

Consultee Comments for Planning Application DC/22/01159

Application Summary

Application Number: DC/22/01159

Address: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).|cr|

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Karen Price

Address: Lynwood, Grove Road, Brockdish, Bacton Stowmarket, Nr Diss, Norfolk IP21 4JP

Email: Not Available

On Behalf Of: Old Newton With Dagworth And Gipping Parish Clerk

Comments

This application was discussed at an extra planning meeting of the parish council.

Appearance Does not fit with anything already in existence in the village. Our village is a historic and characteristic village with a degree of heritage to it and the planned street views show bad practice being used with regimented roof lines, all designs being predominantly red and some yellow bricks with only 2 different roof types, artificial cladding and not rendered which is not typically a Suffolk characteristic trait. The Suffolk design guide individual dwellings design principles from Suffolk.gov website encourages a variety of styles and materials through the design.

The Charcoal coloured pantile roof should be traditional Suffolk slate. Suffolk guidance document states that developers should be using a variety of characteristics, brick plinths, sloping dormer windows, chimneys, roofing types and bay windows and first floor overhangs. Principle developments for Suffolk and there should be an importance of developing Suffolk architecture not just standard British architecture.

The development should be in keeping with the historic heart of the village and long-term impact. All the views have no mature trees in it and the drawings are giving a false picture as the trees will not be mature for a good 10 15 years. Cllrs would like to see considerably more trees, greenery and scenery, there is only one mature tree being suggested. Cllrs believe that at least 50% of the trees need to be mature otherwise it will be 10-15 years before the desired outcome will be achieved.

The National Character Area (NCA) document 83 and historical statement The NCF should

encourage measures that retain a notable national character area. This falls foul of the profile and to preserve the high Suffolk clay lands these are principles we should be adopting. Our village shouldn't be over developed, and open space should be more readily available and encourage people and developers to help better use and provide open spaces. We would wish to reduce the number of houses in the plot area specified and increase the green space being offered.

Layout - The distribution of the affordable, shared and open market houses are supposed to be pepper potted around the site but they appear to be all in one area (at the furthest end of the development) and the more expensive properties and open market houses definitely being given preferred plots. They are definitely not pepper potted around the site.

The footpath stops at a flint wall and goes nowhere and will not provide access to other parts of the village or to the school. The route to school has been an issue for many years and is likely to be further exacerbated with no clear safe route to school and access from this new development.

All the houses have parking spaces but not necessarily near to the houses themselves and therefore car parking will be an issue on the kerbsides. The double parking provision will lead to the same chaos experienced elsewhere already in the village as seen in Greenacres and Mutton Meadow car parks where parishioners insist on parking as close to their homes as possible and therefore abuse the road, verges and pavements. Cllrs are adamant that people will take the shortest route to their homes from the car parking spaces which is a concern to the Council as this will lead to refuse collection and emergency vehicles not being able to get into the development safely if cars are parking on the road. The double parking offered one in front of the other is done to save on space and is not going to work in terms of practicality. The maisonettes alone will possibly have 8 vehicles. Approximately a total of a further 128 cars potentially trying to gain access onto Church Road which is a C road which will then add pressure onto the shoulder of mutton cross roads. The entrance for this new development ideally needs to be moved to Stowmarket road which is a B road not opposite the sports and social club and the village hall and not impacting on an already busy junction at the shoulder of mutton crossroads.

There are a number of new properties that are very close to existing listed properties. The setting although adjacent to the buildings has been quoted as not being relevant as they were approved in the outline application. Cllrs are very concerned about the impact on the heritage and proximity to these properties not properly being taken into consideration. In fact, the density of the houses on the entrance is not respecting the adjacent listed buildings and are at odds with the meadow and farmyard setting. Therefore, the abundance of houses upon the entrance should be reduced, also the front 3 houses on Church Road are very close to the road and need to be moved back from the entrance to the new development.

The borders are also not clearly defined. On the more detailed map the boundary lines are not clear enough to see if the existing properties would have access to the rear of their boundary fences and hedges for maintenance access. In addition the two end properties would need to be

bungalows otherwise there will be issues with privacy and looking directly into the existing neighbouring properties.

Scale - Comments from Cllrs were unanimous in that the visibility splays and areas of manoeuvre for vehicles hasnt been well thought out. The Cllrs felt that there were too many properties occupying a relatively small space and the overall design appears fairly bland and is similar to many other new developments across the country. The site appears cramped and consideration should be given to moving the development away from the properties along Church Road moving beyond the Landscape Parameter line and so giving green space between the development and existing properties. Access, parking and the styles being proposed are not in-keeping with Old Newton.

