

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG

Tel: 01359 232854

e-mail: info@thurstonparishcouncil.gov.uk



SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer – Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

5th November 2021

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Scale, Layout, and Landscaping in respect of Phase 2 – Erection of 104 No. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

Reason for re-consultation: additional plans and documents – 19th October 2021

The Parish Council, having considered this application once more and in light of the additional plans and documents submitted on the planning portal, would like to confirm that it continues to strongly object to this application in its current form.

It is also disappointed that the application is being submitted with little or no attempt to address issues that have been raised by a number of organisations and no attempt has been made to engage with the Parish Council to address any of the concerns raised previously. It is hoped that moving forward these matters will be addressed.

With particular reference to the drawings submitted post 26th April 2021, the Parish Council would request that the following comments continue to be borne in mind and note that overall its previous comments as submitted under previous submissions and in particular those of 24th May 2021 still stand:

Spatial Strategy

1. The Parish Council does not support the proposed site layout as per drawing P18-2417-21 which allocates 5 parcels of land as “land reserved for further phase of development subject to separate application”.
2. The layout fails to adhere to the made Thurston Neighbourhood Development Plan (NDP) (October 2019) which shows an allocation for this site within the made NDP of 200 dwellings – outline planning approval 5070/16.

Layout comments raised previously are still valid

House Design/Residential Design comments raised previously are still valid

Climate Emergency - comments raised previously are still valid

Ecological & Landscape - comments raised previously as still valid.

Play Provision – the parish council reiterates its comments raised previously and specifically

3. Once more the Parish Council considers the proposals for play provision fails to provide any facilities of recreational or amenity value. It is still concerned at the limited proposal for play provision noting that there are no specific details as to where each proposal is to be cited. Details are vague in location and

lacking in quality and quantity given that the proposals are being located to the north of the site and not within reasonable walking distance of the facilities and services of the village.

4. As has been stated previously, the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. The Parish Council would like to see a facility offered which will be of a demonstrable recreational or amenity value and should be multi-functional and should be in conformity with Policy 5C of the NDP.
5. As has been stated previously and highlighted in the recently produced Thurston Open Space and Play Strategy 2020 (*author Ethos Environmental Planning*), in general, this development along with the other new/proposed developments fail to provide any new youth provision. It has been acknowledged that there is a need for 'adventure style provision' particularly attractive to juniors and older children but this should not be at the exclusion of the toddlers (up to 10–12-year-old children).
6. This lack of provision will result in youth play space going into further shortfall. The Parish Council would like this development, due to the open space areas and woodland to the North and East to be considered as suitable for the provision of new youth facilities, or alternatively developer contributions should be used to improve and expand existing provision.

Woodland

7. Lady Green Plantation – the Revised Management Plan Drawing LIN22275-50E dated 11/03/2021- continues to show this wood as being under the management of Thurston Parish Council. **Clarification is still required along with details of its transfer to the Parish Council.**
8. Copse to the North of Lady Greene Plantation – it is noted from the above drawing that this area is to be maintained by the Management Company alongside the bulk of the open space areas. As this area is an area of woodland listed as a Priority Habitat woodland through which the Thurston stream runs, the Parish Council still requires more details on how such a valuable wildlife habitat will be maintained.
9. The Parish Council would still like its request to maintain this woodland to be considered thereby preserving a valuable asset for perpetuity for the current and future residents of Thurston.

Biodiversity

10. As Biodiversity Net Gain is now a requirement within the NPPF, the parish council would like to see as many stakeholders as possible working together to ensure that these is good design and management of open space which contains provision for wildlife habitat and maximise opportunities nature conservation to be enjoyed by current and future residents of Thurston.

Allotments

11. **The lack of allotments** within the village along with their provisioning is mentioned not only within the made Thurston NDP but also in the Thurston Opens Space and Play Strategy. There is an existing shortfall in allotments and with the significant growth approved for the village the existing shortfall is exacerbated.
12. The Parish Council cannot support an application that fails to take note of the demand for such a facility. It should be noted that the NDP states that allotments should be provided in groups that have appropriate care, cycle and foot access and should ideally be on the periphery of housing development. Policy 5 states that the provision of allotments or community spaces will be strongly supported.
13. The Parish Council therefore contends that it is reasonable to expect the on-site provision of an allotment or community food growing area, considering the existing supply and access to existing allotments.

The Parish Council draws reference to the recent changes to the National Planning Policy Framework which sets an expectation that good quality design will be approved while poor quality will be rejected and includes a commitment to ensure that all streets are lined with trees and should and enhance their surroundings and preserve local character and identity.

The Parish Council therefore submits that the Local Planning Authority should ensure that this application in its current form is rejected and that further amendments be sought to ensure that current and new residents are able to benefit from a well-designed neighbourhood that preserves and enhances the location in which it is set.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854

e-mail: info@thurstonparishcouncil.gov.uk

SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer –Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

24th May 2021

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Scale, Layout, and Landscaping in respect of Phase 2 – Erection of 104 No. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

Reason for re-consultation: additional plans and documents.

The Parish Council, having considered this application, once more and in light of the revised drawings, would like to confirm that it continues to strongly object to this application in its current form. It is also somewhat surprised that the application is being submitted with little or no attempt to address issues that have been raised by a number of organisations and no attempt has been made to engage with the Parish Council to address any of the concerns raised previously.

With particular reference to the drawings submitted post 22nd March 2021 the Parish Council would request that the following comments continue to be borne in mind and note that overall its previous comments as submitted still stand:

Spatial Strategy

1. The Parish Council does not support the proposed site layout as per drawing P18-2417-21 which allocates 5 parcels of land as “land reserved for further phase of development subject to separate application”.
2. The layout fails to adhere to the made Thurston Neighbourhood Development Plan (NDP) (October 2019) which shows an allocation for this site within the made NDP of 200 dwellings – outline planning approval 5070/16.

Layout

3. As has also been mentioned by the Parish Council previously the density and layout of the proposal fails to accord with Policy 1Cc of the Thurston NDP which requires all new development coming forth to design high quality buildings and deliver them in layouts with high quality natural landscaping in order to retain the rural character and physical structure of Thurston.
4. The layout proposed does not conform with a site sitting at the very edge of a rural village abutting a rural landscape. There has been significant encroachment on the area previously illustrated / portrayed as green area which results in buildings being set to a rigid building line with terraced housing creating an area that is more akin to an urban town centre development. Given the location of the housing to be

allocated on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is also sought.

5. The designs being offered are a stock house type which have failed to respect not only the character and appearance of Thurston but also that of Suffolk. The proposal shows a dominant road system thereby creating a layout more suited for an **urban rather than a rural setting**.
6. Generally, within the site there has been no attempt to create spaces between areas or groups of houses by creating green open spaces. It is noted that the “communal areas” are to the north of the development with little attempt made to use the topography of the area to allow for a design that would create a more interesting street scene. The Parish Council would request that this approach be explored in more detail and that the attempt to “shoehorn” in as many dwellings as possible **be resisted at all costs**.
7. Furthermore the layout fails to take into account guidance as given within Suffolk County Council’s (2000 revised) Suffolk Design for Residential Areas, the Government’s Manual for Streets and Manual for Streets 2 as well as Historic England’s Streets for All documents.
8. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.
9. The Parish Council draws reference to the lack of parking facilities within those areas already built out under Phase 1 noting that there are cars parked on the verges thereby restricting the space available to allow emergency vehicles to access the areas.
10. The minor revisions on resubmitted plans which have removed a number of lay-bys will create more issues relating to parking and highway safety.
11. It is also disappointing that the comments regarding garages, parking spaces and alleys as raised by the Design Out Crime Officer from Suffolk Constabulary have not been incorporated into the revised layout / design and little or no account has been made of the comments raised within their original submission.

House Design/Residential Design *comments raised previously are still valid and in particular*

12. Thurston’s NDP Policy 4 expects all new development to reflect the scale, mass height and form of neighbouring properties.
13. The Parish Council continues to express disappointment at the lack of intention of ensuring that the density is spread around the development in order to ensure that there is a looser more organic layout with reduced densities to provide a stepped transition from a semi-rural position to rural.
14. The housing provision for elderly / retired is inadequately catered for within the proposals submitted as there is no change from the provision previously offered. The lack of such a provision fails to take into account the aging population in Thurston as identified within the Thurston NDP and has failed to demonstrate that the proposal has sought to offer future-proofed bungalows and houses suitable for those wishing to downsize.
15. Furthermore, the proposal fails to take account of the Babergh Mid Suffolk District Homes and Housing Strategy 2019-2024 which exemplifies this point by referencing that currently (2019) there are 1 in 5 people over the age of 65 in Suffolk which is expected to rise to 1 in 3 over 20 years’ time.
16. As outlined by the NDP Policy 2 - all new housing proposals will be expected to address the evidence-based needs of the Thurston Neighbourhood area. It is expected that this should also take into account the findings of the Strategic Housing Market Assessment (2019) which stated that over 34.4% of owner-occupied homes by 2036 would require a smaller house.
17. The Parish Council requires the mix of properties being offered to reflect an increase in the number of bungalows offered with a mix of 2 bed and 3 or 4 bed bungalows.

