

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

Sent: 20 Dec 2021 11:36:10

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/04549

Attachments:

From: Thurston Parish Council <info@thurstonparishcouncil.gov.uk>

Sent: 17 December 2021 15:01

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

Subject: Re: MSDC Planning Re-consultation Request - DC/21/04549



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Dear Vincent,

Having reviewed the further documentation submitted for this application, the Parish Council would like to state that overall it continues with its support of this application and is of the opinion that this proposal will help address Objective H2 - "To address the specific housing needs of older people". However, in the anticipation that this proposal creates an opportunity to set the highest standards of design for the whole site and tackle some of the global climate issues at a local level, the Council is concerned that Points 8 and 9 of its submission dated 23rd September 2021 have not been addressed (repeated below for clarity):

Point 8: The parish council is concerned that there are only two communal electric vehicle charging point for the residents and staff plus visitors. and would like to request that the applicant takes into consideration the fact that the number of electric charges in use will increase significantly over the coming years. Reference should be made to the draft Suffolk County Council Climate Action Plan.

Point 9: The applicant should also be encouraged to ensure that the location for the electric charging facility is most practical and will meet the needs of different users including occupants, visitors and people with disabilities. Further consideration should also be given as to how additional facilities can be accommodated in a variety of ways, in terms of location, allocation and design.

Following the consultation by the government in July-October 2019, a number of proposals were consulted upon and new measures are to be introduced which will mandate charge point infrastructure into new homes. The Parish Council would like to request that the proposal is conditioned following the guidelines set out for residential buildings undergoing major renovation ensuring that where there are to be more than 10 parking spaces within the site, there is to be at least one electric vehicle charging point for each dwelling with associated parking within the site boundary and cable routes in all spaces without charge points. Point 9 also needs to be considered and addressed in terms of location ensuring that the needs of all users are fully met in terms of accessibility.

Regards

Vicky

Mrs V S Waples

Clerk & Proper Officer to the Council

Thurston Parish Council

New Green Centre

Thurston

IP31 3TG

Telephone: 01359 232854

Clerk's Mobile: 07579 211938

Website: <https://thurstonparishcouncil.uk/>



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Thurston Parish Council, Parish Council Offices, New Green Centre, Thurston, IP31 3TG

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

Sent: 26 November 2021 14:09

To: Thurston Parish Council <info@thurstonparishcouncil.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/04549

Please find attached planning re-consultation request letter relating to planning application - DC/21/04549 - Land South Of Heath Road, Thurston, ,

Kind Regards

Planning Support Team

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West Suffolk
Clinical Commissioning Group

Our ref: WSCCG/001121/THU
Email: planning.apps@suffolk.nhs.uk
Date: 14/12/2021

www.westsuffolkccg.nhs.uk

Your Ref: DC/21/04549

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

Dear Sir, Madam

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.
Location: Land South Of Heath Road, Thurston

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

Background

2. The proposal comprises a development of up to 54 extra care dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are no GP practices within a 2km radius of the proposed development, there is one GP practice closest to the proposed development and this is within circa 6km. This practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL



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processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

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

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

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal



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impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

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 Mount Farm Surgery or through other solutions that address capacity and increased demand as outlined in the Health & Wellbeing Statement. For this a proportion of the cost would need to be met by the developer.

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Mount Farm Surgery	13,677	920.72	13,427	-17
Total	13,677	920.72	13,427	-17

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Mount Farm Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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



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

West 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



Chris Crisell
Estates Strategic Planning Manager
West Suffolk Clinical Commissioning Group

From: Martin, Eric <Eric.Martin@HistoricEngland.org.uk>
Sent: 23 August 2021 14:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/21/04549

Thank you for your notification of 18 August 2021 regarding the above application for planning permission to erect 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping at Land South of Heath Road, Thurston, Suffolk.

In our view, and on the basis of the information provided, you do not need to notify Historic England of this application under the relevant statutory provisions, details of which are attached

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

With regards

Eric Martin

Eric Martin | Business Officer
Regions: East of England
Tel: 01223 582737

Historic England | Brooklands
24 Brooklands Avenue | Cambridge | CB2 8BU

<http://www.historicengland.org.uk/>

From: Hoque, Shamsul

Sent: 30 November 2021 13:49

Subject: 2021 11 30 Re-consultation Response from National Highways DC/21/04549

Dear Sir/Madam,

Thank you for your consultation on the above planning application, dated 26 November 2021.