It was identified that there is a spur near the balance pond area for access to what appears to be for further development that needed to be highlighted. Cllrs were aware that this could be the start of a much larger development longer term outside the settlement boundary, this area should be considered as land for development and not set aside in case of future development.

In addition - Little appears to have been done to address the ecological impact and as this was pushed through the planning meeting without correct procedures being followed, Cllrs are not happy with what has been submitted for approval.

Anglian Water have stated that the foul water provision is not capable at the present time to cater for the extra properties and the Parish Council is concerned as to how this is going to be achieved and would like to see the plans for the new system and where and how this will link into the rest of the village. Apparently there is a ditch that has drainage attached to it from the existing houses and residents are concerned that any ditches that are filled and piped need to be connected to ensure that flooding does not re-occur as was an issue some years back which led to the drainage pipes being installed in the first instance into the ditch that is being proposed to be filled in.

Karen Hall-Price - Parish Clerk & RFO
Old Newton with Dagworth & Gipping Parish Council

Email: parish.clerk@oldnewtonpc.co.uk

Consultee Comments for Planning Application DC/22/01159

Application Summary

Application Number: DC/22/01159

Address: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).|cr|

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Karen Price

Address: Lynwood, Grove Road, Brockdish, Bacton Stowmarket, Nr Diss, Norfolk IP21 4JP

Email: Not Available

On Behalf Of: Old Newton With Dagworth And Gipping Parish Clerk

Comments

This application was discussed at an extra planning meeting on 20th July 2022.

The developer has attempted to address our concerns and it is a positive move away from the front of the proposed development. Landscaping has been reconsidered and includes a footpath. However repositioned plot for 024 Cllrs couldnt find it on the new plan. Landscaped plans have omitted the planting shown on the layout and we still dont know how this is going to be revised. The new site plan is still to be submitted and Cllrs have not seen this document and therefore cannot comment on anything we havent yet seen. Cllrs feel that the plans surely influence the other and we cannot work from the plans as they stand as they are subject to change.

The parking triplex provision has been removed but there is still a significant amount of tandem parking and visitor parking is inadequate. A significant amount of parking is still divorced from the properties, which will in Cllrs opinions cause parking issues on the road. Cllrs felt that they cannot make any realistic comments with so many uncertainties outstanding. Cllrs appreciate the creation of the public open space and the outline of the footpath and the removal of triple parking, but the tandem parking is still a major concern.

The footpath issues still give Cllrs concern from the point of view that all correspondence we had with SCC is that the footpath needs to remain open except for health and safety whilst building works have started. Even once this has commenced the footpath needs to be re-routed around the perimeter of the site and not using the B1113 which is not a safe alternative route. Parish Councillors would like to be informed of any requests for closure before we hear about it from the closure notice from SCC. We look forward to reviewing the site plan when there are no ambiguities and it is complete.

At our first meeting with the developer Cllrs discussed the entrance and the hoarding could this be moved back so that lorries can enter the site without utilising neighbours driveways as per residents complaint letters on the website. Cllrs would also like to ask that the Construction management plan to include no deliveries until after 9.30am. No starting work before 8am. Gates opening into the site not onto the road. Another meeting with the developers would be welcomed to discuss the layout of the properties themselves to include individual house design and designs suggested within the National Character Area Profile for South Norfolk and High Suffolk Claylands and the Suffolk Design Guide. Cllrs would also want to discuss a more detailed landscape and planting plan. An evening meeting to allow Cllrs to attend as many of my Cllrs are working during the day. Cllrs would also like to see that this site remains a mixed development and is not later changed to 100% affordable as the moat meadow application that has just been submitted.

Proposed to refuse this application on the above points and the on the grounds of incomplete information, seconded unanimously in favour of refusal at this time at Parish Council level.

