

Consultee Comments for Planning Application DC/21/05063

Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Peggy Fuller

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

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors object to the proposals.

The development will diminish the strategic gap between Stowmarket and Onehouse which has already been reduced with the granting of permission for the developments in Union Road.

This is prime agricultural land and should be protected and not developed.

There will be a loss of amenity to the properties opposite the proposed exit of the development which is higher land, car lights will shine into their windows.

Highway safety is a major concern. This is already a difficult section of road to navigate with the bend and additional traffic from this development and those already approved in Union Road will have a vast impact in the area. Very close to the proposed entrance is where Onehouse PC is hoping to site an electronic speed sign as this section of road is considered very dangerous.

The public footpath is to the North of Forest Road meaning all children either walking to school or catching the bus from this development will need to cross Forest Road.

The siting of the vehicular access onto Forest Road will create a staggered crossroads with the junction of Northfield Road with Forest Road. There are already difficulties with visibility exiting Northfield Road which will be exacerbated by the access to this site.

There is no safe pedestrian access to the Chilton Leys bend and the additional traffic from this

development will cause additional danger.

Although the application states that the hedgerow will be retained, it is clear that a significant amount will need to be removed to allow for the necessary visibility splays, This would have a detrimental effect on the wildlife habitat and biodiversity in the area.

Flooding occurs in the area on a regular basis and Councillors are not assured that this will resolved if this development takes place.

Onehouse PC understands that the inital application/enquiry to MSDC was for 10 dwelling not the now proposed 20 at this stage. Residents are very concerned at potential final numbers and impacts if granted.

Infrastructure in the area is already under strain and cannot accommodate the current approved developments. Schools, doctors and dentists are over subscribed before the completion of the three major development in the the area.



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: 180617/1/0132529

Local Planning Authority: Mid Suffolk District

Site: Land South Of Forest Road Onehouse
IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage syst

Planning application: DC/21/05063

Prepared by: Pre-Development Team

Date: 8 October 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 Great Finborough Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity connection to the foul sewer in Forest Road. 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.

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

Sent: 13 Oct 2021 09:14:36

To:

Cc:

Subject: FW: Planning consultation DC/21/05063 Natural England response

Attachments:

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

Sent: 13 October 2021 09:02

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

Subject: Planning consultation DC/21/05063 Natural England response

Dear Sir/Madam

Application ref: DC/21/05063

Our ref: 370073

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

Tel: 0207 764 4488

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

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for people and planet



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

Philip Isbell
Chief Planning Officer
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Enquiries to: Dr Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2021_05063
Date: 19/10/2021

For the Attention of Daniel Cameron

Dear Mr Isbell

Planning Application DC/21/05063 – Land South Of, Forest Road, Onehouse, IP14 3HQ: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. It is an archaeologically un-investigated area near listed buildings of 15th and 16th century age near to the Chilton Leys development, for which evaluation has revealed Prehistoric, Roman and Anglo-Saxon remains. On the basis of this and its favourable topographic location 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, Conservation Team.

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

Hannah Cutler

Archaeological Officer
Conservation Team

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/F221573
Enquiries to: Cindy Hawes
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 05/10/2021

Dear Sirs

LAND SOUTH OF FOREST ROAD, FOREST ROAD, ONEHOUSE, IP14 3HQ

Planning Application No: DC/21/05063

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.

OFFICIAL

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.

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: james@jamesbaileyplanning.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: 05/10/2021

Planning Ref:

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS:
DESCRIPTION:
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

OFFICIAL

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

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

Sent: 04 Oct 2021 11:01:15

To:

Cc:

Subject: FW: 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Attachments:

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

Sent: 04 October 2021 10:59

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

Cc: Daniel Cameron <Daniel.Cameron@babberghmidsuffolk.gov.uk>

Subject: 2021-10-04 JS Reply Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Dear Daniel Cameron,

Subject: Land South Of, Forest Road, Onehouse , IP14 3HQ Ref DC/21/05063

Thank you for your notification of planning application DC/21/05063 for the proposed development of Land South Of, Forest Road, Onehouse , IP14 3HQ received on the 28th September 2021.

Suffolk County Council, as Lead Local Flood Authority (LLFA), is a statutory consultee under the Town and Country Planning Act for major applications.

The LLFA currently has resourcing constraints which affects its ability to make its normal detailed responses to all of the major applications it receives as a statutory consultee. For the time being, the LLFA is giving priority for its normal DETAILED responses to proposals of significant scale and complexity, which potentially have significant flood risk impact and problematic deliverability of water management proposals. NON DETAILED type responses will be given for non prioritised proposals.