We have reviewed the details and information provided. The amendments proposed to this planning application are not in conflict with National Highway's previous formal response, dated 25 August 2021, recommending No Objection.

Consequently, our previous recommendation of **No Objection** remains unchanged.

Regards

Shamsul Hoque (Dr), Assistant Spatial Planner
Spatial Planning Team
Operations (East) | National Highways (former, Highways England)
Woodlands | Manton Lane | Bedford | MK41 7LW
Web: www.nationalhighways.co.uk

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Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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

Sent: 30 Nov 2021 09:58:24

To:

Cc:

Subject: FW: DC/21/04549

Attachments:

From: Planning North <Planning.North@sportengland.org>

Sent: 30 November 2021 08:38

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

Subject: DC/21/04549

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional **housing** (then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Yours sincerely,

Planning Administration Team
Planning.north@sportengland.org

From: Ipswich, Planning **Sent:** 22 September 2021 12:57
To: BMSDC Planning Mailbox
Subject: RE: Planning application - DC/21/04549

We have no comments on this application thank you.

Pat

Date: 27 August 2021
Our ref: 365325
Your ref: DC/21/04549



Vincent Pearce
Mid Suffolk District Council
planningyellow@babberghmidsuffolk.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Vincent Pearce

Planning consultation: Erection of a 54no. unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping
Location: Land South of Heath Road, Thurston

Thank you for your consultation on the above dated 18 August 2021 which was received by Natural England on 18 August 2021

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

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

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

Sites of Special Scientific Interest

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

Sites of Special Scientific Interest Impact Risk Zones

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

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

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

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

Yours sincerely

Dominic Rogers
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

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

Biodiversity duty

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

Protected Species

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

Local sites and priority habitats and species

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

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

Ancient woodland, ancient and veteran trees

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

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

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

Protected landscapes

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

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

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

Landscape

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

Best and most versatile agricultural land and soils

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

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

Access and Recreation

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

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

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

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

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

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

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Your Ref: DC/21/04549
Our Ref: SCC/CON/5401/21
Date: 9 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@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: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/04549

PROPOSAL: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

LOCATION: Land South Of Heath Road, Thurston, ,

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

Further to the submission of additional documents, we are satisfied with the proposal, subject to the following planning conditions:

Recommended conditions:

Condition: No part of the development shall be commenced until details of the proposed access and footway improvements as indicatively shown on drawings 961-WWA-B1-00-A-0003 Rev P5 and J32-5515-001 Rev A have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to the occupation of the building. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access and highway works are designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

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

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 961-WWA-B1-00-A-0003 Rev P5 for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

Condition: Before any building is constructed above ground floor slab level details of EV charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To promote the use of electric vehicles in accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. J32-5515-001 Rev A with an X dimension of 2.4 metres and a Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and

- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

Condition: Before the development is commenced details of the areas to be provided for secure covered cycle storage for both visitors and employees and details of changing facilities including storage lockers and showers shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable development as set out in the NPPF, Cycle Infrastructure Design Local Transport Note 1/20 and Core Strategy Objectives SO3 and SO6.

Note 1: The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff.

Condition: Within one month of first occupation, each employee on the commercial site shall be provided with Travel Information Pack that contains the sustainable transport information and measures identified in the Transport Statement (dated July 2021) to encourage the use of sustainable transport.

Not less than 3 months prior to the occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. The Travel Information Pack shall be maintained and operated thereafter.

Reason: In the interests of sustainable development as set out in the NPPF and Core Strategy Objectives SO3 and SO6.

Note 2: The Employee Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers)

Notes:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

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

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

SCC Passenger Transport Comments/ Contribution Requests:

This site is ideally placed to make use of existing bus services into the centre of Thurston or Bury so improvements to the nearest bus stop would be a suitable condition for the developer.

There is a shelter with small patch of hardstanding on the development side of the road on the grassed area at Maltings Garth. This is not linked to anywhere by footway, but depending on the site entry would require a maximum of around 130m being built to join it up with the site. Opposite there is no marked stop as currently buses only serve this part of Thurston as a one-way clockwise loop via Genesta Drive and Furze Close after this stop. As such, it would be useful to also secure a contribution of around £5,000 to put in a raised kerb and pole opposite should routes change as a result of demand from the scheme.