Karen Hall-Price
Parish Clerk & RFO
Old Newton with Dagworth & Gipping Parish Council

Email: parish.clerk@oldnewtonpc.co.uk

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

Sent: 14 Mar 2022 02:19:49

To:

Cc:

Subject: FW: DC/22/01159 - Consultation response

Attachments: ufm66_Standard_Consultation.pdf

From: SM-NE-Consultations (NE)

Sent: 14 March 2022 13:54

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

Subject: DC/22/01159 - Consultation response

Dear Sirs

Application ref: DC/22/01159

Our ref: 385668

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

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

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

Yours faithfully

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

Enquiries line: 0300 060 3900

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

Thriving Nature
for people and planet



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

Sent: 04 Jul 2022 11:31:08

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES

Attachments:

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 04 July 2022 10:57

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

Subject: RE: MSDC Planning Re-consultation Request - DC/22/01159 - RES

Good morning Vincent

Our reference number PLN-0142402

Thank you for your email re consultation regarding the above reserved matters application

Please be advise we have no further comments to add to our previous response

Kind Regards



Sandra De Olim

Pre-Development Advisor

Team: 07929 786 955

Email: planningliaison@anglianwater.co.uk

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



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: 186692/1/0142402

Local Planning Authority: Mid Suffolk District

Site: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings

Planning application: DC/22/01159

Prepared by: Pre-Development Team

Date: 16 March 2022

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

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

Section 4 - Surface Water Disposal

We have been in communication with both the applicant and the Lead Local Flood Authority. Based on the submitted surface water drainage information we consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage. Discussions have included the possibility of Anglian Water adopting the on-site surface water pumping station. We can confirm that, subjecting to meeting adoptable standards, design and technical review, this would be acceptable.

We will continue to engage with the Lead Local Flood Authority and the applicant.



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk

Email Only:

Your Ref: DC/22/01159

Our Ref: IESCCG/000322/ONW

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

24/03/2022

Dear Sirs, Madam

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Location: Land East Of, Greenacres, Old Newton, Suffolk

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

Background

2. The proposal comprises a development of up to 64 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is one GP practice within a 3km radius of the proposed development. This practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. The current data is showing that the practice has capacity but we are aware that this data is not accurate to the actual special analysis. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

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

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

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

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stowhealth	19,078	1,487.70	21,696	-180
Total	19,078	1,487.70	21,696	-180

Notes:

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

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

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Crisell', with a stylized, sweeping flourish at the end.

Chris Crisell

Estates Strategic Planning Manager

Ipswich and East Suffolk Clinical Commissioning Group

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

Sent: 26 Jul 2022 09:21:21

To:

Cc:

Subject: FW: DC/22/01159

Attachments: image005.wmz, image007.wmz

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

Sent: 25 July 2022 14:17

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

Subject: DC/22/01159

Due to previous comments being made earlier in the year relating to this application, SNEE ICB believe that no further comment is required at this stage.

Regards

SNEE ICB Estates Planning



Suffolk and North East Essex Email: planning.apps@suffolk.nhs.uk

 **Website:** suffolkandnortheastsex.icb.nhs.uk

[@SNEEICB_IES](#) | [@SNEEICB_NEE](#) | [@SNEEICB_WS](#)

Your ref: DC/22/01159
Our ref: Old Newton – land east of Greenacres,
Church Road 57714
Date: 01 July 2022
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Vincent,

Old Newton: land east of Greenacres, Church Road – reserved matters

I refer to the proposal: application for approval of reserved matters following outline planning permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for appearance, layout, and scale for the erection of 64no. dwellings (including 22 affordable).

Reason(s) for re-consultation: please see documents submitted 01.07.2022.

I previously responded to the consultation by way of letter dated 07 March 2022, which is still applicable. I have no further comments to make in respect of this re-consultation.

Yours sincerely,



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

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

Your ref: DC/22/01159
Our ref: Old Newton – land east of Greenacres,
Church Road 57714
Date: 07 March 2022
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Vincent,


Old Newton: land east of Greenacres, Church Road – reserved matters

I refer to the proposal: application for approval of reserved matters following outline planning permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for appearance, layout, and scale for the erection of 64no. dwellings (including 22 affordable).

A pre-application consultation response was submitted to the local planning authority by way of letter dated 24 August 2021.

I have no comments to make on this reserved matters consultation. However, I have copied to service colleagues who cover highways, floods planning, archaeology, and fire matters.

