate the resiting of the pumping station to mitigate the impact on current residents and the improvements to the footway to the western boundary of the site

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Case Officer: Bradly Heffer

Consultee Details

Name: Mrs Peggy Fuller

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

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

Comments

Concerns have been expressed regarding the siting of the pumping station. It should be investigated to moving this elsewhere on site so as not to impact on current residents.

Cllrs appreciate the provision of a pedestrian footway along the western boundary of the application site which will improve pedestrian safety along Starhouse Lane and hope this can be extended to cyclists.



REPRESENTATIONS OF STOWMARKET TOWN COUNCIL

APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF PLANNING PERMISSION DC/20/01110 FOR UNION ROAD, ONEHOUSE

Land on Union Road, Onehouse for Bloor Homes Eastern

Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146 No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

The Committee considered an application submitted by Bloor Homes Eastern for the approval of reserved matters pursuant to planning application DC/20/01110. The submission related to the appearance, landscaping, layout and scale regarding the erection of up to 146 dwellings.

RESOLVED: That the following representations be made in respect of the proposals:

- a. the Town Council notes that planning consent has been granted by the Planning Authority and the current application relates to the form of development rather than the principle of development;
- b. the Town Council continues to have major concerns regarding the drainage arrangements for the site and potential for run-off on to the B1115; drainage problems are already being experienced in respect of the adjoining development and it is felt that the drainage and attenuation measures may not be sufficient within regard to the topography of the site;
- c. there should be effective conditions applied to require the retention of existing hedgerows on the boundaries of the development site;
- d. the planting scheme adjacent to Union Road appears to be "open" in character comprising grass and shrubs when the retention of hedging and planting of trees would help provide greater character at the entrance to the site;
- e. the "missed opportunity" of creating a play area on the edge of this site and the edge of the adjoining development site is viewed as being disappointing; this would have provided a larger play area that would offer greater benefits in terms of public amenity;
- f. the applicant should be encouraged to consider how existing trees around the boundary can be retained, even some that are dying in less conspicuous locations as this can help promote biodiversity;
- g. the installation of swift boxes should be incorporated within the scheme in view of the decline in this species;
- h. there should be an effective environmental management programme implemented by the developer to ensure that trees are watered and maintained until they become established;
- i. opportunities should be explored for using benches on site made out of recycled materials; and
- j. it is noted that the site is within Onehouse and the Planning Authority is requested to give consideration to the representations of Onehouse Parish Council as well as local residents insofar as they related to the reserved matters.

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

Sent: 25 Feb 2022 02:06:17

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Attachments:

-----Original Message----- From: East of England Region Sent: 25 February 2022 13:54 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES Good afternoon, T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land To The South Of Union Road Onehouse Suffolk Application: DC/21/06966 Thank you for your letter dated 21st February 2022 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: "commemorative object works" means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which

section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.) Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.

From: Goodman, Thomas
Sent: 24 December 2021 11:56
Subject: RE: MSDC Planning Consultation Request - DC/21/06966

To whom it may concern,

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

**Land To The South Of Union Road, Onehouse, Suffolk
Application No. DC/21/06966**

Thank you for your letter of 24 December 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Tom Goodman
Business Officer

Historic England | Brooklands, 24 Brooklands Avenue, Cambridge, CB2 8BU.
www.historicengland.org.uk

From: SM-NE-Consultations (NE)
Sent: 01 March 2022 15:38
Subject: Consultation Response - DC/21/06966 (Amendments)

Dear Bradly Heffer

Application ref: DC/21/06966 (Amendments)
Our ref: 384585

Natural England has no comments to make on this Approval of Reserved Matters application nor the amendments.

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, ancient and veteran trees](#) which you can use to assess any impacts on ancient woodland or trees.

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 local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest 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

Joe Thorpe

Operations Delivery
Consultations Team
Natural England

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

Sent: 10 Mar 2022 11:42:17

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: planning.apps <planning.apps@suffolk.nhs.uk>

Sent: 10 March 2022 11:32

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

Subject: DC/21/06966

The CCG has previously responded to this application in 2021 and currently don't feel it necessary to add further comment. Please refer to this previous response for the impact on local health services and the request to mitigate the impact with CIL.

Regards

CCG Estates Planning

Ipswich & East Suffolk CCG & West Suffolk CCG

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

planning.apps@suffolk.nhs.uk



Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000
Email: ipswichandeastsuffolk.ccg@nhs.net
Web: www.ipswichandeastsuffolkccg.nhs.uk

Your Ref: DC/21/06966
Our Ref: IESCCG/170122/ONE/

BY-EMAIL-ONLY

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

17th January 2022

Dear Sir/Madam,

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

I am writing in response to a request received on Monday 10th January to clarify our position in relation to a response sent regarding the above proposal on 29th December 2021.

This updated response was sent in error by a member of the team who was covering for the Strategic Estate Planning Manager. The capacity figures relating to the response should be discounted for the purpose of the reserved matters and I confirm that the CCG are satisfied with the contribution agreed as part of our original response made on 20th July 2020.

The CCG will continue to work with the local authority and developer regarding any mitigation secured to support Health services in the area.

Yours faithfully


Jane Taylor (Mrs)
Senior Estates Development Manager

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000
Email: ipswichandeastsuffolk.ccg@nhs.net
Web: www.ipswichandeastsuffolkccg.nhs.uk

Your Ref: DC/21/06966
Our Ref: IESCCG/011221/ONE

BY-EMAIL-ONLY

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

29/12/2021

Dear Sir/Madam,

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

1.0 Introduction

1.1 Thank you for consulting Ipswich and East Suffolk CCG on the above planning application.

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

2.0 Existing Healthcare Position Proximate to the Planning Application Site

2.1 The proposed development is likely to have an impact on the services of 2 main GP practices within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development.

2.2 The proposed development will likely have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of

the development. Ipswich and East Suffolk CCG would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

3.1 Ipswich and East Suffolk CCG acknowledge that the planning application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.

4.0 Assessment of Development Impact on Existing Healthcare Provision

4.1 The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 366 residents and subsequently increase demand upon existing constrained services.