Climate Emergency

18. Comments as raised previously stand.

Ecological & Landscape - *comments raised previously as still valid.*

19. The Parish Council endorses the comments made by Place Services who have provided further comments on soft and hard landscape details and the lack of planting details for the SuDS attenuation area.
20. The Parish Council continues to make the comment that overall, the layout, on such a tight scale is generally considered to be incompatible with the wider rural open countryside character and visual appearance and would therefore have a negative adverse effect on the rural character of the area. The proposed development, on the edge of the village, will therefore appear discordant when viewed against the established grain of development which would have a significantly detrimental effect on the character of the area. Policy 9 of the Thurston NDP requires all new development to be designed to ensure that its impact on the landscape and the high-quality rural environment of Thurston is minimised.

Play Provision

21. Once more the Parish Council considers the proposals for play provision fails to provide any facilities of recreational or amenity value. It is concerned at the limited proposal for play provision noting that there are no specific details as to where each proposal is to be cited. Details are vague in location and lacking in quality and quantity given that the proposals are being located to the north of the site and not within reasonable walking distance of the facilities and services of the village.

22. As has been stated previously, the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. The Parish Council would like to see a facility offered which will be of a demonstrable recreational or amenity value and should be multi-functional and should be in conformity with Policy 5C of the NDP. In general, it has been acknowledged that there is a need for 'adventure style provision' particularly attractive to juniors and older children but this should not be at the exclusion of the toddlers up to 10–12-year-old children).

Woodland

23. Lady Green Plantation – the Revised Management Plan Drawing LIN22275-50E dated 11/03/2021- continues to show this wood as being under the management of Thurston Parish Council. Clarification is still required along with details of its transfer to the Parish Council.
24. Copse to the North of Lady Greene Plantation – it is noted from the above drawing that this area is to be maintained by the Management Company alongside the bulk of the open space areas. As this area is an area of woodland listed as a Priority Habitat woodland through which the Thurston stream runs, the Parish Council still requires more details on how such a valuable wildlife habitat will be maintained.
25. Again the Parish Council enquires as to whether this woodland could also be maintained by the Parish Council thereby preserving a valuable asset for perpetuity for the current and future residents of Thurston.

Allotments

26. **The lack of allotments** within the village along with their provisioning is mentioned within the made Thurston NDP and the Parish Council cannot support an application that fails to take note of the demand for such a facility. It should be noted that the NDP states that allotments should be provided in groups that have appropriate care, cycle and foot access and should ideally be on the periphery of housing development. Policy 5 states that the provision of allotments or community spaces will be strongly supported.

The Parish Council draws reference to the proposed changes to the National Planning Policy Framework which will set an expectation that good quality design will be approved while poor quality will be rejected and includes a commitment to ensure that all streets are lined with trees. Furthermore, the Rt Hon Robert Jenrick MP has stated that developments should ensure that they reflect and enhance their surroundings and preserve local character and identity.

The Parish Council therefore submits that the Local Planning Authority should ensure that this application in its current form is rejected and that further amendments be sought to ensure that current and new residents are able to benefit from a well-designed neighbourhood that preserves and enhances the location in which it is set.

Overall the Parish Council considers that there has been little attempt in placemaking and that there has been no implementation of areas that will create focal points, views or even vistas. The urban design of the proposal, on an area smaller than that which was approved at Outline stage has the overall impact of a mundane design which neither complements nor enhances the rural setting occupied by this site. The application fails to accord with the NPPF, paragraph 127 which requires good design and that all proposals should function well, add to the area, be visually attractive (as a result of good, well-planned architecture) have appropriate and effective landscaping and create a strong sense of place as well as being an attractive, welcoming and distinctive place to live.

Yours sincerely,

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council

Appendix A – submission of Thurston Parish Council of 05.11.20

“The Parish Council objects to the application on the grounds that the density has been increased by incorporating similar numbers into the area expected for Phase 2 but on a much smaller area thereby leaving other areas for a further application to be submitted. The changes that are shown on the revised drawings submitted for re-consultation are considered not to be sufficient to enable the Parish Council to change its original stance of objection, the substance of which is repeated below.

Overall the Parish Council feels that the overall proposal fails to take into account the made Thurston Neighbourhood Development Plan (NDP) and has repeated all of the negative aspects that were criticised in Phase 1. Generally there is an urban feel to the dwellings being proposed and the Parish Council is disappointed that this has been the tone for the remaining phase of this development.

The made Thurston NDP, as described by the examiner, and as supported by the parishioners of Thurston, is described as providing a strong practical framework against which decisions on development can be made and it is against this document that this application should be determined as it has significant weight.

The Parish Council would request that the application be refused until the following concerns are addressed:

- Density of the build – there is a significant urban feel to the design which neither complements nor enhances the village. Overall the density, by limiting the scheme to a much smaller area, has increased and fails not only to respect the spatial strategy within the village but also that of Phase 1.
- Furthermore the layout fails to take into account guidance as given within Suffolk County Council's (2000 revised) Suffolk Design for Residential Areas, the Government's Manual for Streets and Manual for Streets 2 as well as Historic England's Streets for All documents. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.
- The current proposal not only fails to take into account the Spatial Organisation as mentioned in the Thurston NDP and the Thurston Character Assessment 2017, but it would appear that the applicant has decided to use Page 38 of the Thurston NDP (Spatial Organisation – how not to) as its design model.
- The applicant has failed to take into account the Officer Comment submitted in the Officer Report for Phase 1 in which it is stated that “it is considered appropriate for phase 1 to have what is an urban/suburban feel where it adjoins other development but as later phases move northward to may be appropriate to spread density around in order that elements over look the adjacent woodland and/or the planned large are of open space have a looser more organic layout with reduced densities to provide a stepped transition from urban to rural.
- The Parish Council therefore contends that there should be a more rural feel to the development coming forth under Phase 2 and wishes to see a less regimented form of design with the use of cul-de-sacs to avoid the ‘tunnel’ effect. Given the location of Phase 2 on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is sought.
- As has been mentioned previously by the Parish Council on other significant planning applications within Thurston, it is disappointed to note that, contained within this phase, there are a number of 2 and a half storey dwellings. As has been stated previously, within the northern side of the village, there are no 2.5 storey dwellings. The Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole. Acknowledging that a number of 2.5 dwellings were approved at Phase 1 stage, the Parish Council draws reference to that fact that these were to be sited on the crescent which would read as a place in its own right and that at the Planning Referral Meeting of 24th July 2019, the Committee was in agreement that there was a need to ensure that Linden Homes, the Parish Council and the Planning Officers continued discussions for future areas coming forth in terms of there being no 2.5 dwellings and no urban layout.
- Mixture of house types – the Parish Council acknowledges that there is a mix of house types and sizes within the 2nd phase and once again has a concern with the size of the smaller dwellings and would request that all properties are built to current Nationally Described Space Standards as published March 2015 and endorse the comments made by the Strategic Housing Officer.
- Parking – although it is stated that the scheme has complied with the Suffolk County Council Parking Standards (2015), there is a concern that the provision of a total of 198 allocated parking spaces and only 26 garage spaces is insufficient for the mix of houses on the site. It is noted that paragraph 6.23 states that provision is made for cycle parking within garages and within the curtilage of the dwellings. Given that there are only 26 garage spaces on the site (Phase 2), it is difficult to see how the security of cycles will be accommodated.
- The Parish Council is further concerned that there is insufficient regard to the requirement of an expectation that visitors will require parking facilities which will lead to congestion on the spinal road as well as private roads thereby

impacting on highway safety for all users. In total there are only 17 visitor spaces. The Parish Council would like to see a revised layout showing adequate visitor parking suitably located and accessible for use. The Parish Council is also concerned that the layout shows a significantly reduced level of parking provision for rented/shared ownership homes.