Yours sincerely



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

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

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

Sent: 04 Jul 2022 10:24:09

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES

Attachments:

-----Original Message----- From: Water Hydrants Sent: 04 July 2022 09:24 To: BMSDC Planning Area Team Pink
Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES Fire Ref.: F221453 FAO: Vincent Pearce
Good Morning, Thank you for your letter regarding the re-consultation for this site. Our original, published letter, and Condition 22, in the Original Decision notice for DC/19/02878/OUT will need to follow this build to its conclusion. We do not need to comment again. If you have any queries, please let us know, quoting the above Fire Ref. number. Kind regards, A Stordy Admin to Water Officer Fire and Public Safety Directorate, SCC 3rd Floor, Lime Block, Endeavour House Russell Road, IP1 2BX Tel.: 01473 260564 Team Mailbox: water.hydrants@suffolk.gov.uk My work days are Mon, Tues, Wed & Fri Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services. Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

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

Sent: 07 Mar 2022 09:00:53

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/01159 - RES

Attachments:

-----Original Message----- From: Water Hydrants Sent: 07 March 2022 08:15 To: BMSDC Planning Area Team Pink
Subject: FW: MSDC Planning Consultation Request - DC/22/01159 - RES Fire Ref.: F221453 FAO: Vincent Pearce
Good Morning, Thank you for your letter regarding the Reserved Matters for this site. Please ensure that Condition 22,
from the original Decision Notice for planning application DC/19/02878/OUT, follows this planning application to its
conclusion. If you have any queries, please let us know, quoting the above Fire Ref. number. Kind regards, A Stordy
Admin to Water Officer Fire and Public Safety Directorate, SCC 3rd Floor, Lime Block, Endeavour House Russell Road,
IP1 2BX Tel.: 01473 260564 Team Mailbox: water.hydrants@suffolk.gov.uk My work days are Mon, Tues, Wed & Fri
Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving
to improve and securing the best possible services. Our
Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

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

Sent: 07 Mar 2022 02:16:53

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/01159 - RES

Attachments:

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

Sent: 07 March 2022 13:56

To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/22/01159 - RES

Dear Vincent,

Thank you for consulting me about the reserved matters application. On reviewing the planning documents submitted I have no comment to make.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

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

Sent: 04 March 2022 18:16

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/22/01159 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/01159 - Land East Of, Greenacres, Old Newton, Suffolk

Kind Regards

Planning Support Team

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

Sent: 04 Jul 2022 03:20:45

To:

Cc:

Subject: FW: 2022-07-04 JS Reply Land East Of, Greenacres, Old Newton, Suffolk Ref DC/22/01159 - RES

Attachments:

-----Original Message----- From: GHI Floods Planning Sent: 04 July 2022 15:17 To: BMSDC Planning Area Team Pink
Cc: Vincent Pearce Subject: 2022-07-04 JS Reply Land East Of, Greenacres, Old Newton, Suffolk Ref DC/22/01159 -
RES Dear Vincent Pearce, Subject: Land East Of, Greenacres, Old Newton, Suffolk Ref DC/22/01159 Please see the
LLFA previous consultation reply. Kind Regards Jason Skilton Flood & Water Engineer Suffolk County Council
Growth, Highway & Infrastructure Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

Sent: 11 Apr 2022 10:26:33

To:

Cc:

Subject: FW: 2022-04-11 JS Reply Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - RES

Attachments:

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

Sent: 11 April 2022 08:53

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

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

Subject: 2022-04-11 JS Reply Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - RES

Dear Vincent Pearce,

Subject: Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/01159.

The following submitted documents have been reviewed and we recommend **approval** at this time:

- Site location plan 101-427(p)011
- Site plan 101-427(p)017
- Surface Water Drainage Strategy Ref AVO21049 AO3
- Drainage details sheet 1 982-avo-xx-dr-c-511-0p1
- Drainage details sheet 2 982-avo-xx-dr-c-512-p01
- Flood Risk Assessment Ref AEG0304_IP14_OldNewton_01
- Surface water exceedance routing 982-avo-xx-dr-c-520-p02
- Illustrative Landscaping Masterplan Ref p21-3754_01
- Landscape Management Plan Ref P21-3754
- Dwellings overlooking Detention Basin Ref 101-427/(P)027
- Designers Risk Assessment Ref AVO21049

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

Sent: 08 Mar 2022 09:29:42

To:

Cc:

Subject: FW: 2022-03-08 JS Reply Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - RES

Attachments:

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

Sent: 08 March 2022 09:05

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

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

Subject: 2022-03-08 JS Reply Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - RES

Dear Vincent Pearce,

Subject: Land East Of, Greenacres, Old Newton, Ref DC/22/01159 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/01159.