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

Table 1: Summary position for primary healthcare services within 2km catchment (or closest to) the proposed development

Premises	Weighted List Size ¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Stowhealth Surgery	18,938	1487.70	21,696	189.09
Combs Ford Surgery	8,698	454.40	6,627	-142.01
Total	27,636	1,942.10	28,323	47.08

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size

4.3 The development would have an impact on the primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

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

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

5.3 Health & Wellbeing Statement

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

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

The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

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

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

5.4 The development would give rise to a need for improvements to capacity, in line with emerging STP Estates Strategy; by way of refurbishment, reconfiguration, extension, or potential relocation for the benefit of the patients of Combs Ford Surgery or through other solutions that address capacity and increased demand as outlined in 5.3 - Health & Wellbeing Statement. For this a proportion of the cost would need to be met by the developer.

5.5 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

Premises	Additional Population Growth (146 Dwellings) ⁵	Additional floorspace required to meet growth (m ²) ⁶	Spare Capacity (NIA) ⁷	Capital required to create additional floor space (£) ⁸
Combs Ford Surgery	366	23.02	-142.01	£84,091
Total	366	23.02	-142.01	£84,000

Notes:

5. Calculated using the Ipswich Borough Council average household size of 2.3 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).

6. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO). Space requirement aligned to DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”

7. Existing capacity within premises as shown in Table 1

8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q1 2020 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£3,652/m²), rounded to nearest £100.

5.4 A developer contribution will be required to mitigate the impacts of this proposal. Ipswich and East Suffolk CCG calculates the level of contribution required, in this instance to be **£84,000**. Payment should be made before the development commences.

5.5 Ipswich and East Suffolk CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

6.0 Conclusions

6.1 In its capacity as the healthcare provider, Ipswich and East Suffolk CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

6.3 Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

6.4 The terms set out above are those that Ipswich and East Suffolk CCG deem appropriate having regard to the formulated needs arising from the development.

6.5 Ipswich and East Suffolk CCG is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

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

Yours faithfully

Michael Kenyon-Waters

Project Planning & Support Officer

Suffolk & North East Essex Clinical Commissioning Group

From: Planning Liaison
Sent: 07 January 2022 10:03
Subject: Land To The South Of Union Road Onehouse Suffolk - DC/21/06966

Dear Bron,

Our Reference: PLN-0137880

Please see below our response for the Reserved Matters application - Land To The South Of Union Road Onehouse Suffolk - DC/21/06966

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation (preliminary drainage strategy) and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

Surface Water

We have reviewed the applicant's submitted surface water drainage information (preliminary 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. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

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

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

Your Ref: DC/21/06966
Our Ref: SCC/CON/0654/22
Date: 7 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Bradly Heffer - MSDC

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06966

PROPOSAL: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

LOCATION: Land To The South Of, Union Road, Onehouse, Suffolk

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

Previous comments:

1. The previous comment regarding the 'Square' has been addressed by the amended layout.
2. Although not shown on submitted plans, we have been advised that no gradients greater than 1 in 15 will be provided on adoptable roads, footways or footpaths/ cycle links.
3. Comment regarding visitor laybys has been addressed by amended layout and surfacing type.
4. Comment regarding footpath link addressed by amended layout.
5. Comment regarding private driveway parking addressed by amended layout.

New comments related to amended layout/ additional information submitted:

6. It is unclear whether the turning area at the new pumping station location could accommodate the largest vehicle (Sewage Tanker was previously used) that may need to access it.
7. Please provide details or information on the layout/ levels where the retaining walls abut the adoptable footways/ service margins and parking spaces. Widths of parking spaces next to vertical features should be increased by 300mm (as advised in SGP 2019) and any retaining walls that provide structural support to the highway may require additional details/ approval.

8. Whilst noted that the adoptable section of the pedestrian/ cycle link to Finborough Road will have a sealed asphalt surface, any sections of the proposed Hoggin type surface route on steep gradients should also benefit from sealed surfaces to enable access to these routes by vulnerable users.

9. Noted that 'Burnt Oak' colour block paving is proposed for adoptable areas - this colour may not be acceptable for approval as part of a Section 38 Agreement.

Note regarding triple tandem parking:

10. There are a number of dwellings with 'triple tandem' parking layouts proposed. The Highway Authority has not objected to these because they either serve 3 bedroom dwellings (so the third space is not counted as a required space, effectively making the required parking provision just tandem), or they are located within private driveways that benefit from visitor parking. Whilst we do not necessarily support this approach, it is not regarded as a highway safety issue.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06966
Our Ref: SCC/CON/0115/22
Date: 24 January 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Bradly Heffer - MSDC

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06966

PROPOSAL: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

LOCATION: Land To The South Of, Union Road, Onehouse, Suffolk

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

Whilst generally acceptable, this proposal has been reviewed with our Technical Approval (road adoption) team and the following issues are noted:

1. 'Square' close to plots 86-87 and 112-113: This area has minimal forward visibility (20 metres) and minimal junction spacing. Whilst the ramp into the area and surface change to reduce speeds are noted, the layout is not acceptable for adoptable roads and would not be recommended in any case. Please amend the layout in this area.
2. Gradients: Some of the roads have steeper gradients than our standard 1 in 15 requirement. Examples being road 4, road 6 and turning head 5T. We cannot accept gradients more than 1:15 as it restricts mobility for vulnerable road users and creates issues for vehicles in poor weather.
3. Visitor parking laybys: The visitor parking laybys on the eastern side of the main access road would create unsuitable kerb geometry (particularly in the absence of road markings - that we do not generally support within estate roads). They also seem excessive within a small area.
4. Footpath link: Whilst the network of footpaths within the development is noted and welcomed, a footpath link up to the eastern boundary of the site should be provided. SCC will work with the neighbouring developer to aim to provide a link on the other side as part of the Section 38 Agreement process for that development.

5. Private driveway parking: Some of the parking spaces at the ends of private driveways and the parallel spaces (examples being plots 105 and 125 among others) do not appear to provide motorists with turning space within the private driveways, particularly when other spaces are occupied. This would result in excessive reversing distances and would not be acceptable, even within a private driveway.

Holding objection until the above comments have been addressed, or in some cases confirmed that the estate roads and footways will remain private.