- With regards to play provision the Parish Council is disappointed, once again, to read that there is no provision for formal play equipment to be provided at the site in accordance with the S106 Planning Obligation accompanying the outline planning permission. The Parish Council has stated during the discussion of the 1st submission for Reserved Matters that it feels that given the wooded area to the north – east of the site layout there should be some form of recreational activity provided and it further expected that further details on the type of equipment coming forth would be submitted under Phase 2. The Parish Council formally requests that such a facility should be a discussion point and condition of any planning permission going forward as it will be of a demonstrable recreational and amenity value. As has been stated previously the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. In general, it has been acknowledged that there is a need for 'adventure style provision' particularly attractive to juniors and older children.
- The Parish Council therefore requires that this provision be included within the second phase and takes advantage of the woodland areas.
- Whilst the site retains the same ingress and egress, there are concerns that any proposed increase will further increase the safety risks with the new school being effectively part of the same site.

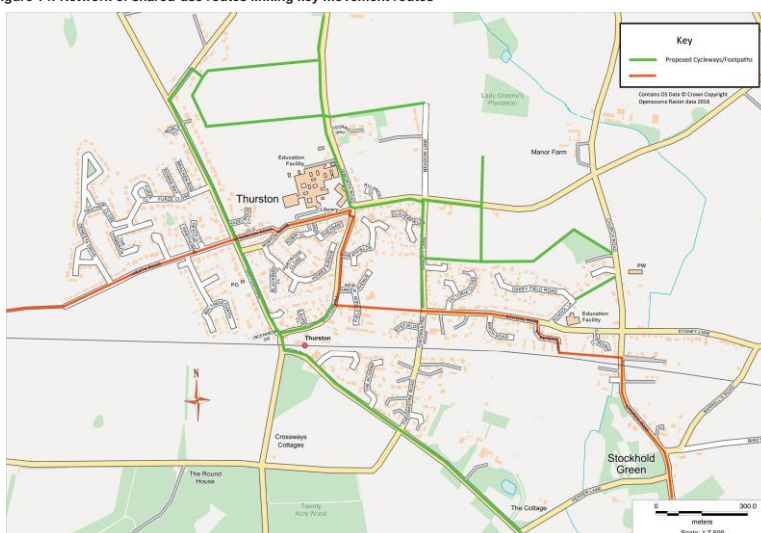
The Parish Council is disappointed to state that despite requesting, on a number of occasions, clarification from the Planning Officer at Mid Suffolk District Council as to whether there had been discussions with the applicant over the proposed uplift in numbers, no response has yet been received from Mid Suffolk Planning Department.

It is further disappointed that the request by the Mid Suffolk Planning Referrals Committee of 24th July 2019 for Linden Homes, the Parish Council and Planning Officers at Mid Suffolk to continue discussions for future areas coming forth in terms of no 2.5 dwellings; no urban layout and provision of play equipment in accordance with the requirements of the Parish Council and the overall maintenance of the very small, grassed areas has not come to fruition. The Parish Council does however note that the Planning Statement as submitted by the applicant states that a pre-application engagement relating to the second development has held in November 2019 which was attended by Officers of Mid Suffolk District Council, the Applicant, and members of the Project Team. It is stated that the meeting was held in a constructive and positive manner. The Parish Council confirms that it was not made aware of this meeting.

The Parish Council is not in agreement with the comment from Place Services that there should be a connection onto Meadow Lane from this development (two have been created in this revised version) and feels that there is sufficient manner in which to gain access to this Quiet Lane from the footpath that borders Norton Road. This departure from the approved outline planning application is not supported by the Parish Council nor has it requested such a departure. At no time has a request come from the Parish Council to vary the route of the public footpath nor create extra further accesses onto Meadow Lane.

Figure 14 of the Adopted Thurston Neighbourhood Plan (as adopted by Mid Suffolk District Council in October 2019), shows the proposed footpath routes that are supported by the Parish Council.

Figure 14: Network of shared-use routes linking key movement routes



The Parish Council supports the comment made by the Highways PROW Planning requesting that the Applicant accommodates FP7 within their plans in the public open space area only. It is further stated that the Applicant must also ensure that FP7 remains unobstructed at both ends where it crosses the site boundary, and that it is not obstructed by planting along its length.

The Parish Council further notes the comment within the submission from the PROW team of 1st April 2020 *"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,” and requires clarification as to why there are now two entrances from the site onto Meadow Lane.

Furthermore the Parish Council notes the comments made by the Senior Planning and Infrastructure Officer Planning Section, Strategic Development that if more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions and draws the Planning Officer’s attention to the planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay.

In summary, it is the Parish Council’s submission that this application should be rejected in its current form and that the matters raised are considered further prior to permission being granted.

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854

e-mail: info@thurstonparishcouncil.gov.uk

SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer –Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

22nd February 2021

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Scale, Layout, and Landscaping in respect of Phase 2 – Erection of 104 No. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

Reason for re-consultation: revised drawings submitted 25.01.21.

The Parish Council, having considered this application in light of the revised drawings, would like to confirm that it continues to strongly object to this application in its current form.

Overall it is felt that there is very little difference to that which has been previously submitted and that in the main the Parish Council's objections to this application as outlined in its submission on 5th November 2020 remain valid for this submission. For clarity that submission is repeated at Appendix A.

With particular reference to the drawings submitted 25th January 2021 the Parish Council would request that the following comments are also borne in mind:

Spatial Strategy

1. The Parish Council does not support the proposed site layout as per drawing P18-2417-21 which allocates 5 parcels of land as "land reserved for further phase of development subject to separate application".
2. The layout fails to adhere to the made Thurston Neighbourhood Development Plan (NDP) (October 2019) which shows an allocation for this site within the made NDP of 200 dwellings – outline planning approval 5070/16.

Layout

3. As has also been mentioned by the Parish Council previously the density and layout of the proposal fails to accord with Policy 1Cc of the Thurston NDP which requires all new development coming forth to design high quality buildings and deliver them in layouts with high quality natural landscaping in order to retain the rural character and physical structure of Thurston.
4. The layout proposed does not conform with a site siting at the very edge of a rural village abutting a rural landscape. There has been significant encroachment on the area previously illustrated / portrayed as green area which results in buildings being set to a rigid building line with terraced housing creating an area that is more akin to an urban town centre development. Given the location of the housing to be allocated on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is also sought.

5. The designs being offered are a stock house type which have failed to respect not only the character and appearance of Thurston but also that of Suffolk. The proposal shows a dominant road system thereby creating a layout more suited for an urban rather than a rural setting.
6. Generally, within the site there has been no attempt to create spaces between areas or groups of houses by creating green open spaces. It is noted that the “communal areas” are to the north of the development with little attempt made to use the topography of the area to allow for a design that would create a more interesting street scene. The Parish Council would request that this approach be explored in more detail and that the attempt to “shoehorn” in as many dwellings as possible be resisted at all costs.
7. Furthermore the layout fails to take into account guidance as given within Suffolk County Council’s (2000 revised) Suffolk Design for Residential Areas, the Government’s Manual for Streets and Manual for Streets 2 as well as Historic England’s Streets for All documents.
8. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.

House Design/Residential Design

9. Thurston’s NDP Policy 4 expects all new development to reflect the scale, mass height and form of neighbouring properties.
10. The Parish Council continues to express disappointment at the lack of intention of ensuring that the density is spread around the development in order to ensure that there is a looser more organic layout with reduced densities to provide a stepped transition from a semi-rural position to rural.
11. As has been mentioned previously by the Parish Council on this and on other significant planning applications within Thurston, it is disappointed to note that there are still a number of 2.5 storey dwellings. As has been stated, the Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole.
12. The Parish Council is still concerned at the house sizes being proposed and the lack of clarity as to whether all dwellings comply with the sizes laid out under the Nationally Described Space Standard as issued by the government. The Parish Council would request that the comments and recommendations of the Strategic Housing Officer be fully explored.
13. The housing provision for elderly / retired is inadequately catered for within the proposals submitted as there is no change from the provision previously offered. The lack of such a provision fails to take into account the aging population in Thurston as identified within the Thurston NDP and has failed to demonstrate that the proposal has sought to offer future-proofed bungalows and houses suitable for those wishing to downsize.
14. Furthermore, the proposal fails to take account of the Babergh Mid Suffolk District Homes and Housing Strategy 2019-2024 which exemplifies this point by referencing that currently (2019) there are 1 in 5 people over the age of 65 in Suffolk which is expected to rise to 1 in 3 over 20 years’ time.
15. As outlined by the NDP Policy 2 - all new housing proposals will be expected to address the evidence-based needs of the Thurston Neighbourhood area. It is expected that this should also take into account the findings of the Strategic Housing Market Assessment (2019) which stated that over 34.4% of owner-occupied homes by 2036 would require a smaller house.
16. The Parish Council requires the mix of properties being offered to reflect an increase in the number of bungalows offered with a mix of 2 bed and 3 or 4 bed bungalows.