If we are already getting the footway through other means (i.e. not as a pure bus stop contribution) then £10,000 for an RTPPI screen is requested.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 29 Nov 2021 09:09:52
To:
Cc:
Subject: FW: 2021-11/29 JS Reply Land South Of Heath Road, Thurston, Ref DC/21/04549
Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 29 November 2021 08:18
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: 2021-11/29 JS Reply Land South Of Heath Road, Thurston, Ref DC/21/04549

Dear Vincent Pearce,

Subject: Land South Of Heath Road, Thurston Ref DC/21/04549

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/04549.

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

- Flood Risk Assessment & Outline Drainage Strategy ref FRA 21 1006 F0
- Site Location Plan ref 961- WWA- 00- 00- A- 0001 P3
- Proposed Block Plan Ref 961-WWA-00-RF-A-0006 P3

A holding objection is necessary because points 2 to 4 of our previous consultation reply have not been addressed.

Note: After taking advice, the LLFA notes that the requirement of a sequential/exception test is a matter for the LPA to consider and shall not form part of the previous consultation reply.

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

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

1. Address points 2 to 4 of the previous LLFA consultation reply

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****

Your ref: DC/21/04549/FUL
Our ref:Thurston: Land South of Heath Road.
Matter No: 60149
Date: 8 September 2021
Enquiries to: Isabel Elder
Tel: 01473 265040
Email: isabel.elder@suffolk.gov.uk



By e-mail only:

planningyellow@babberghmidsuffolk.gov.uk
Vincent.pearce@babberghmidsuffolk.gov.uk

Dear Vincent

Thurston : Land South of Heath Road – developer contributions.

I refer to the proposal: Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

This letter sets out the infrastructure requirements which arise, which will be covered by CIL

Summary table of infrastructure requests:

	Infrastructure Type	Capital Contribution
CIL	Libraries improvements	£11,664

Policy background

The National Planning Policy Framework (NPPF) which was first published in March 2012 and was subsequently updated in July 2018, February 2019 and July 2021 sets out the governments requirements for planning polices in England and how these are expected to be applied. Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests ²⁶ :

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:
Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure. Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning applications in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

COMMENT: This site is allocated in the emerging joint local plan as LA086, for 110 dwellings. This application covers part of the site and is for older person extra care housing. As a result there will be no education or early years contributions sought, only a small contribution towards libraries. Residents will use the Bury St Edmunds HWRC and there are no immediate projects planned for this, so no contributions requested. My colleague Ed Abbott has been in touch with Robert Feakes from BMSDC and issues dealt with between them, therefore no further comment required.

Community Infrastructure Levy : Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016

New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes Regulation 123 (S106 pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

Transport issues. Refer to the NPPF Section 9 ‘Promoting sustainable transport’. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Ben Chester will coordinate a response, which will outline the strategy in more detail.

Suffolk County Council, in its role as a local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019). The guidance can be viewed at <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>

Libraries. Refer to the NPPF Section 8: ‘Promoting healthy and safe communities.’ In particular, paragraph 92(a) states that planning decisions should aim to achieve healthy and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with one another... Paragraph 93 states that planning decisions should provide the social, recreational and cultural facilities and services the community needs by (a) planning positively for the provision of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A S106 contribution of £216 per dwelling is sought which will be spent on enhancing and improving provision serving the development. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. 54 dwellings x £216 = £11,664

Libraries CIL contribution:	£11,664.00
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Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing

adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

No contributions requested

Sustainable Drainage Systems. Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Paragraphs 152 – 169 refer to planning and flood risk and paragraph 169 states: ‘Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.’

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.

Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 ‘Supporting high quality communication’. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

Time Limits. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Babergh and Mid Suffolk Council for CIL funds if planning permission is granted and implemented.

Should the required developer contributions not be forthcoming then SCC may object to this application. If the LPA decide to determine the application without securing the county councils request for contributions, we would wish to be reconsulted prior to determination to enable us to make a further representations to be included in the committee report.