Notes:

Advice regarding future adoption:

- Please show private driveway accesses on any adoption drawings;
- Please provide details of highway drainage including outfalls into any swales and basins.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your ref: DC/21/06966
Our ref: Onehouse – land to the south of Union
Road 59968
Date: 24 December 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Bron,


Onehouse: land to the south of Union Road – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning – submission of details for the appearance, landscaping, layout, and scale for the erection of up to 146no. dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

There is a completed planning obligation dated 30 April 2021 attached to the outline permission under reference DC/20/01110/OUT. The planning obligations previously secured under the first planning permission must be binding upon this application if Mid Suffolk District Council resolve to approve and grant a further planning permission.

I have no further comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,



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

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

Your ref: DC/21/06966
Our ref: Onehouse – land to the south of Union
Road 59968
Date: 21 February 2022
Enquiries: Neil McManus

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

Dear Bradly,

Onehouse: land to the south of Union Road – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning – submission of details for the appearance, landscaping, layout, and scale for the erection of up to 146no. dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage, and utilities infrastructure.

Reason(s) for re-consultation: please see documents submitted 21.02.2022.

I previously responded by way of letter dated 24 December 2021, which is still applicable. I have no additional comments to make in respect of this re-consultation, but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

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

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

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

From: Water Hydrants

Sent: 24 December 2021 11:25

Subject: FW: MSDC Planning Consultation Request - DC/21/06966

Fire Ref.: F221484

FAO: Bron Curtis

Good Morning,

Thank you for your letter regarding this site.

Please ensure that Condition 14, in the original Decision Notice of planning application DC/20/01110, follows this build to its conclusion.

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

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

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

Sent: 24 Feb 2022 08:47:19

To:

Cc:

Subject: FW: 2022-02-23 JS reply Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Attachments:

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

Sent: 23 February 2022 13:32

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

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

Subject: 2022-02-23 JS reply Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Dear Bradly Heffer

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001 Rev B
- Site Landscaping Ref EA187-LS-002 Rev B
- Site Landscaping Ref EA187-LS-003 Rev B
- Basin Cross Section Ref 8519-108-001 Rev B
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev H
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev H
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev N
- Typical Swale Cross Section Ref 8519-109-001

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: 28 Jan 2022 02:16:39

To:

Cc:

Subject: FW: 2022-01-28 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 ARM

Attachments:

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

Sent: 28 January 2022 13:22

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

Cc: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>

Subject: 2022-01-28 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 ARM

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001 Rev A
- Site Landscaping Ref EA187-LS-002 Rev A
- Site Landscaping Ref EA187-LS-003 Rev A
- Basin Cross Section Ref 8519-108-001 Rev A
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev E
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H
- Typical Swale Cross Section Ref 8519-109-001

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

Sent: 24 Jan 2022 01:08:59

To:

Cc:

Subject: FW: 2022-01-24 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 - RES

Attachments:

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

Sent: 24 January 2022 11:54

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

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

Subject: 2022-01-24 JS Reply Land To The South Of, Union Road, Onehouse Ref DC/21/06966 - RES

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001
- Site Landscaping Ref EA187-LS-002
- Site Landscaping Ref EA187-LS-003
- Basin Cross Section Ref 8519-108-001
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev E
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H
- Typical Swale Cross Section Ref 8519-109-001

A holding objection is necessary because the LLFA there are matters outstanding from the previous consultation reply regarding the design principle of the attenuation basin and landscaping.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 to overcome our current objection:-

1. Update Basin Cross Section Ref 8519-108-001, with basin details as shown on Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev F
2. Submit a landscaping and establishment plan that include the basin and swale for the first five (5) years.
 - a. Note basin and swales need to be established before they are utilised for the surface water drainage.

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

Sent: 04 Jan 2022 10:43:54

To:

Cc:

Subject: FW: 2021-12-31 JS Reply Land To The South Of, Union Road, Onehouse, Ref DC/21/06966 ARM

Attachments:

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

Sent: 31 December 2021 14:20

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

Cc: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>

Subject: 2021-12-31 JS Reply Land To The South Of, Union Road, Onehouse, Ref DC/21/06966 ARM

Dear Bron Curtis,

Subject: Land To The South Of, Union Road, Onehouse, Suffolk Ref DC/21/06966 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06966.

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

- Site Landscaping Ref EA187-LS-001
- Site Landscaping Ref EA187-LS-002
- Site Landscaping Ref EA187-LS-003
- Basin Cross Section Ref 8519-108-001
- Preliminary Drainage Strategy Sheet 1 Ref 8519-100-001 Rev D
- Preliminary Drainage Strategy Sheet 2 Ref 8519-100-002 Rev E
- Site Location Ref 21-3150-001
- Proposed Site Layout Plan 21-3150-002 Rev H

A holding objection is necessary because the LLFA needs some clarification regarding the design principle of the attenuation basin and other SuDS features

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required 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 to overcome our current objection:-

1. Resubmitting the surface water drainage drawing depicting basin side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 300-500mm freeboard and a 3m maintenance strip.
2. Submit a typical cross section of the proposed swales.
3. Submit a landscaping and establishment plan that include the basin and swale for the first five (5) years.
 - a. Note basin and swales need to be established before they are utilised for the surface water drainage.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

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

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

Sent: 24 December 2021 10:57

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

Subject: MSDC Planning Consultation Request - DC/21/06966

Please find attached planning consultation request letter relating to planning application - DC/21/06966 - Land To The South Of, Union Road, Onehouse, Suffolk

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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

Sent: 28 Feb 2022 10:28:15

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Attachments:

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

Sent: 28 February 2022 10:10

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

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

Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Dear Bradly,

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

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

Sent: 04 Jan 2022 10:44:07

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06966

Attachments:

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

Sent: 04 January 2022 07:59

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

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

Subject: RE: MSDC Planning Consultation Request - DC/21/06966

Dear Bron,

Thank you for consulting me about the reserved matters planning application. On reviewing the documents I have no comment to make as the Travel Plan elements are yet to be triggered.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

From: planningyellow@babberghmidsuffolk.gov.uk <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 24 December 2021 10:56

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/21/06966

Please find attached planning consultation request letter relating to planning application - DC/21/06966 - Land To The South Of, Union Road, Onehouse, Suffolk

Kind Regards

Planning Support Team

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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Rachael Abraham

Sent: 06 January 2022 13:24

Subject: DC/21/06966- Land to the South of Union Road, Onehouse:

Dear Bradley,

As archaeological conditions have been applied to outline application DC/20/01110, we would advise that there is no need for further conditions to be attached to the current RM application.