For these reasons, at this time, the LLFA gives the following NON DETAILED consultation response.

The Local Planning Authority should seek to ensure that the proposed development covered by the application complies with national, local policy, best practise and guidance in relation to flood risk and surface water management..

Relevant Policies in relation to Flood Risk & SuDS

National Legislation/Codes

- National Planning Policy Framework
- Defra's Non-Statutory Technical Standards for SuDS
- Building Regulations: Approved Document H - Drainage and Waste Disposal (2015 edition)
- BS8582:2013 Code of Practice for Surface Water Management for Development Sites
- National Design Guide, Planning Practise Guidance for beautiful, enduring and successful places

Local Policy

- Suffolk Flood Risk Management Strategy and Appendices
- Mid Suffolk District Council (Policy CS 4 Adapting to Climate Change)

The LLFA point the LPA and the applicant towards the following guidance:-

- Long Term Flood Risk - <https://flood-warning-information.service.gov.uk/long-term-flood-risk>
- Flood risk assessment: standing advice - <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>
- CIRIA, C753 – SuDS Manual

Should the LPA be minded to approve this application, then the LLFA recommends the following planning conditions should be applied

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;

- b. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- c. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- d. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- e. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- f. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
- g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - I. Temporary drainage systems
 - II. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - III. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

2. Within 28 days of practical completion of the last dwelling or unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

Informatives

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

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

Your Ref: DC/21/05063
Our Ref: SCC/CON/4499/21
Date: 18 October 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: Daniel Cameron - MSDC

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063

PROPOSAL: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

LOCATION: Land South Of, Forest Road, Onehouse , IP14 3HQ

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

1. Whilst the principle and location of the access, visibility splays and indicative layout are generally acceptable to the Highway Authority, a new development of this scale should provide sustainable access to local amenities including schools. As proposed, occupiers would be largely dependent on motor vehicle travel or would be required to walk on a road not considered suitable for pedestrian use, particularly vulnerable pedestrians. Subsequently, it does not accord with NPPF paras. 110 and 112 and pedestrians walking in the road would result in an unacceptable impact on highway safety (NPPF para. 111). **Subsequently, we object to the proposal until the above comment has been addressed.**

With regard to the above comment, section 2.11 of the submitted Transport Statement advises that a S106 contribution has been made as part of the nearby Northfield View development for the provision of a footway connection. This is not the case, a PROW (Public Rights of Way) contribution is due to be made for a PROW link between existing footpaths FP14 and FP25 (the form and location of which is to be determined). This is not a contribution for a footway connection that will serve this development. Subsequently, discussions are ongoing with members of the SCC PROW team on this matter.

Other Comments:

2. The proposed main access layout is generally acceptable to the Highway Authority including the visibility splays as illustrated on drawing ZC291 - PL - SK - 200 P02, however we request that the footway on the eastern side is extended further beyond the proposed crossing point to protect the visibility splay and pedestrian crossing point from being obscured by vegetation between cutting schedules.

3. Whilst the indicative masterplan layout shown on drawing CSA/5398/107 Rev C is generally acceptable, the majority of the road (beyond the initial length of road incorporating a turning head shown grey) may not be suitable for adoption by the Highway Authority. This comment does not need to be addressed but is included for future reference at reserved matters stage.

No comments from SCC Travel Plan and SCC Passenger Transport teams.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/05063
Our Ref: SCC/CON/5636/21
Date: 21 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: Daniel Cameron - MSDC

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05063

PROPOSAL: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

LOCATION: Land South Of, Forest Road, Onehouse , IP14 3HQ

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

Further to the submission of a plan illustrating a footway connection to the proposed bridleway facility secured from the Northfield View development, we are satisfied with the proposal subject to the following conditions:

Condition: No other part of the development hereby permitted shall be occupied until the new access and footways have been laid out and completed in all respects in accordance with drawing no. ZC291 - PL - SK - 200 P02 with an entrance width of 5.5 metres for a distance of at least 10 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Condition: Before the development is commenced, details of a new footway to bridleway connection on Forest Road as indicatively shown on drawing no. ZC291 - PL - SK - 202 shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and completed prior to the occupation of the first dwelling or within 6 months of completion of the bridleway (should the bridleway not be completed prior to occupation of the first dwelling). The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking.

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.

Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.

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 bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation 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: Before the development is commenced details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points 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 (or for dwellings) The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety.

Condition: Before the development is commenced, details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles 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. ZC291 - PL - SK - 200 P02 with an X dimension of 2.4 metres and Y dimensions of 43 and 49 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.