Yours sincerely,

Isabel Elder
Developer Contributions Consultant
Growth, Highways, & Infrastructure Directorate

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

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: FS/F305983
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 20/08/2021

Dear Sirs

Land south of Heath Road, Thurston IP31 3PP

Planning Application No: DC/21/04549

**A CONDITION IS REQUIRED FOR FIRE HYDRANTS
(see our required conditions)**

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

/continued

Sprinklers Advised

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control or appointed Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: mark.s@wwa-studios.com

Enc: Sprinkler information

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

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: ENG/AK
Enquiries to: Water Officer
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 20 August 2021

Planning Ref: DC/21/04549

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land south of Heath Road, Thurston IP31 3PP
DESCRIPTION: 54 units extra care affordable housing
HYDRANTS REQUIRED

If the Planning Authority is minded to grant approval, the Fire Authority require adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

OFFICIAL

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

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

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

Enquiries to: Matthew Baker
Direct Line: 01284 741329
Email: Matthew.Baker@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2021_04549
Date: 20th August 2021

For the Attention of Vincent Pearce

Dear Mr Isbell

Planning Application DC/21/04549/FUL – Land South of Heath Road, Thurston: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), in close proximity to a section of Roman road (HER ref nos. THS 002, THS 007 & SUF 098) and finds spots dating from the Late Iron Age (THS 004) and Roman period (THS 002). Archaeological investigations north of the site have identified Neolithic pits (THS 011 & THS 030) and ditches associated with the Roman road (THS 030). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2021).

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.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required, prior to the submission of the reserved matters application, to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

Consultee Comments for Planning Application DC/21/04549

Application Summary

Application Number: DC/21/04549

Address: Land South Of Heath Road Thurston

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Case Officer: Vincent Pearce

Consultee Details

Name: Paul Harrison

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

Email: Not Available

On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Vincent

The site lies adjacent to existing residential development on two sides and will appear entirely within the context of this existing development. There do not appear to be any heritage assets whose setting would potentially be affected by the proposal. Accordingly I do not consider the proposal would result in any harm to any heritage assets.

Paul Harrison

BMSDC Heritage

7.9.21

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Vincent Pearce – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 3 September 2021
Subject: Application for planning permission
Proposal: DC/21/04549

Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road Thurston

1. Key Points

An Extra Care proposal comprising 54 units, of which 40 are apartments and 14 are bungalows. It is intended that all units will be affordable; a mix of social rent and shared ownership.

The design of the development includes a number of elements intended to support older people and those with dementia; it may be beneficial for these to be assessed further.
--

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 SHMA indicates that in Mid Suffolk there is a need for **127** new affordable homes per annum. The Council's Choice Based Lettings system has **10** applicants registered for affordable housing, who are seeking accommodation in Thurston as at the end of August 2021, 2 of whom are aged over 55 and 1 requires an adapted property¹. This figure increases to 203 applicants aged over 55, of whom 91 require an adapted property, in terms of the number of applicants on the register currently seeking accommodation somewhere in Mid Suffolk.

¹ Due to reduced mobility.

2.3 The SHMA also indicates a need for 1,005 additional specialist housing units in Mid Suffolk, of different types, between 2014 and 2036². This development could make a contribution to meeting this need. Given the range of different facilities and levels of support which different specialist housing schemes provide, it is difficult to pigeonhole individual proposals, and the labels used for different types of housing can be overlapping, contradictory and/or confusing.

2.4 The application documents describe this proposal as being 'Extra Care', and it appears that this proposal would fit somewhere between what the SHMA would categorise as 'Enhance Sheltered Housing' and 'Extracare Housing', based on the definitions on provided in the footnotes of page 92. The SHMA sets out a need for 249 units of these types of housing, so this development meets a significant proportion of Mid Suffolk's need.

2.5 Schemes such as these – affordable Extra Care Housing schemes which include features for supporting people with dementia – are understood to be a priority for the County Council.

2.6 The Thurston Neighbourhood Plan is supportive of the principle of specialist housing for older people. The NDP was supported with a survey of housing needs, carried out in 2017, which identified specialist housing and bungalows as a priority housing need locally.

2.7 This development could help enable downsizing by local residents. It is worth noting that the 2011 Census calculated that under-occupation levels in both Thurston (85.1%) and Mid Suffolk (80.6%) are significantly higher than England as a whole (68.7%), suggesting a demand for downsizing. There are wider housing market and economic benefits to enabling downsizing by older households.