Whilst we have no objection to the proposals set out as part of the RM application, archaeological mitigation is required at this site prior to the commencement of development at this site to fully record the archaeological remains which have been defined through evaluation (see our attached previous advice letter for reference).

Best wishes,
Rachael

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

Suffolk County Council Archaeological Service,



The Archaeological Service

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

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

Enquiries to: Gemma Stewart
Direct Line: 01284 741242
Email: Gemma.Stewart@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_01110
Date: 30th April 2020

For the Attention of Bronwen Curtis

Dear Mr Isbell

Planning Application DC/20/01110 - Land to the South of Union Road, Onehouse: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). An archaeological trial trench evaluation conducted within the application area identified Later Prehistoric ditches adjacent to the River Rattlesden. These ditches probably formed stock enclosures and field boundaries on the well-drained gravels along the north bank of the river. Other features associated with these ditches included a small number of pits and postholes and a buried soil horizon.

On the higher ground within the application area residual sherds of Late Bronze Age-Early Iron Age pottery were also found in the area of the Late Iron Age/early Roman settlement. The Late Iron Age/Early Roman settlement, probably a small farmstead, was located on the south/southwest facing slope in the centre of the site. This consisted of a ditch system forming settlement and stock enclosures, parts of a field system and evidence for habitation, in the form of pits and postholes, probable waterholes and finds of pottery sherds, animal bone and burnt clay. The latter may be the remains of kilns or ovens, although none were identified by the evaluation. An un-urned cremation was recovered from the northern edge of the application area, suggesting that there may be a small burial ground in this area (SKT 093).

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

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2018).

INFORMATIVE:

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological excavation will be required before any groundworks commence.

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

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

Yours sincerely,

Gemma Stewart

Senior Archaeological Officer
Conservation Team

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bron Curtis

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum commented on DC/20/1110 in respect of this application and repeats its views as follows:

The Mid Suffolk Disability Forum expects a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2). It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

It is also our view that 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings.

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

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

Consultee Comments for Planning Application DC/21/06966

Application Summary

Application Number: DC/21/06966

Address: Land To The South Of Union Road Onehouse Suffolk

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Case Officer: Bradly Heffer

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum has no additional comments to make to those made in December, 2021.

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

Sent: 23 Feb 2022 10:22:27

To:

Cc:

Subject: FW: Comments for application: DC/21/06966 Case Officer: Bradly Heffer

Attachments:

From: Planning Department

Sent: 23 February 2022 09:44

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

Subject: Comments for application: DC/21/06966 Case Officer: Bradly Heffer

Good Morning,

After reviewing the re-consultation for DC/21/06966, we have no comments in addition to our letter sent on 11/01/2022.

Kind Regards,
Charlie



Charlie Howe (Bsc)

Sustainable Development Officer

Water Management Alliance

m: 07909 098143 e: Charlie.howe@wma.org.uk

Registered office: Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH

t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

WMA members: [Broads Drainage Board](#), [East Suffolk Drainage Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#), [Waveney, Lower Yare and Lothingland IDB](#) in association with [Pevensey and Cuckmere Water Level Management Board](#).

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Our Ref: 21_05865_P
Your Ref: DC/21/06966

10/1/2022

Dear Sir/Madam

RE Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure at Land To The South Of Union Road Onehouse Suffolk

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

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

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Charlie

Charlie Howe
Sustainable Development Officer
Water Management Alliance



Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



Consultation Response Pro forma

Mid Suffolk

Application Number	DC 21 06966 – Land To The South Of, Union Road, Onehouse, Suffolk																																								
Date of Response	28.02.2022																																								
Responding Officer	Name:	SACHA TILLER																																							
	Job Title:	HOUSING ENABLING																																							
	Responding on behalf of...	HOUSING STRATEGY																																							
Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>We ask you to revert to our response of 24th January 2022 with regard to policy and comments.</p> <p>The only additional comment we have to make is that we welcome the revised affordable housing schedule and plan below.</p>																																								
Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>QUANTITY OF AFFORDABLE HOUSING ONLY</th> <th>BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person</th> <th>TYPE FLAT/HOUSE/BUNGA LOW/MASIONETTE</th> <th>SIZE (Sqm only)</th> <th>TENURE A/R S/O</th> <th>PLOT No. on plan attached.</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>3 Bed 5 Person</td> <td>HOUSE</td> <td>93</td> <td>A/R</td> <td>21,22,23,32,33,96,108,109</td> </tr> <tr> <td>12</td> <td>2 Bed 4 Person</td> <td>HOUSE</td> <td>79</td> <td>A/R</td> <td>24,25,26,27,93,94,95,97,98,99,106,107</td> </tr> <tr> <td>2</td> <td>2 Bed 3 Person</td> <td>BUNGALOW</td> <td>70</td> <td>A/R</td> <td>30,31</td> </tr> <tr> <td>5</td> <td>3 Bed 5 Person</td> <td>HOUSE</td> <td>93</td> <td>S/O</td> <td>28,29,91,92,104</td> </tr> <tr> <td>3</td> <td>2 Bed 4 Person</td> <td>HOUSE</td> <td>79</td> <td>S/O</td> <td>34,35,105</td> </tr> </tbody> </table> <p>Key: Blue = Shared ownership, Red = Affordable rent.</p>					QUANTITY OF AFFORDABLE HOUSING ONLY	BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person	TYPE FLAT/HOUSE/BUNGA LOW/MASIONETTE	SIZE (Sqm only)	TENURE A/R S/O	PLOT No. on plan attached.	8	3 Bed 5 Person	HOUSE	93	A/R	21,22,23,32,33,96,108,109	12	2 Bed 4 Person	HOUSE	79	A/R	24,25,26,27,93,94,95,97,98,99,106,107	2	2 Bed 3 Person	BUNGALOW	70	A/R	30,31	5	3 Bed 5 Person	HOUSE	93	S/O	28,29,91,92,104	3	2 Bed 4 Person	HOUSE	79	S/O	34,35,105
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Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate																																									
Recommended conditions	Note: There is a commuted sum owing on this site for 0.66 of a dwelling in the sum of £31,248.00 that will need to be in any S106 produced.																																								

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



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MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Bron Curtis – Principal Planning Officer

From: Sacha Tiller – Housing Enabling

Date: 24th January 2022

SUBJECT: - **APPLICATION FOR RESERVED MATTERS - DC/21/06966**

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: **Land To The South Of, Union Road, Onehouse, Suffolk – DC-21-06966**

Key Points

1. Background Information

This is an open market development to build 146dwellings at reserved matters stage.