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/>

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: GHI PROW Planning
Sent: 08 October 2021 16:53
Subject: RE: MSDC Planning Consultation Request - DC/21/05063

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/05063

Thank you for your consultation concerning the above application.

The proposed site does not contain a public rights of way (PROW) although Onehouse Public Footpath 25 lies adjacent to the eastern boundary of the development. The Definitive Map for Onehouse can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Onehouse.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal but ask that the following is taken into account:

1. PROW are divided into the following classifications:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. **There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

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

Sent: 29 Sep 2021 09:22:18

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05063

Attachments:

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

Sent: 29 September 2021 08:50

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

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

Subject: RE: MSDC Planning Consultation Request - DC/21/05063

Dear Daniel,

Thank you for consulting me about the proposed residential development at Land South of Forest Road in Onehouse. On reviewing the documents submitted, I have no comment to make, as the size of the development does not meet the Travel Plan thresholds in the Suffolk Travel Plan Guidance.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

Sent: 07 Oct 2021 09:52:43

To:

Cc:

Subject: FW: DC/21/05063. Air Quality

Attachments:

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

Sent: 06 October 2021 16:22

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063. Air Quality

EP Reference : 298764

DC/21/05063. Air Quality

Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.

Outline Planning Permission (some matters reserved, access, layout and scale to be considered)

Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) ...

I can confirm that the scale of development, at 20 dwellings, is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

Sent: 08 Oct 2021 09:39:57

To:

Cc:

Subject: FW: DC/21/05063

Attachments:

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

Sent: 08 October 2021 09:31

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of, Forest Road, Onehouse , IP14 3HQ

Thank you for consulting me on this application. I have no objections in principle. However, construction activities near to existing residential premises have the potential to cause a detrimental effect on the local amenity during the duration of the site works, As such I would ask that the following are conditioned:

Construction

Construction Hours

Operations related to the construction (including site clearance and demolition) phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity

Prohibition on burning.

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity

Dust control

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Reason: to minimise detriment to nearby residential amenity

Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery)

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason: to minimise detriment to nearby residential amenity

I would also recommend that the following are conditioned:

- Prior to the commencement of development, a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall demonstrate that all lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) fully complies with the figures for the (^Insert EZ1/EZ2/EZ3/EZ4) environmental zone and advice specified in the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011. The submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with 5 lux contour lines).

Reason: to minimise detriment to nearby residential amenity

- No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason: to minimise detriment to nearby residential amenity

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 11 Oct 2021 11:25:06

To:

Cc:

Subject: FW: DC/21/05063. Land Contamination

Attachments:

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

Sent: 11 October 2021 10:21

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: DC/21/05063. Land Contamination

EP Reference : 298765

DC/21/05063. Land Contamination

Lodge Barn South, Forest Road, Onehouse, STOWMARKET, Suffolk, IP14 3HH.

Outline Planning Permission (some matters reserved, access, layout and scale to be considered)

Town and Country Planning Act 1990 - Erection of 20 No houses/bungalows (including 7 affordable)

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

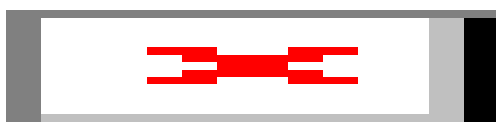
Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

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Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*

2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
 - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
 - *treatment of material on site to meet compliance targets so it can be re-used;*
 - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

Sent: 21 Oct 2021 03:24:37

To:

Cc:

Subject: FW: DC/21/05063

Attachments:

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

Sent: 21 October 2021 15:20

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

Subject: DC/21/05063

Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/21/05063

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of, Forest Road, Onehouse , IP14 3HQ

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme must include as a minimum to achieve:-

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point
- Agreement of heating for the office/conditioned areas
- Agreement of scheme for waste reduction

The scheme shall include a clear timetable for the implementation of the measures in relation to the first 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 and thereafter maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

It should be noted that the applicant, in their design and access statement, states " At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency". This approach is to be encouraged.

Kind regards

At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.

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

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29th October 2021

Daniel Cameron
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/21/05063
Location: Land South Of Forest Road Onehouse IP14 3HQ
Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Dear Dan

Thank you for consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Ecological Impact Assessment (CSA Environmental, August 2021) submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority Species & Habitats.

We are still 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 Ecological Impact Assessment (CSA Environmental, August 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species. As a result, the following measures should be finalised within a Construction Environmental Management Plan to be delivered as a condition of any consent prior to commencement.