Climate Emergency

17. In 2019 Babergh and Mid Suffolk Council declared a climate emergency with aspiration to be carbon neutral by 2030. In line with this, they released the document - Suffolk Guidance for Parking in which it states “Following on from DfT’s recent Road to Zero10 publication and Suffolk County Council’s commitment to make the county of Suffolk carbon neutral by 2030, sufficient provision of electric vehicle charging infrastructure must be made to help meet the governments ambition of all cars and vans being zero emission by 2050”.
18. The Parish Council is concerned that in light of the Climate Emergency declared by not only MSDC but also Suffolk County Council as the Principal Authority, it is only proposed to have electric vehicular charging points for dwellings with garages only. The Parish Council would like to see measures that enable all to contribute to tackle climate change, reduce carbon emissions and waste and make the county cleaner and greener and this limitation does not support the measures that are being taken and should be part of all planning applications submitted for consideration.
19. The Thurston Neighbourhood plan in its commitment to a cleaner, greener alternative to diesel and petrol cars, has highlighted the fact that there are currently no electric charging points in the village and is committed to changing this as part of the infrastructure and future proofing of the village ready for this change in 2030.
20. It is therefore expected that any plans submitted show that this commitment to the community is being recognised. There is no evidence to suggest that the latest application has made any provisions to future proof the dwellings with regards to electric vehicles. There is no indication that they intend to fit the required infrastructure for EV’s in the 198 houses that do not have garages – some 88% of the

proposed build. There is similarly no indication that there will be areas put aside for electric charging stations.

21. The Parish Council would like to see commitments to the community from Linden Homes in the provision of such facilities for not only the proposed development, but also the village as a whole to ensure that the County Council meets future requirements.
22. As such the applicant should clearly demonstrate that it will provide every home with the correct unit to facilitate electric vehicle charging in line with the County Council requirements and the Neighbourhood Plan obligations.
23. In accordance with Policy 4, the Parish Council cannot support new development coming forward that fails to incorporate electric charging points and as such requires that all dwellings should be equipped with EV charging infrastructure.
24. In a declared Climate Emergency, it is essential that all new housing is both passive and sustainable. The Parish Council is concerned to see that there is no detail and/or little reference to sustainability in the shape of a report on Energy Use.
25. The Parish Council requests that a commitment be made by Linden Homes focusing on not only ensuring that all new dwellings have sufficient insulation but also ensuring how dwellings will be adequately ventilated for future residents to ensure that the periods of intense heat in the summer months are experienced in a comfortable manner.
26. The Parish Council would also like clarification as to why there are no comments on energy sources such as the use of renewable, solar panel heating (in all forms) and why there is no provision for water conservation. It seeks reassurances from the Local Planning Authority that this will be fully explored, and the developer required to implement such measures.

Ecological & Landscape

27. The Parish Council endorses the comments made by Place Services who have provided a comprehensive report that, if adhered to, will mitigate some of the ecological damage that will be the inevitable consequence of this development. It would also support the proposal for amenity areas to be flowering lawn mixes which improve biodiversity value and will be easier to maintain in the long-term as well as the introduction of carbon sequestering grasses as an alternative to grass and turf options for residential plots and verges.
28. The Parish Council expects that the recommendations of Place Services are accepted and that, in particular, its recommendations in terms of skylark mitigation strategy and wildlife sensitive lighting design scheme are fully implemented.
29. It does however make the comment that overall, the layout, on such a tight scale is generally considered to be incompatible with the wider rural open countryside character and visual appearance and would therefore have a negative adverse effect on the rural character of the area. The proposed development, on the edge of the village, will therefore appear discordant when viewed against the established grain of development which would have a significantly detrimental effect on the character of the area. Policy 9 of the Thurston NDP requires all new development to be designed to ensure that its impact on the landscape and the high-quality rural environment of Thurston is minimised.
30. To accord with the Thurston NDP the Parish Council wishes to have measures implemented that no existing trees or shrubs are to be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer; that all existing trees are to be retained, protected and undisturbed throughout the contract establishment of root protection areas; that any shrubs are to be removed by hand to protect roots; that there is protection of tree canopies and that protected species to be unharmed.
31. The Parish Council wishes to record that it objects to the poisoning of stumps with the use of approved chemicals on this and any other site in Thurston along with the use of chemical weed killer.
32. The monitoring of all of the conditions designed to mitigate the impact that will be had on the biodiversity of this area will be essential if this development goes ahead. The Parish Council can find no evidence of any intention on the part of the developers to engage with the community and/or stakeholders. There is therefore no evidence as to accountability with regard to meeting the conditions outlined in any of the reports submitted and the Parish Council seeks reassurances from the Local Planning Authority that this will be addressed.

Play Provision

33. Overall the Parish Council considers the proposals for play provision fails to provide any facilities of recreational or amenity value.
34. The Parish Council is concerned at the proposal for play provision noting that there are no specific details as to where each proposal is to be cited. The proposals for the North West Corner of the Open Space as referenced under LIN22824-15 and that for a of a play area and path through the north of Lady Greene's Plantation as referenced on Drawing LIN22824-11c are vague in location and lacking in quality and quantity given that the proposals are being located to the north of the site and not within reasonable walking distance of the facilities and services of the village.
35. As has been stated previously, the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. The Parish Council would like to see a facility offered which will be of a demonstrable

recreational or amenity value and should be multi-functional and should be in conformity with Policy 5C of the NDP. In general, it has been acknowledged that there is a need for 'adventure style provision' particularly attractive to juniors and older children but this should not be at the exclusion of the toddlers up to 10–12-year-old children).

Woodland

36. Lady Green Plantation – the Revised Management Plan drawing 228424-50d, date 25/01/21, shows this wood as being under the management of Thurston Parish Council. Clarification on this is required along with details of its transfer to the Parish Council.
37. Copse to the North of Lady Greene Plantation – it is noted from the above drawing that this area is to be maintained by the Management Company alongside the bulk of the open space areas. As this area is an area of woodland listed as a Priority Habitat woodland through which the Thurston stream runs, the Parish Council would like more details on how such a valuable wildlife habitat will be maintained. The Parish Council enquires as to whether this woodland could also be maintained by the Parish Council thereby preserving a valuable asset for perpetuity for the current and future residents of Thurston.

Allotments

38. The lack of allotments within the village along with their provisioning is mentioned within the made Thurston NDP and the Parish Council cannot support an application that fails to take note of the demand for such a facility. It should be noted that the NDP states that allotments should be provided in groups that have appropriate care, cycle and foot access and should ideally be on the periphery of housing development. Policy 5 states that the provision of allotments or community spaces will be strongly supported.

The Parish Council draws reference to the proposed changes to the National Planning Policy Framework which will set an expectation that good quality design will be approved while poor quality will be rejected and includes a commitment to ensure that all streets are lined with trees. Furthermore, the Rt Hon Robert Jenrick MP has stated that developments should ensure that they reflect and enhance their surroundings and preserve local character and identity. The Parish Council therefore submits that the Local Planning Authority should ensure that this application in its current form is rejected and that further amendments be sought to ensure that current and new residents are able to benefit from a well-designed neighbourhood that preserves and enhances the location in which it is set.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council

“The Parish Council objects to the application on the grounds that the density has been increased by incorporating similar numbers into the area expected for Phase 2 but on a much smaller area thereby leaving other areas for a further application to be submitted. The changes that are shown on the revised drawings submitted for re-consultation are considered not to be sufficient to enable the Parish Council to change its original stance of objection, the substance of which is repeated below.

Overall the Parish Council feels that the overall proposal fails to take into account the made Thurston Neighbourhood Development Plan (NDP) and has repeated all of the negative aspects that were criticised in Phase 1. Generally there is an urban feel to the dwellings being proposed and the Parish Council is disappointed that this has been the tone for the remaining phase of this development.

The made Thurston NDP, as described by the examiner, and as supported by the parishioners of Thurston, is described as providing a strong practical framework against which decisions on development can be made and it is against this document that this application should be determined as it has significant weight.