2.8 With the ageing population, it can be expected that this development would contribute to meeting overall needs for housing for older people, but further analysis of the development is set out below.

3. Affordable Housing

3.1 The development is intended to bring forward 54 affordable units; a mix of social rent (56%) and shared ownership (44%). The tenure split / mix, and unit floorspaces, are as follows. Please note that this information has been sought from the Agent and it has not been specified within the application documents.

² See Table 6.2e, page 185. <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/E-EvidenceBase/Housing-EH/EH02-Ipswich-and-Waveney-Housing-Market-Areas-Strategic-Housing-Market-Assessment-Part-2-May-2017.pdf>

The SHMA includes a calculation of district-wide needs for what it classifies as sheltered housing, enhanced sheltered housing and extra care housing.

Tenure	Number	Description	Gross Internal Floor Areas (m ²)
Social Rent	26	1-bed Flat	53.0 - 58.7 (54.5 average)
	2	2-bed Flat	66.1 - 68.5 (67.3 average)
	2	2-bed Bungalow	65.9 - 67.4 (66.5 average)
Older Person's Shared Ownership	2	1-bed Flat	53.0 - 58.7 (54.5 average)
	10	2-bed Flat	66.1 - 68.5 (67.3 average)
	12	2-bed Bungalow	65.9 - 67.4 (66.5 average)

3.2 Whilst the SHMA does not estimate a requirement for affordable specialist housing units, the evidence provided in this memo (above) indicates that there is a current demand for affordable housing with adaptations.

3.3 It is understood that the applicant intends to allocate units in line with the usual approach for Extra Care facilities, through a panel made up from representatives from Suffolk County Council, Mid Suffolk District Council and Housing 21.

3.4 All units meet and exceed the overall Gross Internal Floor Areas required for the Nationally Described Space Standards. Further information regarding the design of these units is set out below.

4. Design

4.1 As a development aimed at the over 55s, which includes care services, the way in which the design reflects the needs of an aging population is particularly pertinent.

4.2 Whilst not currently a planning policy requirement, the design is understood to meet the requirements of Part M4(2) of the Building Regulations. This does not appear to be specified in the application documents, but the applicant has indicated that this is the case. If it needs to be confirmed, colleagues from the Council's Building Control team may be able to advise.

4.3 Part M4(2) is a set of design requirements for residential development which is intended to support residents as their mobility changes, for example with:

- Low level windows and window handles, services and switches at specified heights.
- Bathrooms walls to be strong enough to support grab rails
- Bedrooms and bathrooms of a size and layout to support provision of care with 'access zones' around beds.

M4(2) represents the Government's codification of the Lifetime Homes Standard into the Building Regulations, through the 2015 Housing Standards Review. The M4(2) standard is not specifically designed for people in wheelchairs, but should still make it easier for those with reduced mobility to occupy these dwellings.

4.4 The Design and Access Statement notes, on page 4 of part 4, that 'the design uses HAPPI principles', meaning the recommendations made by the All Party Parliamentary

Group on Housing Our Ageing Population in 2009.³ The 'made' Thurston Neighbourhood Plan also references HAPPI as a set of important criteria for older people's housing (albeit without setting it in policy). It may be appropriate to thoroughly examine the design, with reference to these principles, as a way of determining the suitability and quality of the design.

4.5 Reference is also made to design measures which could support those with dementia, for example legible layouts with wayfinding elements. There are also principles which can be used to assess the suitability of design of residential development the public realm in respect of supporting those with dementia; with research from Stirling University and the Royal Town Planning Institute.

4.6 The provision of on-site facilities, including internal and external social areas, and guest accommodation, is welcomed.

³ www.housinglin.org.uk/Topics/type/The-Housing-our-Ageing-Population-Panel-for-Innovation-HAPPI-Report-2009/

From: David Pizzev
Sent: 26 August 2021 11:33
Subject: DC/21/04549 Land South Of Heath Road, Thurston

Hi Vincent

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. No trees are proposed for removal and all appear to have been given adequate space within the layout design.

Please let me know if you require any further input.