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 known to be present within the local area. This should follow BCT & ILP Guidance¹ and should be informed by a suitably qualified ecologist. As a result, it is highlighted that strategy 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 within ecological sensitive area, which could include the provision of cowls, hoods, reflector skirts or reflector shields.

We are also extremely pleased to see that the development can demonstrate measurable biodiversity net gains, as outlined under Paragraph 174[d] & 180[d] of the National Planning Policy Framework 2021. This is because the Ecological Impact Assessment includes the provision of Defra Biodiversity Metric Calculations (3.0) which indicates that the proposed development could secured a net gain of 10.10% for habitats and 33.31% for hedgerows. Therefore, it is advised that this Biodiversity Net Gain Assessment should be revised at reserved matters stage, to demonstrate that measurable biodiversity net gains will still be deliverable at the finalised layout. In addition, it is recommended that the full biodiversity net gain calculations should be submitted, so the LPA is clear on the aims and objectives for the habitat creation within the site. This will inform the provision of the Landscape Ecological Management Plan (LEMP) to be secured at reserved matters.

The landscaping design of the scheme has also clearly been designed to deliver multifunction usage, with significant considerations for biodiversity. We are particularly pleased to see the retention of the existing hedgerow, the provision of swales and suds with permanent water presence and the provision of wildflower meadows to the west of the site. Furthermore, we also support the proposed bespoke biodiversity enhancements, outlined within the Ecological Impact Assessment (CSA Environmental, August 2021) and we note that the applicant's ecologist has proposed that the measures can be secured within a Landscape Ecological Management Plan. Therefore, it is indicated that Place Services support this proposal, subject to the following details being provided within the finalised bespoke biodiversity enhancement strategy within the LEMP:

- 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).*

¹ Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18: Bats and artificial lighting in the UK. ILP, Rugby



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. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

“A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the submitted Ecological Impact Assessment (CSA Environmental, August 2021).

The CEMP (Biodiversity) shall include the following.

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

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

Reason: To conserve protected and Priority species and allow the 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).

2. CONCURRENT WITH RESERVED MATTERS: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

“A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority.



The content of the LEMP shall include the following:

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

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

Reason: To 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 (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

Reason: To 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.



FAO: Planning Department,
Babergh Mid-Suffolk District Council

Ref: DC/21/05063
Date: 17/02/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: *Land south of Forest Road, Onehouse, IP14 3HQ.*

Built Heritage Advice for the Outline application for the erection of 20 new dwellings (including 7 affordable dwellings) including open space; sustainable urban drainage systems; and associated infrastructure with some matters reserved (appearance and landscaping).

The application site is an arable field located to the southeastern part of the village of Onehouse. Adjacent to the application site are several designated heritage assets including the Grade II listed Elder Cottage (list entry number: 1032990) and Rose Cottage/Leacroft (list entry number: 1198242). To the southeast of the application site is the historic farmstead of the Grade II listed Starhouse Farmhouse (list entry number: 1032950) and the listed barn 10 metres west of the Farmhouse (list entry number: 1198342). Approximately 300m west of the application site is the cluster of Grade II listed buildings including Onehouse Lodge, Stable and Coach house and Barn 40m southeast of Onehouse Lodge (list entry numbers: 1032988, 1032989 and 1198228). There is also a Public Right of Way to the east of the site.

The application site through being historically open arable land makes a positive contribution to the setting to all of the above identified heritage assets, contributing to their rural character and significance. The proposals shall affect the setting of the heritage assets therefore Historic England's publication, *The Setting of Heritage Assets (GPA Note 3)*, which provides a checklist of potential attributes of a setting shall be referred to.

The proposed development shall inevitably result in an adverse impact to the setting of the heritage assets when assessed against Historic England's publication, *The Setting of Heritage Assets (GPA Note 3)*. The intervisibility between the site and the heritage assets, including the impact upon the historically uninterrupted views across the agrarian landscape, result in a level of less than substantial harm to the setting and therefore the significance of the assets, Paragraph 202 of the NPPF (2021) being relevant. Furthermore, other environmental factors such as noise and general disturbance, Diurnal and seasonal changes must also be a consideration with regards to the impact upon the setting of the heritage assets.



For that of Elders Cottage, there is also a concern that its setting has been adversely impacted from recent development and that the application site remains the last open and undeveloped site with views afforded from and towards the asset, resulting in an adverse cumulative impact. The proposals would sever the last link between the asset and its original setting, thus the proposals would result in a level of less than substantial harm, which is considered to be at the middle of the spectrum.