The Parish Council would request that the application be refused until the following concerns are addressed:

- Density of the build – there is a significant urban feel to the design which neither complements nor enhances the village. Overall the density, by limiting the scheme to a much smaller area, has increased and fails not only to respect the spatial strategy within the village but also that of Phase 1.
- Furthermore the layout fails to take into account guidance as given within Suffolk County Council’s (2000 revised) Suffolk Design for Residential Areas, the Government’s Manual for Streets and Manual for Streets 2 as well as Historic England’s Streets for All documents. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.
- The current proposal not only fails to take into account the Spatial Organisation as mentioned in the Thurston NDP and the Thurston Character Assessment 2017, but it would appear that the applicant has decided to use Page 38 of the Thurston NDP (Spatial Organisation – how not to) as its design model.
- The applicant has failed to take into account the Officer Comment submitted in the Officer Report for Phase 1 in which it is stated that “it is considered appropriate for phase 1 to have what is an urban/suburban feel where it adjoins other development but as later phases move northward to may be appropriate to spread density around in order that elements over look the adjacent woodland and/or the planned large are of open space have a looser more organic layout with reduced densities to provide a stepped transition from urban to rural.
- The Parish Council therefore contends that there should be a more rural feel to the development coming forth under Phase 2 and wishes to see a less regimented form of design with the use of cul-de-sacs to avoid the ‘tunnel’ effect. Given the location of Phase 2 on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is sought.
- As has been mentioned previously by the Parish Council on other significant planning applications within Thurston, it is disappointed to note that, contained within this phase, there are a number of 2 and a half storey dwellings. As has been stated previously, within the northern side of the village, there are no 2.5 storey dwellings. The Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole. Acknowledging that a number of 2.5 dwellings were approved at Phase 1 stage, the Parish Council draws reference to that fact that these were to be sited on the crescent which would read as a place in its own right and that at the Planning Referral Meeting of 24th July 2019, the Committee was in agreement that there was a need to ensure that Linden Homes, the Parish Council and the Planning Officers continued discussions for future areas coming forth in terms of there being no 2.5 dwellings and no urban layout.
- Mixture of house types – the Parish Council acknowledges that there is a mix of house types and sizes within the 2nd phase and once again has a concern with the size of the smaller dwellings and would request that all properties are built to current Nationally Described Space Standards as published March 2015 and endorse the comments made by the Strategic Housing Officer.
- Parking – although it is stated that the scheme has complied with the Suffolk County Council Parking Standards (2015), there is a concern that the provision of a total of 198 allocated parking spaces and only 26 garage spaces is insufficient for the mix of houses on the site. It is noted that paragraph 6.23 states that provision is made for cycle parking within garages and within the curtilage of the dwellings. Given that there are only 26 garage spaces on the site (Phase 2), it is difficult to see how the security of cycles will be accommodated.
- The Parish Council is further concerned that there is insufficient regard to the requirement of an expectation that visitors will require parking facilities which will lead to congestion on the spinal road as well as private roads thereby impacting on highway safety for all users. In total there are only 17 visitor spaces. The Parish Council would like to see a revised layout showing adequate visitor parking suitably located and accessible for use. The Parish Council is also concerned that the layout shows a significantly reduced level of parking provision for rented/shared ownership homes.
- With regards to play provision the Parish Council is disappointed, once again, to read that there is no provision for formal play equipment to be provided at the site in accordance with the S106 Planning Obligation accompanying the outline planning permission. The Parish Council has stated during the discussion of the 1st submission for Reserved Matters that it feels that given the wooded area to the north – east of the site layout there should be some form of recreational activity provided and it further expected that further details on the type of equipment coming forth would be submitted under Phase 2. The Parish Council formally requests that such a facility should be a discussion point and condition of any planning permission going forward as it will be of a demonstrable recreational and amenity value. As has been stated previously the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets

any known deficits. In general, it has been acknowledged that there is a need for 'adventure style provision' particularly attractive to juniors and older children.

- The Parish Council therefore requires that this provision be included within the second phase and takes advantage of the woodland areas.
- Whilst the site retains the same ingress and egress, there are concerns that any proposed increase will further increase the safety risks with the new school being effectively part of the same site.

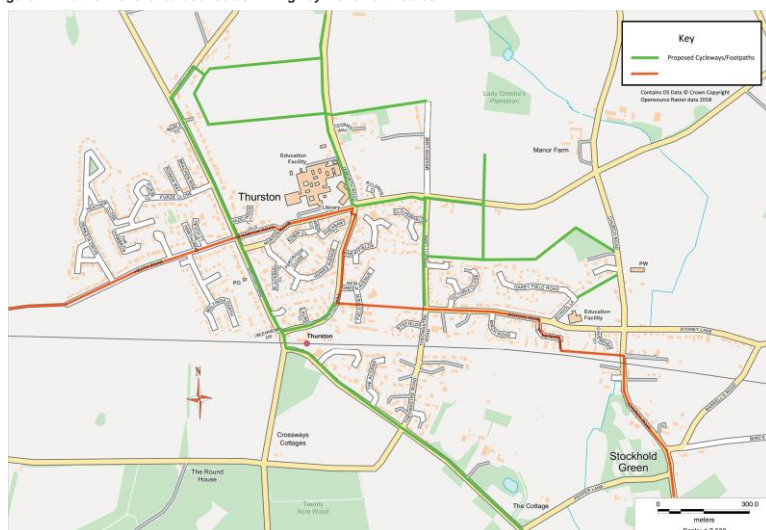
The Parish Council is disappointed to state that despite requesting, on a number of occasions, clarification from the Planning Officer at Mid Suffolk District Council as to whether there had been discussions with the applicant over the proposed uplift in numbers, no response has yet been received from Mid Suffolk Planning Department.

It is further disappointed that the request by the Mid Suffolk Planning Referrals Committee of 24th July 2019 for Linden Homes, the Parish Council and Planning Officers at Mid Suffolk to continue discussions for future areas coming forth in terms of no 2.5 dwellings; no urban layout and provision of play equipment in accordance with the requirements of the Parish Council and the overall maintenance of the very small, grassed areas has not come to fruition. The Parish Council does however note that the Planning Statement as submitted by the applicant states that a pre-application engagement relating to the second development has held in November 2019 which was attended by Officers of Mid Suffolk District Council, the Applicant, and members of the Project Team. It is stated that the meeting was held in a constructive and positive manner. The Parish Council confirms that it was not made aware of this meeting.

The Parish Council is not in agreement with the comment from Place Services that there should be a connection onto Meadow Lane from this development (two have been created in this revised version) and feels that there is sufficient manner in which to gain access to this Quiet Lane from the footpath that borders Norton Road. This departure from the approved outline planning application is not supported by the Parish Council nor has it requested such a departure. At no time has a request come from the Parish Council to vary the route of the public footpath nor create extra further accesses onto Meadow Lane.

Figure 14 of the Adopted Thurston Neighbourhood Plan (as adopted by Mid Suffolk District Council in October 2019), shows the proposed footpath routes that are supported by the Parish Council.

Figure 14: Network of shared-use routes linking key movement routes



The Parish Council supports the comment made by the Highways PROW Planning requesting that the Applicant accommodates FP7 within their plans in the public open space area only. It is further stated that the Applicant must also ensure that FP7 remains unobstructed at both ends where it crosses the site boundary, and that it is not obstructed by planting along its length.

The Parish Council further notes the comment within the submission from the PROW team of 1st April 2020 *"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,"* and requires clarification as to why there are now two entrances from the site onto Meadow Lane.

Furthermore the Parish Council notes the comments made by the Senior Planning and Infrastructure Officer Planning Section, Strategic Development that if more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions and draws the Planning Officer's attention to the planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay.

In summary, it is the Parish Council's submission that this application should be rejected in its current form and that the matters raised are considered further prior to permission being granted.

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854

e-mail: info@thurstonparishcouncil.gov.uk

SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer –Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

5th November 2020

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Scale, Layout, and Landscaping in respect of Phase 2 – Erection of 104 No. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

Reason for re-consultation: revised drawings dated 22.09.20

The Parish Council, having considered this application in light of the revised drawings, would like to confirm that it continues to strongly object to this application in its current form.

The Parish Council maintains its disappointment that the applicant has failed to engage in a meaningful manner with either the Parish Council or the Ward Members. The applicant has only attended one meeting (13th March 2020) with the Parish Council prior to the submission of reserved matters. At this meeting, the submitted plan was shown to the Parish Council which is in direct conflict with the original phase 2 expectations of this site and with the outline planning permission granted for the whole site. The Parish Council's viewpoint was made very clear to the representatives and yet despite there being clear opposition to the plan being discussed, the applicant failed to engage in any meaningful debate with the Parish Council or even the community in which the site is located. A copy of the notes taken at that meeting were submitted in the Parish Council's response dated 23rd April 2020.