Kind regards

David

David Pizzev FArborA
Arboricultural Officer

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

Sent: 08 Dec 2021 08:52:26

To:

Cc:

Subject: FW: DC/21/04549 - Air Quality

Attachments:

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

Sent: 07 December 2021 14:16

To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

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

Subject: DC/21/04549 - Air Quality

Dear Vincent

YOUR REF: 21/04549

OUR REF: 300979

SUBJECT: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Land South Of Heath Road, Thurston

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

From: BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

Sent: 02 Dec 2021 10:20:32

To:

Cc:

Subject: FW: (300981) DC/21/04549 Land Contamination

Attachments:

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

Sent: 02 December 2021 08:42

To: BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Subject: (300981) DC/21/04549 Land Contamination

EP Reference : 300981

DC/21/04549. Land Contamination

Land South of, Heath Road, Thurston, BURY ST EDMUNDS, Suffolk.

Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Many thanks for your request for comments in relation to the above application. I can confirm that I have no variation to make to those comments made on 9th September 2021.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

From: Nathan Pittam
Sent: 09 September 2021 12:26
To: BMSDC Planning Area Team Pink
Cc: Vincent Pearce
Subject: DC/21/04549. Land Contamination

EP Reference : 297150
DC/21/04549. Land Contamination
Land South of, Heath Road, Thurston, BURY ST EDMUNDS, Suffolk.
Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

Sent: 29 Nov 2021 03:40:39

To:

Cc:

Subject: FW: WK300982 DC2104549

Attachments:

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

Sent: 29 November 2021 15:25

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

Subject: WK300982 DC2104549

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/04549

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road, Thurston, ,

Reason(s) for re-consultation: Please see documents submitted 26.11.21

Thank you for the opportunity to comment on the documents submitted on 26.11.2021. I have no observations or comments to make in relation to those.

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: Peter Chisnall
Sent: 27 August 2021 17:36
Subject: DC/21/04549

Dear Vincent,

APPLICATION FOR PLANNING PERMISSION - DC/21/04549

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Location: Land South Of Heath Road, Thurston, ,

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 Planning and Sustainability Statement. I note the contents therein and welcome the Applicant's recognition of the Climate Emergency and the sustainability requirements that are needed as a result. The fabric first approach, higher than Building Regulations air tightness, minimal thermal bridging, use of MVHR systems and other water and resource efficiency measures are good practice.

However I would suggest that the provision of one electric vehicle charging point per five parking spaces will be insufficient for future needs considering the sale of new fossil fuelled cars and vans will be prohibited in the UK from 2030.

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

I have no objections however if the planning department decided to permit and set conditions on the application, I would recommend the following.

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



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

17/12/2021

For the attention of: Vincent Pearce

Ref: DC/21/04549; Land South Of Heath Road, Thurston

Thank you for re-consulting us on the Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping. This response focuses on the additional information submitted 26/11/2021.

The site is outside of the settlement boundary of Thurston which would be considered development in the countryside and would be subject to Policy CL1 of the Adopted Mid Suffolk Local Plan, CS2 of the Mid Suffolk Core Strategy and SP03 of the emerging Joint Local Plan. While we accept the proposals have retained existing and proposed new planting in an effort to screen the development there will still be a significant and permanent change in the character of landscape. In terms of mitigating landscape and visual effects the use of vegetative screening should only be used if all other considerations, such as alignment and mass of buildings, have been fully exhausted to reduce potential adverse effects. Any design considerations which have been made to reduce the level of harm should be clearly evidenced and only then should the landscape scheme be used to remove or reduce any residual effects.

A Landscape and Visual Appraisal (LVA) should form part of the design process. It is a tool when working through the design of the layout for development and should also be used as a test at the end of the process to ensure the impacts have been considered and where possible removed or reduced.

Therefore, we are still of the opinion that a Landscape and Visual Appraisal (LVA) should be undertaken by a suitably qualified landscape professional and submitted prior to determination. This should not be confused with an LVIA which could be considered disproportionately onerous and expensive.

The Landscape and Visual Appraisal (LVA) should follow the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) should include:

- Context and character appraisal
- Landscape constraints and opportunities
- Analysis of visual impact from a number of viewpoint locations and key receptors
- Mitigation proposals and recommendations

Secondly, the LVA would highlight opportunities to better integrate the development with its surrounding, such as pedestrian links to the village and also any potential desirable views out onto the countryside for the enjoyment of residents. The current layout and screening could serve to segregate the development and create a perceived barrier which would inhibit integration with the surrounding community and landscape.