For that of Starhouse Farmhouse, it is unclear if there is a shared historic functional link, should there be a clear functional link then there would be a heightened sensitivity and impact from the proposals. Nevertheless, I consider there to be an adverse impact to the setting of the historic farmstead. I acknowledge the presence of modern built form however the application site as part of the agrarian landscape and rural context positively contributes to the setting of the heritage asset. The local planning authority should be mindful of Paragraph 206 of the NPPF (2021), I consider the level of less than substantial harm to be at the lowermost end of the spectrum. The screen space and hedging proposed provides some mitigation however mitigation cannot remove harm.

I do not consider the proposals to result in harm to the setting of Onehouse Lodge and the cluster of listed buildings to the west given the interposing development.

To conclude, the proposals would fail to preserve the special interest of the listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, through change in their setting. In particular, the proposals shall result in a level of less than substantial harm at a medium level for Elder Cottage and at the lowermost end of the spectrum for Starhouse Farmhouse and Barn, Paragraph 202 of the NPPF (2021) being relevant.

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

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



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

07/03/2022

For the attention of: Daniel Cameron

Ref: DC/21/05063; Land Off Forest Road, Onehouse, Suffolk, IP14 3HQ

Thank you for consulting us on the application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20 No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure. This letter sets out our landscape and green infrastructure observations relating to the proposed application site.

Onehouse is listed within the Policy CS1: Settlement Hierarchy of the Core Strategy DPD (2008) as a Secondary Village, though the site itself falls outside of the settlement boundary, as defined in the adopted Mid Suffolk Local Plan (MSLP) (1998). Therefore, it is subject to Policy CS2: Development in the Countryside and Countryside villages which restricts development to defined categories, with which the application proposals would fail to meet. However, the site was identified within the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) as Site SS03434. The site is included in the BMSDC Landscape Sensitivity Assessment [LUC, 2020] and was judged as being moderate-low sensitivity to residential development.

Policy CL11: Retaining high quality agricultural land of the MSLP seeks to *“encourage the conservation of agricultural land”*. It also states that *“particular protection will be afforded to the best and most versatile agricultural land (namely Grades 1,2 and 3a of MAFFs [now DEFRA] Agricultural Land Classification)”*. The site is a green field site currently used for arable crop production with a Grade 3 agricultural land and therefore clarification should be sought as to the subcategory.

Policy CL1: Guiding principle to development in the countryside of the MSLP seeks to protect the *“landscape quality and character of the countryside for its own sake”* and only allows development to be sited where it will have *“minimum adverse effect on the appearance of the landscape”*.

Review of the submitted documents

- The application is supported by a Landscape and Visual Appraisal (LVA) which provides a detailed assessment of the site and the proposed scheme's effect on the landscape character and visual effect. We agree with the assessment that the proposal will relate well to the existing linear settlement on both sides of Forest Road, though it fails to discuss the potential coalescence of Onehouse and Stowmarket and cumulative impact with developments at Union Road and Northfield View.

- The visual mitigation measures recommended within the LVA and Landscape Strategy are generally acceptable, but subject to submission of a detailed landscape scheme. The retention of the established vegetation along Forest Road will be critical in ensuring the development is screened and embedded in the landscape.
- In terms of green infrastructure the proposals provide adequate open space, areas managed for biodiversity and a pedestrian connection to the PROW to the east of the site. The inclusion of an area for play and use of natural materials is welcomed though we would recommend that the area may be better sited at the southern side of the open space in order to reduce the urbanizing effect of the features. Ideally safety advice should be sought during the design and specification process from an appropriately qualified person. If it is intended to be adopted by the LPA or Parish Council full details of its maintenance and liability need to be conveyed or alternatively need to be included within an forthcoming management plan.
- The proposed new hedgerow and tree planting to the southern boundary of the site will help to filter the views from the south. The naturalized grouping of trees is desirable and should be maintained through further design development stages, though further tree planting should be considered to ensure adequate screening of the development from the south.
- The area of open space to the west of the site has been introduced to provide views through the site to the open countryside beyond. This also serves to provide an offset to the adjacent Grade 2 Listed property, though we recommend that comment be sought from the LPA Heritage Officer on potential harm to its setting.
- The entrance and westerly POS will also provide opportunity to view the proposed built form especially when traveling east out of Onehouse. Whilst it would be difficult to completely screen views of plots 1,2 and 4, strategically enhancement of the planting could help to reduce the visual effect. We recommend that some visualisation may help identify where additional screening would be best placed e.g. from photo location 12 or 13 of the LVA. Similarly the northeast edge of the eastern SuDS basin would benefit from additional planting to screen the development from the road.
- We would recommend that a flowering lawn mix be considered for areas of shorter grass within the public realm. Flowering lawns provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term.
- The development proposes the use of SuDS basins and a roadside swale which are welcomed. The illustrative masterplan indicates linear planting, such as a hedge to between the basins and residential plots. We would prefer that the basins are visual open to the residential areas to increase the level of visual amenity and improve passive surveillance. Furthermore, due to the rural nature of the site we recommend that a standard approach of precast concrete and galvanised handrail for inlets/outlets should be avoided. To improve biodiversity the attenuation area should be combined with a range of vegetation types such as wildflowers and other nectar rich plants, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland
- In line with NPPF paragraph 131 the layout includes street trees. The species and final location should take into account best practice and where adjacent to adoptable highways guidance should be sought from Suffolk County Council Highways. The establishment and retention of these trees will contribute to the character of the development, as such we would expect to see details of tree pits including any proposed root barriers and soil cells within the any future submission.
- With regards to the layout of rear gardens we recommend that clarification for access to the rear of plots 9-10 and 14-16 be sought and the placements of garages for plots 6 and 17 require further consideration.