The Parish Council objects to the application on the grounds that the density has been increased by incorporating similar numbers into the area expected for Phase 2 but on a much smaller area thereby leaving other areas for a further application to be submitted. **The changes that are shown on the revised drawings submitted for re-consultation are considered not to be sufficient to enable the Parish Council to change its original stance of objection the substance of which is repeated below.**

Overall the Parish Council feels that the overall proposal fails to take into account the made Thurston Neighbourhood Development Plan (NDP) and has repeated all of the negative aspects that were criticised in Phase 1. Generally there is an urban feel to the dwellings being proposed and the Parish Council is disappointed that this has been the tone for the remaining phase of this development.

The made Thurston NDP, as described by the examiner, and as supported by the parishioners of Thurston, is described as providing a strong practical framework against which decisions on development can be made and it is against this document that this application should be determined as it has significant weight.

The Parish Council would request that the application be refused until the following concerns are addressed:

- Density of the build – there is a significant urban feel to the design which neither complements nor enhances the village. Overall the density, by limiting the scheme to a much smaller area, has increased and fails not only to respect the spatial strategy within the village but also that of Phase 1.
- Furthermore the layout fails to take into account guidance as given within Suffolk County Council's (2000 revised) Suffolk Design for Residential Areas, the Government's Manual for Streets and Manual for Streets 2 as well as Historic England's Streets for All documents. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.
- The current proposal not only fails to take into account the Spatial Organisation as mentioned in the Thurston NDP and the Thurston Character Assessment 2017 but it would appear that the applicant has decided to use Page 38 of the Thurston NDP (Spatial Organisation – how not to) as its design model.
- The applicant has failed to take into account the Officer Comment submitted in the Officer Report for Phase 1 in which it is stated that “it is considered appropriate for phase 1 to have what is an urban/suburban feel where it adjoins other development but as later phases move northward to may be appropriate to spread density around in order that elements over look the adjacent woodland and/or the planned large are of open space have a looser more organic layout with reduced densities to provide a stepped transition from urban to rural.
- The Parish Council therefore contends that there should be a more rural feel to the development coming forth under Phase 2 and wishes to see a less regimented form of design with the use of cul-de-sacs to avoid the ‘tunnel’ effect. Given the location of Phase 2 on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is sought.
- As has been mentioned previously by the Parish Council on other significant planning applications within Thurston, it is disappointed to note that, contained within this phase, there are a number of 2 and a half storey dwellings. As has been stated previously, within the northern side of the village, there are no 2.5 storey dwellings. The Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole. Acknowledging that a number of 2.5 dwellings were approved at Phase 1 stage, the Parish Council draws reference to that fact that these were to be sited on the crescent which would read as a place in its own right and that at the Planning Referral Meeting of 24th July 2019, the Committee was in agreement that there was a need to ensure that Linden Homes, the Parish Council and the Planning Officers continued discussions for future areas coming forth in terms of there being no 2.5 dwellings and no urban layout.
- Mixture of house types – the Parish Council acknowledges that there is a mix of house types and sizes within the 2nd phase and once again has a concern with the size of the smaller dwellings and would request that all properties are built to current Nationally Described Space Standards as published March 2015 and endorse the comments made by the Strategic Housing Officer.
- Parking – although it is stated that the scheme has complied with the Suffolk County Council Parking Standards (2015), there is a concern that the provision of a total of 198 allocated parking spaces and only 26 garage spaces is insufficient for the mix of houses on the site. It is noted that paragraph 6.23 states that provision is made for cycle parking within garages and within the curtilage of the dwellings. Given that there are only 26 garage spaces on the site (Phase 2), it is difficult to see how the security of cycles will be accommodated.
- The Parish Council is further concerned that there is insufficient regard to the requirement of an expectation that visitors will require parking facilities which will lead to congestion on the spinal road as well as private roads thereby impacting on highway safety for all users. In total there are only 17 visitor spaces. The Parish Council would like to see a revised layout showing adequate visitor parking suitably located and accessible for use. The Parish Council is also concerned that the layout shows a significantly reduced level of parking provision for rented/shared ownership homes.
- With regards to play provision the Parish Council is disappointed, once again, to read that there is no provision for formal play equipment to be provided at the site in accordance with the S106 Planning Obligation accompanying the outline planning permission. The Parish Council has stated during the discussion of the 1st submission for Reserved Matters that it feels that given the wooded area to the north – east of the site layout there should be some form of recreational activity provided and it further expected that further details on the type of equipment coming forth would be submitted under Phase 2. The Parish Council formally requests that such a facility should be a discussion point and condition of any planning permission going forward as it will be of a demonstrable recreational and amenity value. As has been stated previously the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. In general, it has been acknowledged that there is a need for ‘adventure style provision’ particularly attractive to juniors and older children.
- The Parish Council therefore requires that this provision is included within the second phase and takes advantage of the woodland areas.

- Whilst the site retains the same ingress and egress, there are concerns that any proposed increase will further increase the safety risks with the new school being effectively part of the same site.

The Parish Council is disappointed to state that despite requesting, on a number of occasions, clarification from the Planning Officer at Mid Suffolk District Council as to whether there had been discussions with the applicant over the proposed uplift in numbers, no response has yet been received from Mid Suffolk Planning Department.

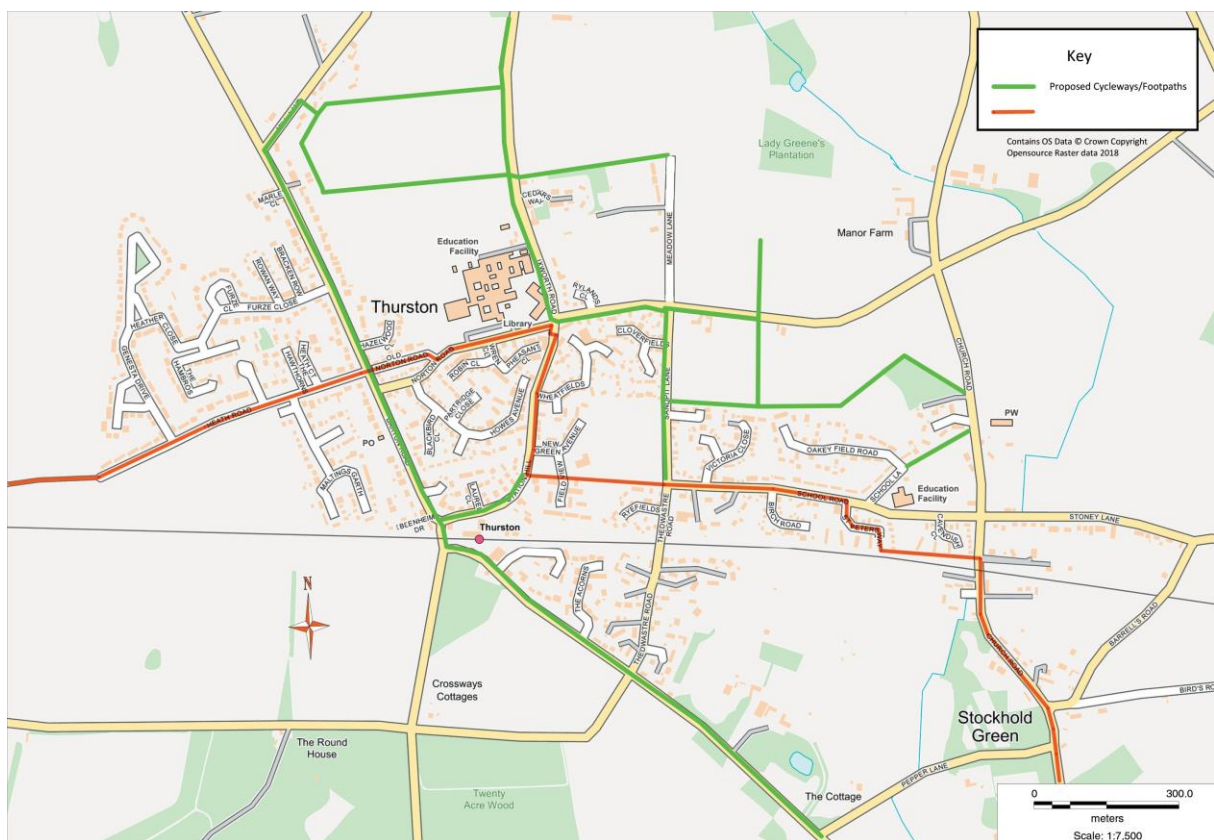
It is further disappointed that the request by the Mid Suffolk Planning Referrals Committee of 24th July 2019 for Linden Homes, the Parish Council and Planning Officers at Mid Suffolk to continue discussions for future areas coming forth in terms of no 2.5 dwellings; no urban layout and provision of play equipment in accordance with the requirements of the Parish Council and the overall maintenance of the very small grassed areas has not come to fruition. The Parish Council does however note that the Planning Statement as submitted by the applicant states that a pre-application engagement relating to the second development has held in November 2019 which was attended by Officers of Mid Suffolk District Council, the Applicant, and members of the Project Team. It is stated that the meeting was held in a constructive and positive manner. The Parish Council confirms that it was not made aware of this meeting.