The S106 states that this site should offer an affordable housing contribution of 21% and therefore we expect to see the following being provided:

30 affordable homes in total

22 dwellings for affordable rent

8 dwellings for shared ownership

0.66 as a commuted sum of = £31,248.00

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum**.

2.3 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.4 The Council's Choice Based Lettings system currently has circa **690** applicants registered for affordable housing in Mid Suffolk at January 2020.

2.5 The Council's Choice Based Lettings system currently has circa 225 applicants registered for affordable housing, who are seeking accommodation in Stowmarket as at November 2019. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **690** applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 The 2019 SHMA sets out in table 4.4e the relative percentages for the size of open market homes over the period of the emerging Joint Local Plan for 2018 – 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Open market housing mix needs to demonstrate how this site will contribute to the provision of housing for older people as Mid Suffolk has an increasing ageing population. By 2030 we will have 1 in 3 people in Suffolk will be aged 65 or over.

The outline layout plan does not provide any detail of property types or sizes.: -

3.2 The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Preferred mix for Affordable Housing

The tenure, type, plots numbers etc have been confirmed in an email from Craig Attmire of Bloor Homes to Sacha Tiller on 24th January 2022 detailing the following:

QUANTITY OF AFFORDABLE HOUSING ONLY	BEDROOMS 1/2/3/4 and persons. i.e. 3 bed 4 person	TYPE FLAT/HOUSE/ BUNGALOW/ MANSIONETTE	SIZE (Sqm only)	TENURE A/R S/O	PLOT No. on plan attached.
8	3 Bed 5 Person	HOUSE	93	A/R	21,22,23,32,33,106,117,118
12	2 Bed 4 Person	HOUSE	79	A/R	24,25,26,27,34,107,115,116,119,120,121,122
2	2 Bed 3 Person	BUNGALOW	70	A/R	30,31
3 (5)	3 Bed 5 Person	HOUSE	93	S/O	28,29,114
5 (3)	2 Bed 4 Person	HOUSE	79	S/O	35,108,109,123,124

Note: Layout Error - Plots 123 & 124 to be amended to 3 Bed 5 Person to match Pre-app prescribed mix.

Layout:

The above plan is welcomed and agreeable, however, I would like to point out that we would prefer plots 114 and 35 that are for shared ownership be placed next to each other and not in the present position.

We welcome the chance to discuss this with you further.



5. Other requirements for affordable homes:

- All properties must be built to current Nationally Described Space standards as published March 2015 and meet Building Regulations Part M 4 Category 2.
- The council is granted 100% nomination rights to all the affordable units on all first lets and that all allocations are made through the Choice-based lettings system known as Gateway to Homechoice
- Adequate parking provision is made for the affordable housing units and inclusion of cycle storage/sheds.
- We will seek standard delivery triggers within any S106 agreement and also a nomination agreement will be required between the Council and an RP. The usual trigger points for delivery of the affordable housing are: -
 - **(a)** not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
 - **(b)** not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider



01 March 2022

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

By email only

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

Application: DC/21/06966
Location: Land To The South Of Union Road Onehouse Suffolk
Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Dear Bron,

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

Summary

We have re-assessed the Ecological Report and the Confidential Badger Report (Applied Ecology Ltd, February 2020), submitted by the applicant at outline stage, relating to the likely impacts of the development on designated sites, protected species and Priority species / habitats.

Furthermore, we have reviewed the submitted documents for this application, including the Ecological Enhancement and Mitigation Strategy (Carter Sustainability Ltd, December 2021), the Skylark Mitigation Strategy (Carter Sustainability Ltd, December 2021), the Ecological Input into LEMP (Carter Sustainability Ltd, February 2022), the Landscape Ecological Management Plan (Bloor Homes Ltd, January 2022) and the Site Landscaping (Bloor Homes Ltd, December 2021).

It is indicated that we are pleased that up-to-date ecological information has been provided to support this application, but we highlight that a Construction Environmental Management Plan: Biodiversity, (in line with requirements of condition 21 of the outline decision), is still required prior to commencement. We do also support the proposed skylark mitigation strategy, (required under condition 17 of the outline decision) but indicate that the Management Agreement will be required to meet the requirements of the condition, to demonstrate that proposals are deliverable. It is



understood that this will be prepared by Whirledge & Nott Limited, between Bloor Homes Limited and the Landowner of the proposed off-site land.

We also do support the proposed soft landscaping for this development in principle, which includes appropriate planting schedule and specifications, as well as suitable aftercare measures of these features outlined within the Ecological Input into LEMP (Carter Sustainability Ltd, February 2022), the Landscape Ecological Management Plan (Bloor Homes Ltd, January 2022)

However, we do encourage the applicant to provide a Biodiversity Gain Assessment to accompany the soft landscape scheme, using the Defra Biodiversity Metrics 3.0 (or any successor). This should be produced in line with the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹ and should demonstrate positive net gains for biodiversity in line with paragraph 174d of the NPPF. The management objectives of the Biodiversity Gain Assessment should reflect the proposals contained within Landscape and Ecological Management and Maintenance Plan, with this plan being updated if considered necessary.

In addition, we are satisfied that appropriate bespoke species enhancement measures have been outlined within the Site Landscaping (Bloor Homes Ltd, December 2021) and the Ecological Enhancement and Mitigation Strategy (Carter Sustainability Ltd, December 2021). This includes appropriate locations for bat and bird boxes and the reptile hibernacula. However, we do encourage the developer to incorporate further integrated bat and bird bricks within the development, particularly for Common Swift, which is a Suffolk Character Species that is rapidly declining across the county. Furthermore, whilst we acknowledge the Ecological Enhancement and Mitigation Strategy indicates that that hedgehog friendly fencing will be delivered across the site, we request that the locations of the features are located within the Site Landscaping or a separate map for the purposes of clarity.