If minded for approval, we recommend the following conditions for your consideration:

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
ARBORICULTURAL METHOD STATEMENT**

Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

- a) Measures for the protection of those trees and hedges on the application site that are to be retained,
- b) Details of all construction measures within the 'Root Protection Area' (defined by a radius of dbh x 12 where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- c) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained. The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges adjacent to the site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
LANDSCAPING SCHEME.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

Reason:- In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement were sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
LANDSCAPE MANAGEMENT PLAN.**

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

Reason: - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

**ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS) DETAILS**

Prior to the commencement of the construction of the dwellings details of SuDS shall be submitted to and approved in writing by the Local Planning Authority. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

Reason: - To ensure the visual amenity of the feature is sympathetic to the local landscape character, in this case we would be looking for soft-engineered outlets and inlets and no fencing.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS: PLAYSPACE PROVISION

Details of the onsite children's playspace provision contained within the proposed play spaces, shall be submitted to and approved in writing by the Local Planning Authority prior to any landscaping works commencing.

The details shall include the:

- a) location, layout, design of the playspace; and
- b) equipment/ features.

The playspace and equipment/features shall be laid out and installed prior to the first occupation of the development.

Reason: - To ensure adequate provision within the development and reduce pressure on existing local play areas, of which there is currently a deficit.

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

Yours sincerely,

Kim Howell BA (Hons) Dip LA CMLI
Landscape Consultant

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 13 October 2021 09:54
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/05063

Public Realm Officers consider the level of open space and the provision of a naturalistic play area are appropriate for this development. We have no objections to this development from an open space or play provision perspective.

Regards

Dave Hughes
Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Daniel Cameron – Planning Officer

From: Robert Feakes – Housing Enabling Officer

Date: 14 October 2021

Subject: Outline Planning Application

Reference: DC/21/05063

Proposal: Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Location: Land South Of Forest Road Onehouse IP14 3HQ

Key Points

1. Background Information

The proposal includes a policy-compliant amount of affordable housing and the proposed affordable housing mix is supported.

This advice is provided with regard to the current local planning policy framework, and not the emerging Joint Local Plan. Please note the emerging Joint Local Plan in respect of housing needs and design standards for space, accessibility, energy and water efficiency; which may be in force by the time this development comes forward.

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. Planning officers will consider whether this is an appropriate quantum and density of development for this location, with regard to planning policies and relevant constraints on development.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 6 households with a local connection to Onehouse registered for affordable housing, as of October 2021, with more than 600 on the Housing Register with a connection to Mid Suffolk.

3. Preferred Mix for Affordable Housing

3.1 The development is proposing a policy compliant number of affordable homes, at 7. The mix proposed is as follows.

Number of units	Bedrooms and Occupants	Tenure and Type
2	1b2p	Affordable Rent - Maisonette
2	2b4p	Affordable Rent – House*
1	3b5p	Affordable Rent – House
1	2b4p	Shared Ownership - House
1	3b5p	Shared Ownership - House

3.2 This mix is supported, noting the issue described in the footnote.

3.3 With only 7 affordable units, the opportunity to pepper-pot the units is limited. Whilst this is only an outline application, the indicative distribution of the affordable units is acceptable considering that they are well integrated into the middle of the site. This is a key issue which will need to be considered properly as part of the reserved matters application. The applicant will also need to ensure that the affordable homes are built to the same quality and design as the market homes, ensuring a tenure-blind design.