We trust the above clarifies our previous recommendation. If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

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



18 October 2021

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

By email only

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

Application: DC/21/04549
Location: Land South Of Heath Road Thurston
Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Dear Vincent,

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reviewed the Report on the Scoping Survey for the Ecological Assessment Report (Huckle Ecology, July 2021), supplied by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority Species & Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in Report on Ecological Assessment Report (Huckle Ecology, July 2021) should be secured and implemented in full. This is necessary to conserve Protected and Priority Species.

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates



measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended to secure bespoke biodiversity net gains for protected and priority species. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy. The strategy should be secured prior to commencement as a condition of any consent.

However, to ensure that measurable biodiversity net gains will be achieved for this development, in line with paragraphs 174[d] and 180[d] of the NPPF 2021, we encourage the developer to provide a Biodiversity Net Gain Assessment using the DEFRA Biodiversity Metric 3.0 (or any successor). The Biodiversity Net Gain Assessment should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)¹. The Biodiversity Net Gain Report should then inform the finalised soft landscaping scheme / Landscape Ecological Management Plan for this application.

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

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment Report (Huckle Ecology, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."

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

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



2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

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

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

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

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

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.

Consultation Response Pro forma

1	Application Number	DC/21/04549	
2	Date of Response	31/08/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (Please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <hr style="width: 20%; margin: 10px auto;"/> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

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

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



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk

AW Site Reference: 178897/1/0129683

Local Planning Authority: Mid Suffolk District

Site: Land South Of Heath Road Thurston

Proposal: Planning Application. Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping

Planning application: DC/21/04549

Prepared by: Pre-Development Team

Date: 2 September 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Thurston Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Foul Sewage Utilities Statement. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.5 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. 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. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

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

From: Planning <planning@wlma.org.uk>

Sent: 19 August 2021 14:31

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

Subject: RE: MSDC Planning Consultation Request - DC/21/04549

Good Afternoon,

Thank you for your consultation on planning application DC/21/04549. Having screened the application, the site in question lies outside the Internal Drainage Districts of the East Suffolk Internal Drainage Board and the Waveney, Lower Yare and Lothingland Internal Drainage Board as well as both Board's wider watershed catchments, therefore the Board has no comments to make.

Kind Regards,

Ellie

Eleanor Roberts, BSc (Hons)

Senior Sustainable Development Officer

Water Management Alliance

m: 07827 356752 | dd: 01553 819622 | ellie.roberts@wlma.org.uk



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



Vincent Pearce
Planning Department
Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

7th September 2021

Dear Vincent Pearce,

RE: DC/21/04549 - Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping. Land South Of Heath Road, Thurston

Thank you for sending us details of this application, we have the following comments:

We have read the Ecological Assessment Report (Huckle Ecology Ltd, July 2021) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development.

We recommend that integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. Therefore, we request that this is done to provide enhancement to this Suffolk Priority Species, whose numbers have seen a dramatic decline in recent years.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Ellen Shailes
Ecology and Planning Advisor

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

Sent: 06 Dec 2021 03:49:32

To:

Cc:

Subject: FW: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with Affordable Housing scheme comprising of 40 apartments, 14 bungalows and

Attachments:

From: Barrow, Julie <Julie.barrow@westsuffolk.gov.uk>

Sent: 06 December 2021 15:48

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

Subject: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal

Dear Sirs,

Thank you for your letter of 26 November 2021 inviting comments on the above mentioned planning application.

West Suffolk Council has no comments to make at this time.

Regards,

From: Barrow, Julie

Sent: 08 September 2021 13:45

Subject: DC/21/04549 Land south of Heath Road, Thurston Erection of a 54no unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping.

Dear Sirs,

Thank you for your letter of 18 August 2021 inviting comments on the above mentioned planning application.

West Suffolk Council has no comments to make at this time.

Regards,

Julie Barrow
Principal Planning Officer
Planning Development

[Redacted]
[Redacted]

Email: Julie.barrow@westsuffolk.gov.uk

www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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