In terms of a wildlife sensitive lighting, it is indicated that condition 19 of the outline consent has been discharged for this scheme, as the submitted lighting information demonstrated that adverse impacts to foraging and commuting bats could be avoided during the operation phase of this development.

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.

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



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

15/01/2022

For the attention of: Bron Curtis

Ref: DC/21/06966; Land To The South Of, Union Road, Onehouse, Suffolk

Thank you for consulting us on the application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure. This response focuses on the submitted details and plans relevant to landscaping and public open space.

The application is supported by documents and plans including site landscape plans, design and access statement, arboricultural impact assessment, levels and retaining walls strategy, boundary treatments plan and a surface treatment plan. After reviewing the relevant documents we have the following comments and recommendations:

- We welcome the inclusion of the plant specification and planting details. We note the use of the root barrier, however we have concerns about potential compaction of the surrounding soil. In order to aid with establishment and long-term health of the trees we would recommend that the 'trees in paved areas' should incorporate the use of soil cells such as Rootspace by Green Blue Urban or similar, as this would provide a more suitable growing space for the tree's root and would help to reduce the likelihood of the damaging the surrounding paving and consequently the potential removal of the trees.
- We also note in the specification the use of plastic spiral guards for hedge plants. We would prefer to see these amended to plastic free. There are now a variety of biodegradable guards made from sustainable materials. These guards have a lifespan of less than 5 years, however we would still advise that the removal of any that remain after this period is included within the Landscape Management Plan for the site.
- Condition 23 requires the submission of a scheme for advanced boundary planning to be submitted concurrently with the Reserved Matters. This was not evident in the submitted documents.
- The scheme proposes to lay the majority of the Public Open Space to wildflower meadow, while this provides a significant ecological benefit there is little space for informal recreation use. Therefore, we recommend that some areas are identified for this purpose and the proposal revised to Flowering Lawn EL1 or similar. Which would still provide visual interest and biodiversity value but would be capable of being mown to accommodate recreational use.

- We would recommend that the Hypericum species be removed from the sensory planting mix which features in and around the LEAP due to the fruit being potentially harmful if ingested.
- The current native hedge mix is very hawthorn rich. We recommend that the follow native hedge mix will be preferable:
 - 60% Hawthorn (*Crataegus monogyna*)
 - 20% Field maple (*Acer campestre*)
 - 10% Hazel (*Corylus Avellana*)
 - 5% Trees (wild cherry, oak or hornbeam)
 - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
- It should also be noted that condition 18 requires submission of a Landscape and Ecology Management Plan. Which should include details such as intended height of hedges which will affect the overall appearance of the soft landscape scheme. This is required prior to commencement and therefore has not formed part of our landscape appraisal of the proposed scheme.
- We recommend that private boundaries which directly join or are in proximity without defensible planting of public realm areas, such as highways, public open spaces and footpaths should be 1.8m high walls in a suitable material to complement the adjoining building and local vernacular. There are several plots which we suggest for revision, examples of which would include plots 09, 21/20, 30, 53, 37 ,76, 92, 125 and 142.
- The eastern elevation of the substation would benefit from the provision of vegetative screening to soften the appearance and improve the outlook from plots 21 and 22.
- A plan showing levels and retaining walls has been submitted. While there are street scene elevations supplied in the Design and Access statement, we would recommend that additional sections through the development are submitted in order for us to fully comprehend the impact of the levels on the proposal. These should provide context of built form and road network rather than just a section through the retaining feature itself. The primary areas of concern are rear gardens with retaining features over 600mm. Please see some suggested sections below marked in blue.



- With regards to the proposed materials and gradient of the paths which connect to the external highway network we defer to Highways for comment and recommendations.

- Sections through the SuDS basin in the south-west corner have been submitted though details regarding the proposed construction of inlet and outlets have not been provided. We are keen to ensure the aesthetic appeal of these are considered and would recommend in this rural location that the use of standard precast concrete and galvanised handrail for inlets/outlets should be avoided in favor of a softer engineering approach. We request that further details are supplied.
- The LEAP includes an accessible roundabout, though this is welcomed, its placement is of concern and would be more easily accessed by wheelchair users if it were located next to the surfaced path.

We are currently unable to support this approval of this Reserved Matters application until the above points are addressed.

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

Yours sincerely,

Kim Howell BA (Hons) Dip LA CMLI
Landscape Consultant

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

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

Sent: 28 Feb 2022 03:26:57

To:

Cc:

Subject: FW: WK303936 DC2106966

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 28 February 2022 15:17

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

Subject: WK303936 DC2106966

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

Reason(s) for re-consultation: Please see documents submitted 21.02.22

Thank you for re consulting me on this application for reserved matters, I have reviewed the construction management plan and I have no further observations to make.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 04 Jan 2022 01:34:48

To:

Cc:

Subject: FW: WK302151DC2106966

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 04 January 2022 11:23

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

Subject: WK302151DC2106966

Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

Thank you for consulting me on this reserved matters application. In terms of Noise/Odour/Light/Smoke only, I am, satisfied that providing the scheme layout and scale aren't amended the CEMP meets my requirements and is fit for purpose. I have no further comments or any objections to make.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 18 Mar 2022 01:03:58

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 18 March 2022 09:29

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

Subject: DC/21/06966

Dear Bradly,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

Reason(s) for re-consultation: Please see documents submitted 21.02.22

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

I have nothing to add to my previous response dated 19th January 2022.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Mob.: 07849 353674

Email: peter.chisnall@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 19 Jan 2022 12:30:32

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 19 January 2022 12:23

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

Subject: DC/21/06966

Dear Bron,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

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

I have viewed the Applicant's documents, namely the revised energy strategy, design and access statement, planning statement and the parking and cycle plan and I note the contents therein.