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

- Site location plan 101-427(p)011
- Site plan 101-427(p)017
- Surface Water Drainage Strategy Ref AVO21049 AO2
- Drainage details sheet 1 982-avo-xx-dr-c-511-0p1
- Drainage details sheet 2 982-avo-xx-dr-c-512-p01
- Flood Risk Assessment Ref AEG0304_IP14_OldNewton_01
- Surface water exceedance routing 982-avo-xx-dr-c-520-p02
- Illustrative Landscaping Masterplan Ref p21-3754_01

A holding objection is required because the applicant needs to provide a surface water drainage strategy utilising above ground open SuDS for collection, conveyance, storage, and discharge or demonstrate why this is not appropriate. They also need to provide detail about the SuDS features landscaping and establishment.

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

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

1. Submit a layout plan utilising above ground open SuDS for collection, conveyance, storage, and discharge, or demonstrate why this is not appropriate. The surface water drainage system shall be multifunction were possible but shall meet the four pillars of SuDS.
2. Amend the layout so that the attenuation basin is significantly overlooked by several dwellings.
3. Provide landscaping and establishment (for first 5 years) details for all SuDS features
 - a. LLFA guidance can be found here. [Suffolk-Suds-Palette-002.pdf](#)
4. Provide a CDM designers risk assessment for all open SuDS features.
5. Demonstrate that the surface water pump station will be designed and adopted by Anglian Water

Note further information may be required

Kind Regards

Jason Skilton

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

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

Sent: 04 Jul 2022 03:19:20

To:

Cc:

Subject: FW: APPLICATION FOR RESERVED MATTERS - DC/22/01159

Attachments:

From: Hannah Cutler <Hannah.Cutler@suffolk.gov.uk>

Sent: 04 July 2022 12:51

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

Subject: APPLICATION FOR RESERVED MATTERS - DC/22/01159

APPLICATION FOR RESERVED MATTERS - DC/22/01159

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Dear Vincent

Thank you for this re consult.

Conditions for archaeology (6 and 7) applied to DC/19/02878 are sufficient.

All the best

Hannah

Dr Hannah Cutler (She/Her)

Archaeological Officer

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel: 01284 741229

Mob: 07860 832329

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

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Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)

Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

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

Sent: 14 Mar 2022 08:45:46

To:

Cc:

Subject: FW: DC/22/01159, Land East Of Greenacres Old Newton

Attachments:

From: Hannah Cutler <Hannah.Cutler@suffolk.gov.uk>

Sent: 10 March 2022 15:09

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

Subject: DC/22/01159, Land East Of Greenacres Old Newton

Dear Vincent

I have reviewed this reserved matters application.

Conditions 6 and 7 on application DC/19/02878 (or repeated as you see fit for this application) should be sufficient to secure archaeological investigation on this site

All the best

Hannah

Dr Hannah Cutler (She/Her)

Archaeological Officer

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel: 01284 741229

Mob: 07860 832329

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

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Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

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

Sent: 08 Jul 2022 08:50:42

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 07 July 2022 17:49 To: BMSDC Planning Area Team Pink Subject: RE: MSDC Planning Re-consultation Request - DC/22/01159 - RES Good afternoon Thank you for consulting Public realm on the above. The submission of details does not include that of landscaping and so Public Realm Officers have no further comments to make other than to restate our comments in March: "Public Realm Officers only comment would be that we would still like to see some elements of 'natural play' incorporated into the landscaping. This can be as simple as large boulders or a large tree trunk for climbing on. Whilst landscaping needs to look attractive there does need to be interest for all ages" Regards Nick Elliott Public Realm Officer "Community Infrastructure Babergh and Mid Suffolk District Councils " Working Together (M) 07860 829546 (T) 01473 296340 www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 15 Mar 2022 08:30:11
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/22/01159 - RES
Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 14 March 2022 15:41 To: BMSDC Planning Area Team Pink Subject: RE: MSDC Planning Consultation Request - DC/22/01159 - RES Public Realm Officers only comment would be that we would still like to see some elements of 'natural play' incorporated into the landscaping. This can be as simple as large boulders or a large tree trunk for climbing on. Whilst landscaping needs to look attractive there does need to be interest for all ages. Regards Dave Hughes Public Realm Officer

Your Ref: DC/22/01159
Our Ref: SCC/CON/2631/22
Date: 11 July 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01159

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable)

LOCATION: Land East Of, Greenacres, Old Newton, Suffolk

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

Further to the submission of amended plans and confirmation that the estate roads and footways will remain private (not adopted and maintained by the Highway Authority), we are satisfied with the proposal. The outline planning permission (DC/19/02878) includes the vast majority of necessary highway related conditions, however the following condition and notes are recommended:

Condition:

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 101-427/(P)016 AF for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

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/>

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 - <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.