The Parish Council is not in agreement with the comment from Place Services that there should be a connection onto Meadow Lane from this development (two have been created in this revised version) and feels that there is sufficient manner in which to gain access to this Quiet Lane from the footpath that borders Norton Road. This departure from the approved outline planning application is not supported by the Parish Council nor has it requested such a departure.

At no time has a request come from the Parish Council to vary the route of the public footpath nor create extra further accesses onto Meadow Lane.

Figure 14 of the Adopted Thurston Neighbourhood Plan (as adopted by Mid Suffolk District Council in October 2019), shows the proposed footpath routes that are supported by the Parish Council:

Figure 14: Network of shared-use routes linking key movement routes



The Parish Council supports the comment made by the Highways PROW Planning requesting that the Applicant accommodates FP7 within their plans in the public open space area only. It is further stated that the Applicant must also ensure that FP7 remains unobstructed at both ends where it crosses the site boundary, and that it is not obstructed by planting along its length.

The Parish Council further notes the comment within the submission from the PROW team of 1st April 2020 *“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,”* and requires clarification as to why there are now two entrances from the site onto Meadow Lane.

Furthermore the Parish Council notes the comments made by the Senior Planning and Infrastructure Officer Planning Section, Strategic Development that if more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions and draws the Planning Officer’s attention to the planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay.

In summary, it is the Parish Council’s submission that this application should be rejected in its current form and that the matters raised are considered further prior to permission being granted.

Should it be that the applicant does not wish to develop those parcels of land entitled “land reserved for further phase of development subject to separate application”, perhaps they might wish to consider gifting such land to the Parish Council to be held in perpetuity for the residents of Thurston.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854

e-mail: info@thurstonparishcouncil.gov.uk

SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer –Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

23rd April 2020

Dear Mr. Isbell,

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Scale, Layout, and Landscaping in respect of Phase 2 – Erection of 104 No. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Case Officer: Vincent Pearce

The Parish Council, having considered this application via email circulation to Councillors with final approval of response via Video conference between Chair, Vice-Chair and Proper Officer of the Parish Council (under delegation), would like to confirm that it strongly objects to this application in its current form.

The Parish Council is disappointed that the applicant has failed to engage in a meaningful manner with either the Parish Council or the Ward Members. The applicant has only attended one meeting (13th March 2020) with the Parish Council prior to the submission of reserved matters. At this meeting, the submitted plan was shown to the Parish Council which is in direct conflict with the original phase 2 expectations of this site and with the outline planning permission granted for the whole site. The Parish Council's viewpoint was made very clear to the representatives and yet despite there being clear opposition to the plan being discussed, the applicant failed to engage in any meaningful debate with the Parish Council or even the community in which the site is located. A copy of the notes taken at that meeting can be viewed at Appendix A.

The Parish Council objects to the application on the grounds that the density has been increased by incorporating similar numbers into the area expected for Phase 2 but on a much smaller area thereby leaving other areas for a further application to be submitted.

Overall the Parish Council feels that the overall proposal fails to take into account the made Thurston Neighbourhood Development Plan (NDP) and has repeated all of the negative aspects that were criticised in Phase 1. Generally there is an urban feel to the dwellings being proposed and the Parish Council is disappointed that this has been the tone for the remaining phase of this development.

The made Thurston NDP, as described by the examiner, and as supported by the parishioners of Thurston, is described as providing a strong practical framework against which decisions on development can be made and it is against this document that this application should be determined as it has significant weight.

The Parish Council would request that the application be refused until the following concerns are addressed:

- Density of the build – there is a significant urban feel to the design which neither complements nor enhances the village. Overall the density, by limiting the scheme to a much smaller area, has increased and fails not only to respect the spatial strategy within the village but also that of Phase 1.
- Furthermore the layout fails to take into account guidance as given within Suffolk County Council's (2000 revised) Suffolk Design for Residential Areas, the Government's Manual for Streets and Manual for Streets 2 as well as Historic England's Streets for All documents. The Thurston NDP provides exemplar information on the street scenes that are acceptable – Chapter 5 Housing and Design – at page 39 has an example of Spatial Organisation that would be supported.
- The current proposal not only fails to take into account the Spatial Organisation as mentioned in the Thurston NDP and the Thurston Character Assessment 2017 but it would appear that the applicant has decided to use Page 38 of the Thurston NDP (Spatial Organisation – how not to) as its design model.
- The applicant has failed to take into account the Officer Comment submitted in the Officer Report for Phase 1 in which it is stated that “it is considered appropriate for phase 1 to have what is an urban/suburban feel where it adjoins other development but as later phases move northward to may be appropriate to spread density around in order that elements over look the adjacent woodland and/or the planned large are of open space have a looser more organic layout with reduced densities to provide a stepped transition from urban to rural.
- The Parish Council therefore contends that there should be a more rural feel to the development coming forth under Phase 2 and wishes to see a less regimented form of design with the use of cul-de-sacs to avoid the ‘tunnel’ effect. Given the location of Phase 2 on the site there should be more connection with the rural landscape surrounding the site and the use of soft landscaping to shape views and enclose space is sought.
- As has been mentioned previously by the Parish Council on other significant planning applications within Thurston, it is disappointed to note that, contained within this phase, there are a number of 2 and a half storey dwellings. As has been stated previously, within the northern side of the village, there are no 2.5 storey dwellings. The Parish Council is concerned that their inclusion at different roof heights from the surrounding dwellings will provide for a street scene that is neither in keeping with the surrounding area nor enhancing of the area as a whole. Acknowledging that a number of 2.5 dwellings were approved at Phase 1 stage, the Parish Council draws reference to that fact that these were to be sited on the crescent which would read as a place in its own right and that at the Planning Referral Meeting of 24th July 2019, the Committee was in agreement that there was a need to ensure that Linden Homes, the Parish Council and the Planning Officers continued discussions for future areas coming forth in terms of there being no 2.5 dwellings and no urban layout.
- Mixture of house types – the Parish Council acknowledges that there is a mix of house types and sizes within the 2nd phase and once again has a concern with the size of the smaller dwellings and would request that all properties are built to current Nationally Described Space Standards as published March 2015 and endorse the comments made by the Strategic Housing Officer.
- Parking – although it is stated that the scheme has complied with the Suffolk County Council Parking Standards (2015), there is a concern that the provision of a total of 198 allocated parking spaces and only 26 garage spaces is insufficient for the mix of houses on the site. It is noted that paragraph 6.23 states that provision is made for cycle parking within garages and within the curtilage of the dwellings. Given that there are only 26 garage spaces on the site (Phase 2), it is difficult to see how the security of cycles will be accommodated.
- The Parish Council is further concerned that there is insufficient regard to the requirement of an expectation that visitors will require parking facilities which will lead to congestion on the spinal road as well as private roads thereby impacting on highway safety for all users. In total there are only 17 visitor spaces. The Parish Council would like to see a revised layout showing adequate visitor parking suitably located and accessible for use. The Parish Council is also concerned that the layout shows a significantly reduced level of parking provision for rented/shared ownership homes.
- With regards to play provision the Parish Council is disappointed, once again, to read that there is no provision for formal play equipment to be provided at the site in accordance with the S106 Planning Obligation accompanying the outline planning permission. The Parish Council has stated during the discussion of the 1st submission for Reserved Matters that it feels that given the wooded area to the north – east of the site layout there should be some form of recreational activity provided and it further expected that further details on the type of equipment coming forth would be submitted under Phase 2. The Parish Council formally requests that such a facility should be a discussion point and condition of any planning permission going forward as it will be of a demonstrable recreational and amenity value. As has been stated previously the Parish Council is committed to ensure that any new play provision within the village is strategically placed to ensure it complements existing provision and meets any known deficits. In general, it has been acknowledged that there is a need for ‘adventure style provision’ particularly attractive to juniors and older children.
- The Parish Council therefore requires that this provision is included within the second phase and takes advantage of the woodland areas.
- Whilst the site retains the same ingress and egress, there are concerns that any proposed increase will further increase the safety risks with the new school being effectively part of the same site.