3.4 A phasing plan will need to be agreed and secured, to ensure that affordable homes are delivered alongside market homes.

3.5 It is recommended that all internal roads are delivered to an adoptable standard.

3.6 Other relevant information on the affordable housing is as follows:

- Affordable units to be secured by a Section 106 agreement and promptly transferred to a Registered Provider upon completion.
- Properties must be built to current Homes England and Nationally Described Space Standards 2015.
- All maisonettes to be installed with a level access shower rather than a bath. Development to meet Part M (4) category 2 of the Building Regulations would also be welcomed.
- The Council is to be granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- Adequate parking provision, cycle storage and shed provision must be made for the affordable housing units.
- The Council will not support applications for grant funding to deliver these affordable homes.

4. Open Market Mix

4.1 The proposed open market mix is

* The planning application documents refer to these units as 2b2p houses. This is understood to be an error, with the correct size being 2b4p as stated in the above table. For the avoidance of doubt, 2b2p would not be acceptable.

Type	Number
2b4p Semi-Detached House	2
2b4p Detached House	1
3b5p Bungalow	2
3b5p Detached House	5
3b6p Detached House	2
4b6p Detached House	1

4.2 The SHMA (2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development contributes to meeting overall needs. The table below suggests a reasonable split of dwelling sizes.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	1	-1
2	3	4	-1
3	9	4	5
4+	1	4	-3

4.3 Data from the 2011 Census shows significantly higher levels of under-occupation in Onehouse (84.3%) than both Mid Suffolk (80.8%) and England as a whole (68.7%), indicating potential demand for smaller homes to enable downsizing. As such it is not recommended that the number of larger (4+ bed) units be increased.

4.4 The inclusion of two bungalow units is welcomed.





Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

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

Consultation Response Pro forma



1	Application Number	DC/21/05063	
2	Date of Response	13/10/2021	
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> <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.

Consultation Response Pro forma

1	Application Number	DC/21/05063	
2	Date of Response	08/10/2021	
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> <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>	

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Consultee Comments for Planning Application DC/21/01735

Application Summary

Application Number: DC/21/01735

Address: Wakelyns Farm Metfield Lane Fressingfield Eye Suffolk IP21 5SD

Proposal: Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

Case Officer: Jasmine Whyard

Consultee Details

Name: Mr James Fadeyi

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

Email: Not Available

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

Comments

Good Morning,

Thank you for your email re-consultation on the reserved matters application DC/21/05063.

Waste services have reservations about this application.

Please ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around. I have previously attached the vehicle specifications on 08/10/21 for your perusal.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

Our Ref: 21_05353_P
Your Ref: DC/21/05063

05/10/2021

Dear Sir/Madam

RE: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure at Land South Of Forest Road Onehouse IP14 3HQ

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

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

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

Kind Regards,

Ellen.

Ellen Moore
Sustainable Development Officer
Water Management Alliance



Cert No. GB11990

Jane Marson (Chairman) Michael Paul (Vice-Chairman)
Phil Camamile (Chief Executive)



Cert No. GB11991

Consultee Comments for Planning Application DC/21/05063

Application Summary

Application Number: DC/21/05063

Address: Land South Of Forest Road Onehouse IP14 3HQ

Proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in an outline planning application. Stating that the dwellings will have level access does not fulfil the need for adequate housing for disabled people - it is not sufficient to just state that disabled people will be able to get inside a dwelling.

All dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is our view that at least 3% of the dwellings in housing developments of over 10 dwellings should be bungalows to assist people with mobility problems and to assist people who wish to downsize from larger dwellings. However, in this instance we do not feel that two X 3 bed bungalows is sufficient. Consideration should be given to also providing 2 bed bungalows.

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

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

Care should be taken to ensure the play area is accessible to children with disabilities.

Your ref: DC/21/05063/OUT
Our ref: Land South of Forest Road,
Onehouse, Stowmarket, IP14 3EW. Matter No: 60159
Date: 19 October 2021
Enquiries to: Laura Harrad
Tel: 01473 260043
Email: Laura.Harrad@suffolk.gov.uk



By e-mail only:

planningyellow@baberghmidsuffolk.gov.uk
Daniel.Cameron@baberghmidsuffolk.gov.uk

Dear Daniel,

Onehouse: Land South Of, Forest Road– Developer Contributions.

I refer to the proposal: Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.

We have previously responded to a pre-application Developer Contributions Consultation on this development, please see letter dated 9 June 2021, ref: DC/21/02855/ PREAPP.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site-specific mitigation which will require a S106 to be entered into with SCC and other parties.