SCC Public Rights Of Way (PROW) Team will provide a separate response with comments on matters relating to FP47.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/22/01159
Our Ref: SCC/CON/1622/22
Date: 12 May 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01159

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

LOCATION: Land East Of, Greenacres, Old Newton, Suffolk

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

Further to the submission of revised plans and confirmation from the applicant that the estate roads will remain private, the following comments remain outstanding from our previous response dated 16/03/22 (ref: SCC/CON/0853/22) that contained comments numbered 1 - 10:

2. The distance of the parking from the dwellings and triple tandem layout for plots 1 and 2 is likely to result in vehicles being parked and manoeuvred near the main access junction. **Issue remains on revised plans.**

3. The distance of the parking from the dwelling for plot 6 is likely to result in vehicles being parked near the main access junction. **Issue remains on revised plans, although accepted that it is to a lesser extent for this plot as it benefits from a suitable parking arrangement - a rear access route from the parking to the dwelling could easily address this comment.**

10. The development layout appears to divert the alignment of the public footpath that runs north to south through the site. Has this been agreed with the SCC Public Rights Of Way team? **It is noted that there is an objection from the SCC PROW team and advice should be sought from that team as whether the amended plans address their comments.**

Holding objection remains until the above comments have been addressed.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/22/01159
Our Ref: SCC/CON/0853/22
Date: 16 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01159

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

LOCATION: Land East Of, Greenacres, Old Newton, Suffolk

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

Holding objection until the following comments have been addressed, or in some cases confirmed that the estate roads will remain private:

1. The outline planning permission included a condition (17) requiring visibility splays of 49m and 52m at the access junction. This proposal shows visibility splays of 70m (acceptable) and 44m (potentially not acceptable) on the junction layout drawing and 43m (potentially not acceptable) on the site plan. Please clarify and justify the visibility splay changes from the outline permission. It is also noted that the site plan drawing does not show the frontage footway to the west of the access.
2. The distance of the parking from the dwellings and triple tandem layout for plots 1 and 2 is likely to result in vehicles being parked and manoeuvred near the main access junction.
3. The distance of the parking from the dwelling for plot 6 is likely to result in vehicles being parked near the main access junction.
4. Plot 3 also shows triple tandem parking for a dwelling fronting a potentially adoptable road.
5. The raised section on the main access road appears to be a hybrid kerbed/ shared surface road. This section requires a footway on both sides if the roads are to be adopted by the Highway Authority.

6. There are excessive lengths of dropped kerbs in several locations (plots 20 – 27, 51 - 52, 58 – 60 for example) for an adoptable road. These will need to be separated if the roads are to be adopted by the Highway Authority.
7. The most densely populated part of the development mostly relies on visitor parking within private driveways that are some distance from this area (plots 34 - 64).
8. If the roads are to be adopted by the Highway Authority, the transition to shared surface road close to plot 27 should be moved in an easterly direction to provide a speed restraint.
9. The parking for plot 23 (and 45 to a lesser extent) would require long distance reversing manoeuvres, which is not acceptable. Similarly, the driveway accessing plots 23 - 26 does not appear to have a bin collection point or space for a refuse vehicle to turn.
10. The development layout appears to divert the alignment of the public footpath that runs north to south through the site. Has this been agreed with the SCC Public Rights Of Way team?

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

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

Sent: 12 Jul 2022 08:29:15

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES

Attachments:

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 11 July 2022 10:53

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

Cc: Ben Chester <Ben.Chester@suffolk.gov.uk>; David Falk <david.falk@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Ken Larcombe <Ken.Larcombe@suffolk.gov.uk>

Subject: FW: MSDC Planning Re-consultation Request - DC/22/01159 - RES

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land east of Greenacres, Old Newton and Dagworth – DC/22/01159-RES

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

As previously notified, the proposed site contains a public right of way (PROW): Old Newton and Dagworth Public Footpath 47 (FP47). The Definitive Map for Old Newton and Dagworth can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Old-Newton-Dagworth.pdf> but a more detailed plot of public rights of way can be requested by the applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We previously objected to this application on the basis that FP47 was not correctly depicted on the Applicant's plans. We are pleased to see that they have been in touch with the Definitive Map Team and the correct legal alignment of FP47 is now shown, along with their proposed diverted route. We are content to withdraw our objection, however this is on the basis that the diverted route must be constructed to an adoptable standard and to a specification to be agreed with our team in advance of construction beginning. The Applicant MUST also note that they must not undertake any construction which would affect the legally recorded route of the footpath until the diversion is legally approved and confirmed.