The energy strategy indicates that by the fabric approach, solar PV and Flue Gas Heat Recovery that the Carbon reduction will be 19% below Part L1A 2013 Building Regulation standards. Whilst this is to be welcomed for June this year the revised Building Regulations as a stepping stone to the Future Homes Standard will require a 31% reduction over Part L1A standards. With this in mind and to help future occupiers with regard to the present significant increase in fuel costs it would be an opportunity to review the statement regarding not using Solar Thermal technology for domestic hot water provision.

The inclusion of electric vehicle charging points to some dwellings the necessary infrastructure for future charging point provision to the remaining dwellings is to be welcomed.

I have no objection to this application and should the planning department deem to permit I would suggest the following conditions taking into account the points mentioned above.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

A Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Mob.: 07849 353674
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 11 Jan 2022 08:54:51

To:

Cc:

Subject: FW: DC/21/06966

Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

Sent: 10 January 2022 16:18

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

Subject: DC/21/06966

Dear Bron,

APPLICATION FOR RESERVED MATTERS - DC/21/06966

Proposal: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.

Location: Land To The South Of, Union Road, Onehouse, Suffolk

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

I have viewed the Applicant's documents, namely the Energy Strategy. Unfortunately in Section 1.1 of the document it references the East Cambridgeshire DC local plan, a different Council. It is not known if this is merely a typo and if the rest of the document does apply to this application. The document need to be replaced referencing Mid Suffolk DC relevant policies.

Until this is done I cannot respond to your request.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Mob.: 07849 353674

Email: peter.chisnall@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

From: Jennifer Lockington
Sent: 02 March 2022 14:37
Subject: RE: DC/21/06966 - Air Quality

Dear Bron

YOUR REF: 21/06966

OUR REF: 303933

SUBJECT: Application for approval of reserved matters following grant of planning permission DC/20/01110 Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Land To The South Of, Union Road, Onehouse, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your re-consultation on the above application.

The submitted details do not affect air quality and therefore do not alter the original response on the outline application. I have no objections with regard to air quality.

Regards

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

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

Sent: 12 Jan 2022 02:24:22

To:

Cc:

Subject: FW: DC/21/06966 - Air Quality

Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

Sent: 12 January 2022 11:42

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

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

Subject: DC/21/06966 - Air Quality

Dear Bron

YOUR REF: 21/06966

OUR REF: 302149

SUBJECT: Application for approval of reserved matters following grant of planning permission DC/20/01110
Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale for the erection of up to 146No dwellings (some single storey and affordable) including vehicular and pedestrian accesses, public open space, play space, landscaping, associated highways, drainage and utilities infrastructure.
Land To The South Of, Union Road, Onehouse, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

The submitted details do not affect air quality and therefore do not alter the original response on the outline application. I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

www.babergh.gov.uk www.midsuffolk.gov.uk

Please note - I work Tuesdays and Wednesdays

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 09 March 2022 11:01
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: (303934) DC/21/06966. Land Contamination.

**EP Reference : 303934
DC/21/06966. Land Contamination.
Land To The South Of, Union Road, Onehouse, STOWMARKET, Suffolk.
Application for approval of reserved matters following grant of planning
permission DC/20/01110 Town and Country Planning - Submission of details
for the Appearance, Landscaping, Layout and Scale ...**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no cause to amend my comments of 11th January 2022.

Regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

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

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

Sent: 11 Jan 2022 01:17:57

To:

Cc:

Subject: FW: (302150) DC/21/06966. Land Contamination

Attachments:

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

Sent: 11 January 2022 10:40

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

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

Subject: (302150) DC/21/06966. Land Contamination

EP Reference : 302150

DC/21/06966. Land Contamination

Land To The South Of, Union Road, Onehouse, STOWMARKET, Suffolk.

Application for approval of reserved matters following grant of planning permission DC/20/01110

Town and Country Planning - Submission of details for the Appearance, Landscaping, Layout and Scale ..

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to land contamination and can confirm that all contamination issues were addressed at the outline permission stage.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

Consultation Response Pro forma

1	Application Number	DC/21/06966 - Land to the South of Union Road, Onehouse, Suffolk	
2	Date of Response	14 th March 2022	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. In light of the submitted Built Heritage addendum and changes to proposed materials, I consider that the proposal in its revised form would cause a very low to low level of less than substantial harm to the setting of a designated heritage asset, insofar as it contributes to its significance.</p> <p>2. Changes have not been made to the area of development previously shown on the indicative site plans as green space. It is still felt this encroachment would urbanise the character of Star House Farm and the listed barn's rural setting, which currently contributes to its understanding and significance. However, the level of harm identified has been revised to reflect the points raised in the submitted addendum letter.</p> <p>3. Changes to the materials schedule have improved the bricks proposed, and the change to double roll pantiles for use only on outbuildings. There are still concerns with the roofing materials proposed for the houses closest to Star House Farm and the listed barn. As per my previous comments, natural stone slate tiles and red clay pantiles should be used for the units closest to the heritage assets to the south west.</p>	
5	Discussion	<p>Revised plans and additional documents have been provided following my previous comments on this application, in which a low to medium level of less than substantial harm was identified.</p> <p>Whilst it is still felt that the introduction of additional units within the north west corner of the site would harm the setting of Star House Farm and the listed barn, the level of harm identified has been reduced in light of the submitted Built Heritage Addendum letter. The revised level of harm identified could be mitigated by removing the line of houses 09-13 and by using soft boundary treatments used around the perimeter of the remaining area.</p>	

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		<p>The revised materials schedule has replaced the bricks previously felt to be uncharacteristic with Forterra Lindum Cottage Red Multi and Ibstock Leicester Yellow Multi Stock. These bricks are more uniform in colour, and are considered appropriate in addition to the previously supported Forterra Clumber Reds. Similarly, the previously proposed double pantile has been replaced with the better finished Redland Grovebury – Terracotta and restricted to use on outbuildings. This is considered appropriate, and the revised concrete single pantiles for the wider site are also acceptable.</p> <p>However, it is again still felt that the units closest to the designated heritage assets north west of the site, identified as units 01-03, 14-18 and 24-29 (and 09-13 should these remain) should be of better quality, using natural stone slates and red clay pantiles.</p> <p>In conclusion, the reserved matters in their current form would cause a very low to low level of less than substantial harm to the settings of Star Farm House and the listed barn to the south west. Therefore, the works in their current form do not meet the requirements of the NPPF or of Local Plan Policy HB01.</p>
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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Consultation Response Pro forma