Summary table of infrastructure requests:

CIL	Education	Capital Contribution
	- Secondary expansion	£71,325
	- Sixth form expansion	£23,775
CIL	Libraries improvements	£4,320
CIL	Waste	£2,260
S106	Education	
	- Primary new build	£102,540
	- Early years new build	£41,016
S106	Monitoring fee (per trigger point in time)	£412
S106	Highways	Tbc

Paragraph 57 of the National Planning Policy Framework (NPPF) 2021 sets out the requirements of planning obligations, which are that they must be:

- 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.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

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 application 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.

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 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific contribution requirements related to the proposed scheme are set out below:

1. **Education.** Paragraph 95 of the NPPF states: ‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 106 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site".

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors". The DfE scorecard costs have been adjusted for inflation using the latest Building Cost Information Service (BCIS) All-In Tender Price of Index (TPI), published March 2020. The technical notes state to adjust the national average to the region of interest, divide the national average cost by the weight for the region, given in the Scorecard underlying data (the regional weight has been calculated using the regional location factors).

The most recent scorecard is 2019 and the national average new build school cost per pupil for primary schools is £20,508 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national new build cost (£20,508 / 1.00) produces a total of £20,508 per pupil for new primary schools.

The most recent scorecard is 2019 and the national average school expansion build cost per pupil for secondary schools is £23,775 (March 2020). The regional

weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national expansion build cost (£23,775 / 1) produces a total of £23,775 per pupil for permanent expansion of secondary schools. The DfE guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

School level	Minimum pupil yield:	Required:	Cost per place £ (2020/21):
Primary school age range, 5-11:	5	5	£20,508
High school age range, 11-16:	3	3	£23,775
Sixth school age range, 16+:	1	2	£23,775

Total education CIL contributions:	£95,100.00
Total education S106 contributions:	£102,540.00

The local schools are Wood Ley CP School (catchment and nearest), Chilton CP School (Catchment and 2nd nearest), and Stowmarket High School (Age 11-18) (catchment and nearest school). Based on the existing forecasts and potential developments in the area and local plans coming forward, SCC will have no surplus places available at the catchment primary and secondary schools.

At the primary school level, the proposed strategy for mitigating this growth is via provision of a new primary school (Grace Cook Primary School).

At the secondary school and sixth form levels, the strategy is to expand existing provision to meet the demands arising from basic need and housing growth.

Based on existing school forecasts, potential developments in the area and local plan sites, SCC will have no surplus places available at the local primary, secondary and sixth form schools. On this basis, at the primary school level a new school will be required and a S106 contribution of £102,540 (2021) is

requested (5 pupils x £20,508) = **£102,540** (2020/21 costs) At the secondary school level a future **CIL** funding bid of at least (3 pupils x £23,775) = **£71,325** (2020/21 costs) will be made, and at sixth form level a future **CIL** funding bid of at least (1 pupil x £23,775) = **£23,775** will be made for expansion of local sixth form provision.

- 2. Pre-school provision.** Provision for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

This matter is in the Onehouse ward where there is an existing deficit of FTEs. It is anticipated that this proposal will generate two children. The strategy for Chilton Leys is for a new early years setting, on this basis, an Early Years **S106** contribution of (2 FTEs x £20,508) = **£41,016** (2021 costs) will be sought to go towards pre-school provision as set out in the Suffolk County Councils Chilton Leys strategy.

Total Early Years S106 contributions:	£41,016
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- 3. Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A further key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. 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, including details of the proposed PROW improvements along Forest Road.

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).

5. 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 **CIL** contribution of £216 per dwelling is sought (i.e. £216 x 20 = £4,320) 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.

Libraries CIL contribution:

£4,320

6. 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.

SCC has a project underway to identify a new HRC site for the Stowmarket catchment area. The likely cost of a new RC is between £3m and £5m. This is a priority site in the Waste Infrastructure Strategy and some budget has been identified for this purpose, however, the Waste Service would expect contributions of £113 per household from any significant development in this area. £113 x 20 = £2,260

Waste CIL Contribution:

£2,260.00

- 7. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 62 to 65 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. 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 inappropriately.

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

9. 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.

11. 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.

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. Monitoring Fee. The new CIL Regs allow for charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable upon completion of the S106

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

Yours sincerely,

Laura Harrad
Planning Officer

Growth, Highways, & Infrastructure Directorate

cc Ben Chester, Suffolk County Council
Carol Barber, Suffolk County Council
Floods Planning, Suffolk County Council