The following MUST also be taken into account:

- 1. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period.** If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).
- 2. 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.

- 3. 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.

4. **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 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
5. **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 - <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.
6. 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.
7. Any **hedges adjacent to PROW** must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not 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 metre 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.
8. **There may be a further 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
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/22/01159 - RES

Thank you for your consultation concerning the above application.

The proposed site contains a public right of way (PROW): Old Newton and Dagworth Public Footpath 47 (FP47). The Definitive Map for Old Newton and Dagworth can be seen at:

<https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Old-Newton-Dagworth.pdf> but a more detailed plot of public rights of way should be requested by the applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We OBJECT this proposal for the following reasons:

- FP47 runs through the site. FP47 starts at the junction of Church Road and Mutton Meadow north of the site and then runs southwards to, and then through, the agricultural field south of the site.
- The Design and Access Statement, 2.2.2 accurately states that 'a public footpath that runs down the west of the site'. However, site plans either omit the footpath or depict it inaccurately.
- The Design and Access Statement, 2.9 Constraints and Opportunities, plan on page 12, depicts in a pink dashed line 'Existing Public Footpath', but that line does not match the definitive alignment of FP47.
- The Design and Access Statement needs to show how the definitive alignment of FP47 will be accommodated within the site.
- If a diversion of FP47 is required, however minor, then the applicant needs to contact the District Council Rights of Way Officer (Sharon.Berry@baberghmidsuffolk.gov.uk) to discuss the process, cost and timeline to achieve this. If a diversion is necessary to enable development then that may be possible under Section 257 of the Town and Country Planning Act 1990. If a diversion is desirable then that may be possible under Section 119 of the Highways Act 1980.
- Alternatively, the definitive alignment for FP47 can be retained and accommodated within the design of the site.
- As highlighted above, a more detailed plot of public rights of way should be requested by the Applicant to accurately plot PROW on relevant plans and enable a decision on whether the applicant wishes to progress a diversion of FP47. Please contact DefinitiveMaps@suffolk.gov.uk for more information on obtaining a more detailed plot of public rights of way. Note, there is a fee for this service.

Furthermore, we ask that the following is taken into account:

1. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. Any hedges adjacent to PROW must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not 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 metre 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.

8. There may be a further 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
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

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

From: planningpink@baberghmidsuffolk.gov.uk <planningpink@baberghmidsuffolk.gov.uk>
Sent: 04 March 2022 18:16
To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/22/01159 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/01159 - Land East Of, Greenacres, Old Newton, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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

For more information on how we do this and

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

Sent: 12 Jul 2022 08:37:02

To:

Cc:

Subject: FW: WK309520 DC2201159

Attachments:

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

Sent: 11 July 2022 17:33

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

Subject: WK309520 DC2201159

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/22/01159

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Location: Land East Of, Greenacres, Old Newton, Suffolk

Reason(s) for re-consultation: Please see documents submitted 01.07.22

Thank you for re consulting me on this application. Neither, the Public Open Space plan or the planting scheme give rise to additional concerns or comments from an EP Noise/Odour/Light/Smoke perspective.

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@babberghmidsuffolk.gov.uk

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

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

Sent: 08 Mar 2022 03:52:22

To:

Cc:

Subject: FW: WK304445 DC2201159

Attachments:

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

Sent: 08 March 2022 15:28

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

Subject: WK304445 DC2201159

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/22/01159

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Location: Land East Of, Greenacres, Old Newton, Suffolk

Thank you for consulting me on this application for approval of reserved matters. I have no objections or comments to make in relation to appearance, layout and scale only.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

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

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

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

Sent: 07 Jul 2022 04:18:47

To:

Cc:

Subject: FW: (309521) DC/22/01159. Land Contamination.

Attachments:

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

Sent: 07 July 2022 13:04

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

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

Subject: (309521) DC/22/01159. Land Contamination.

EP Reference : 309521

DC/22/01159. Land Contamination.

Land off, Church Road, Old Newton, STOWMARKET, Suffolk.

Application for approval of Reserved Matters following Outline Planning Permission

DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale ..

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to the submitted documents.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@babberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



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

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

Sent: 16 Mar 2022 01:15:18

To:

Cc:

Subject: FW: (304443) DC/22/01159. Land Contamination

Attachments:

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

Sent: 16 March 2022 11:46

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

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

Subject: (304443) DC/22/01159. Land Contamination

EP Reference : 304443

DC/22/01159. Land Contamination

Land off, Church Road, Old Newton, STOWMARKET, Suffolk.

Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance...

Many thanks for your request for comments in relation to the above reserved matters application. I can confirm that I have no comments to make with respect to land contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

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

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

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

Sent: 08 Jul 2022 11:38:53

To:

Cc:

Subject: FW: DC/22/01159 - Air Quality

Attachments:

From: Jennifer Lockington

Sent: 08 July 2022 11:11

To: Vincent Pearce BMSDC Planning Area Team Pink

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

Subject: Re: DC/22/01159 - Air Quality

Dear Vincent

YOUR REF: 22/01159

OUR REF: 309525

SUBJECT: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable). Land East Of, Greenacres, Old Newton, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your re-consultation. The additional documents do not have an impact on air quality. Therefore, I do not wish to amend my comments below.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel:

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

Please note - I work Tuesdays and Wednesdays

From: Jennifer Lockington

Sent: 20 March 2022 15:54

To: Vincent Pearce ; BMSDC Planning Area Team Pink

Cc: BMSDC Planning Mailbox

Subject: DC/22/01159 - Air Quality

Dear Vincent

YOUR REF: 22/01159

OUR REF: 304440

SUBJECT: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable). Land East Of, Greenacres, Old Newton, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel:

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

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

Sent: 21 Mar 2022 09:23:45

To:

Cc:

Subject: FW: DC/22/01159 - Air Quality

Attachments:

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

Sent: 20 March 2022 15:54

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

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

Subject: DC/22/01159 - Air Quality

Dear Vincent

YOUR REF: 22/01159

OUR REF: 304440

SUBJECT: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable). Land East Of, Greenacres, Old Newton, Suffolk

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

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

Sent: 20 Jul 2022 04:21:44

To:

Cc:

Subject: FW: DC/22/01159

Attachments:

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

Sent: 20 July 2022 16:19

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

Subject: DC/22/01159

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/22/01159

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Location: Land East Of, Greenacres, Old Newton, Suffolk.

Reason(s) for re-consultation: Please see documents submitted 01.07.22.

Thank you for giving me the opportunity to respond to the Application. I have nothing to add to my email dated 23rd March 2022.

Kind regards

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

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@babberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 23 Mar 2022 10:50:24

To:

Cc:

Subject: FW: DC/22/01159

Attachments:

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

Sent: 23 March 2022 09:04

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

Subject: DC/22/01159

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/22/01159

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).

Location: Land East Of, Greenacres, Old Newton, Suffolk.

Many thanks for your request to comment on the application.

The council declared a climate emergency in 2019 and has an aspiration to become Carbon neutral by 2030, it is encouraging all persons involved in developments and activities in the district to consider doing the same. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

The Energy and Sustainability provides sufficient detail regarding the energy, waste and water usage and therefore I do not wish to add any Condition to the Application. The proposed use of air source heat pumps is commendable and although the proposed insulation measures exceed the 2013 Building Regulations the Applicant may wish to consider trying to meet the future compliance standards as indicated in the recent Future Homes Consultation response. Namely to comply with the interim uplift of Part L 2021, the Future Homes Standard 2025 and net Zero Carbon emissions by 2050.

Kind regards

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



Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	DC/22/01159	
2	Date of Response	24/03/2022	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>Attached is the latest waste guidance for 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 a RCV to drive on.</p> <p>The bin presentation point have been mark for communal points but not the other properties. Please can each presentation point be plotted.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with		

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.

	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.

Consultee Comments for Planning Application DC/22/01159

Application Summary

Application Number: DC/22/01159

Address: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).|cr|

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Robert Feakes

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

Email: Not Available

On Behalf Of: Strategic Housing

Comments

Dear Vince,

Regarding the re-consultation on this scheme, I have no further comments at this time.

Best wishes,

Robert Feakes

Housing Enabling Officer

Consultee Comments for Planning Application DC/22/01159

Application Summary

Application Number: DC/22/01159

Address: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).|cr|

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Linda Hoggarth

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

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum has no additional comments to make further to those made in March, 2022.

Consultee Comments for Planning Application DC/22/01159

Application Summary

Application Number: DC/22/01159

Address: Land East Of Greenacres Old Newton Suffolk

Proposal: Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable).|cr|

Case Officer: Vincent Pearce

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 is aware that this development has outline planning permission but we would like to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations.

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

It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3).

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

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