1	Application Number	DC/21/06966 - Land to the South of Union Road, Onehouse, Suffolk	
2	Date of Response	10 th February 2022	
3	Responding Officer	Name:	Katherine Pannifer
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<ol style="list-style-type: none"> 1. I consider that the proposal in its current form would cause a low to medium level of less than substantial harm to the setting of a designated heritage asset, insofar as it contributes to its significance. 2. The proposed site plan shows development encroaching on land previous shown as green space on indicative site plans submitted at outline stage. This would urbanise the character of Star House Farm and the listed barn's rural setting, which currently contributes to its understanding and significance. 3. There are also some concerns with the uncharacteristic nature of some of the materials proposed, particularly those sited closest to Star House Farm and the listed barn. It is suggested that natural stone slate tiles and red clay pantiles are used for the units closest to the heritage assets to the south west. It is also suggested that a more uniform colour of buff brick and single roll pantiles are used. 	
5	Discussion	<p>This application is for the reserved matters following the grant of outline planning permission DC/20/01110, including submission of details for the appearance, landscaping, layout and scale for the erection of up to 146 dwellings.</p> <p>As identified at outline application stage, nearby designated heritage assets include Grade II listed 'The Shepherd and Dog' to the south west, Grade II listed 'Stow Lodge Hospital' to the north east and most prominently Grade II 'Star House Farm' and Grade II listed 'Barn 10 metres west of Star House Farm' to the north west.</p> <p>The heritage concern relates to the potential impact of the works to the settings of these designated heritage assets, insofar as they contribute to their significance.</p> <p>At outline stage the access and site were considered to cause no harm to the significance of the listed buildings. However, it was noted that the principle of development</p>	

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	<p>has the potential to cause a level of harm within the 'less than substantial' range subject to further details.</p> <p>It is noted that the proposed site plan has introduced development much closer to Star House Farm the listed barn in comparison to the indicative site plan provided at outline stage. Whilst this indicative site plan served only as a guide, it is felt that the additional green space within the more immediate settings of the designated heritage assets helped to reduce the urbanising impact of the development within their setting. As former agricultural buildings, the undeveloped nature of their surroundings as probable former agricultural land positively contributes to their understanding and significance.</p> <p>As such, it is felt that the introduction of additional units within the north west corner of the site would harm the significance of Star House Farm the listed barn. It is suggested that at minimum the line of houses 09-13 are removed and soft boundary treatments are used around the perimeter of the remaining area.</p> <p>Similarly, due to the proximity of the units to the designated heritage assets north west of the site, it is considered that the roofing materials for units 01-03, 14-18 and 24-29 should be of better quality. In this area, natural stone slate tiles and red clay pantiles should be used to ensure they are characteristic within their settings.</p> <p>Of the bricks proposed, the Forterra Clumber Red are considered appropriate. Both the red Forterra Arden Special Reserve and buff Wienerberger Village Harvest Multi bricks are considered too varied and blotchy in colour. It is instead suggested that a single red brick (which could be the Forterra Clumber Red) and single buff brick are used, both with a flatter uniform colour sympathetic to local materials.</p> <p>For roofing materials, the Eternit fibre cement Slate in Blue / Black is considered appropriate for the units further within the development. However, the concrete double pantile Marley Mendip in Old English Dark Red are not considered appropriate. Double pantiles are uncharacteristic to the local area, and these particular concrete tiles appear very roughly finished with faux weathering. It is suggested a single roll pantile is used with a more uniform colour and better finished edges, either in red clay or concrete.</p> <p>In conclusion, the reserved matters in their current form</p>
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		would cause a low to medium level of less than substantial harm to the settings of Star Farm House and the listed barn to the south west. Therefore the works in their current form do not meet the requirements of the NPPF or of Local Plan Policy HB01.
6	Amendments, Clarification or Additional Information Required	
7	Recommended conditions	

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Consultation Response Pro forma

1	Application Number	DC/21/06966	
2	Date of Response	13/01/2021	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Please ensure that the collection points for the wheeled bins on the refuse plan are at the end of the private drives and not halfway down the drives. The properties on the main roads collection points are correct apart from plot 132 and 131 that should be place at the edge of the curtilage.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Meet the conditions in the discussion.	

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



Consultation Response Pro forma

1	Application Number	DC/21/06966	
2	Date of Response	13/01/2021	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	Please ensure that the collection points for the wheeled bins on the refuse plan are at the end of the private drives and not halfway down the drives. The properties on the main roads collection points are correct apart from plot 132 and 131 that should be place at the edge of the curtilage.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Meet the conditions in the discussion.	

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

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

Sent: 24 Feb 2022 10:18:30

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/06966 - RES

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 24 February 2022 10:03 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06966 - RES Public Realm Officers would like to see the footpath specification through the LEAP changed from self binding gravel to the same specification as the other paths throughout the development. This path should have a sealed surface so that it can be easily maintained (eg swept of any broken glass). Gravel paths are not ideal for small children and if wet, the material sticks to pram wheels and pushchairs. Regards Dave Hughes Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 05 January 2022 16:01

Subject: RE: MSDC Planning Consultation Request - DC/21/06966

Public Realm Officers have no objections to the proposed treatment of the public open spaces and are supportive the planned equipment in the LEAP.

Regards

Dave Hughes

Public Realm Officer

From: John Matthissen (Cllr)
Sent: 14 March 2022 14:14
Subject: RE: DC/21/06966 - Consulations

Have discussed with case officer and changes appear positive

Thanks JOHN

Mid Suffolk District Councillor John Matthissen
Onehouse Ward – Green Party

From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 16 Mar 2022 09:57:05
To:
Cc:
Subject: FW: DC/21/06966 - Union Road Onehouse
Attachments:

From: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Sent: 15 March 2022 14:42
To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>
Subject: RE: DC/21/06966 - Union Road Onehouse

Hi Brad

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. The tree and vegetation proposed for removal are of limited amenity value and are not of sufficient landscape importance to warrant being a constraint. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and dedicated Tree Protection Plan to help ensure harm is not caused to the trees scheduled for retention, this can be dealt with under condition.

Kind regards

David Pizzey
Arboricultural Officer
Tel: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.