The Parish Council is disappointed to state that despite requesting, on a number of occasions, clarification from the Planning Officer at Mid Suffolk District Council as to whether there had been discussions with the applicant over the proposed uplift in numbers, no response has yet been received from Mid Suffolk Planning Department.

It is further disappointed that the request by the Mid Suffolk Planning Referrals Committee of 24th July 2019 for Linden Homes, the Parish Council and Planning Officers at Mid Suffolk to continue discussions for future areas coming forth in terms of no 2.5 dwellings; no urban layout and provision of play equipment in accordance with the requirements of the Parish Council and the overall maintenance of the very small grassed areas has not come to fruition. The Parish Council does however note that the Planning Statement as submitted by the applicant states that a pre-application engagement relating to the second development has held in November 2019 which was attended by Officers of Mid Suffolk District Council, the Applicant, and members of the Project Team. It is stated that the meeting was held in a constructive and positive manner. The Parish Council confirms that it was not made aware of this meeting.

In summary, it is the Parish Council's submission that this application should be rejected to in its current form and that the matters raised are considered further prior to permission being granted.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CiLCA
Clerk to the Council



Appendix A – notes of meeting of 13th March 2020

In attendance:

Hannah Short – Linden Homes – Planning and Design Coordinator; Lydia Voyias - Savills.

Parish Council - Chair C. Dashper; Cllr. K. Towers; Cllr. D Haley; Cllr. B Morris; Cllr. J. West & Mrs V Waples (Clerk).

1. Update on Phase 1 currently being built = 87 - Issues raise by the Parish Council:

Access and movement of vehicles - Linden had met with the planners before Christmas over a number of enforcement issues and in particular the verges on Meadow Lane – barriers should now be in place to offset further damage being caused. Repairs will be affected under a s278 agreement.

Existing access - farm access off Meadow Lane - no proper access – Linden need formal access prior to commencing next stage – s278 agreement needs to be in place which the Highways Dept / Legal Teams are just about to sign this off. Agreement to be signed and then licences will be issued. Verges will be regraded, topsoil, reseeded and farm access stopped up once the main access point has been installed.

Carriageway on Meadow Lane damaged – Linden ensured that the Contracts Manager carried out a pre-commencement survey on the road to allow damaged caused to be corrected etc.

Wheel wash – why still not in situ? Linden confirmed that the road sweepers contracted for a certain number of visits per week – is this happening, and could it be extended? Contracts Manager to be requested for an update on this and to ensure a wheel wash was installed without delay. The Parish Council stated that there was no need to ensure drainage was on site for this as the water would be recycled.

Verges – how are they going to be corrected? Linden confirmed that under the s278 agreement these will be reinstated.

Hedgerow – Linden stated that on Meadow Lane majority to be retained and in parts will be enhanced.

Separate access for school – HS stated that Linden had obligations to service the school entrance site – contractually obliged to provide this under the terms of the planning permission.

General update for Phase 1 – reserve matters approval – started on site prior to Christmas – 1st units at front – infrastructure– roads and drainage. Show home open late Spring/early Summer 2020. Start selling from that point onwards.

2. Phase 2 – balance of site is to be covered by this. Thurston NDP adopted October 2019. Benchmark for assessment of any future applications.

Linden circulated two layout plans– one for the balance of homes to come forward under the live outline planning application – 133 and one for an uplift on the outline approval of 200 homes to take the total numbers on site to 267 – this would be subject to a new application to be submitted.

The Parish Council expressed deep concerns as it had expected that the balance of the site was to come forward for 133 which would take the total up to 200 – as approved. It was noted that the plan submitted for 133 had deliberately left areas on the site blank merely to allow for a resubmission of the plan to show that it was acceptable to take an uplift of the site to 267.

The Parish Council reiterated that it had expected the conversation to be over the plans to be submitted which would show the layout to take the site up to 200 which was approved at outline. As there was a request to discuss something totally different to the approval that had been given, the Parish Council were of the opinion that further discussion at this point would have little merit.

Remaining land as shown in green on both plans was land upon which nothing would be built and would be retained as per the approved outline plan as green open space and woodland – Lady Greene Wood –

the plan also showed this wood split in two – clarification was required as to the woodland included within the application.

The Parish Council raised the following general issues:

- There was an expectation that the plans to be submitted would adopt a more rural approach – PC questioned why the density was now to be upped – original permission was for 200.
- The Parish Council stated that it felt that Lindon Homes were trying to hijack the process by which permission had been granted for a specified number of dwellings.
- Failure to take into account the comments raised at the first reserve matters submission - Parish Council felt that both plans had ignored all comments made in the Officer Report. Total disregard for what has been said and no clear intention of following what has been said in the Thurston NDP and what was said in the Officer Report as submitted for the Reserve Matters for the 1st phase.
- PC raised the specific issues with the reserve matter plans as submitted:
 - Layout - crescent shape
 - Street scene – not in keeping with the ideal as per the Thurston NDP
 - Density – too high
 - Rural feel – why was the street scene and layout so urbanised
 - Garages – every four/five bed has one or two garages. Why so little.
 - Every plot should have a garage as well as parking space allocated irrespective of the SCC Parking Guide
- PC issues with the uplift plans as submitted:
 - Uplift to 267 – numbers and therefore density
 - Crescent shape
 - Layout – not in keeping with the street scene of the Thurston NDP
 - Density – far too high
 - Urban feel
 - Garages – only the four/five bed has one or two garages. All other dwellings only have a parking space allocated.

PC plus points: only one as far as the PC could see; Cycling provision – shared surfaces can accommodate cyclists and links through the estate to points beyond.

3. Request from Linden Homes as to some guidance over play equipment – photos shown by Linden Homes of woodland play area equipment suitable for young persons with all equipment designed to be quite naturalistic. Aim to open up the footpaths. Natural aspect of the landscape (wooded) to be enhanced or at least not compromised.

Parish Council confirmed that, given the number of developments coming forth, that they had previously expressed the aspirations for all play areas to be complementary and that all should be convenient to access for all in the village.

Play areas close to attenuation ponds could be an area for Under 12s and might be most suited for the type of equipment in the photos shown.

Linden confirmed that they expected to submit reserve matters in next couple of weeks and the uplift application to follow a few weeks later.

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

Sent: 26 Nov 2021 08:42:08

To:

Cc:

Subject: FW: 2021 11 19 Consultation Response from National Highways DC/20/01249

Attachments:

From: Hoque, Shamsul <Shamsul.Hoque@highwaysengland.co.uk>

Sent: 19 November 2021 16:50

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

Subject: 2021 11 19 Consultation Response from National Highways DC/20/01249

Dear Sir/Madam

Application ref: DC/20/01249

Proposal:

Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location:

Land On The North Side Of Norton Road Thurston Suffolk

The proposed site location is northern side of A14, where the development site access is from local road network.

With this Reserved Matters application (for Appearance, Landscape, Layout and Scale) is unlikely to have any severe impact upon the Strategic Road Network (SRN).

Therefore, we offer no objection.

Regards

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

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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

Consider the environment. Please don't print this e-mail unless you really need to.

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

Sent: 23 Aug 2022 10:25:27

To:

Cc:

Subject: FW: 2022 08 22 Consultation Response from National Highways DC/20/01249

Attachments:

From: Hoque, Shamsul <Shamsul.Hoque@nationalhighways.co.uk>

Sent: 22 August 2022 16:01

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

Cc: Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; 'transportplanning@dft.gov.uk' <transportplanning@dft.gov.uk>; Norman, Mark <Mark.Norman@nationalhighways.co.uk>

Subject: 2022 08 22 Consultation Response from National Highways DC/20/01249



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Dear Sir/Madam,

Thank you for your re-consultation on the above planning application, dated 09 August 2022

The recent amendments proposed to this planning application are not in conflict with National Highway's previous response, dated 22 July 2022; recommending No Objection.

Consequently, our precious recommendation of No Objection remains unchanged.

Shamsul Hoque, PhD MCIHT FBIP FIAB

Operations (East)

National Highways | Woodlands | Manton Lane | Bedford | MK41 7LW

Web: <http://www.highways.gov.uk>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | info@nationalhighways.co.uk

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

Consider the environment. Please don't print this e-mail unless you really need to.



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@nationalhighways.co.uk

To: Babergh and Mid Suffolk District Councils

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: DC/20/01249

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Referring to the consultation on a planning application dated 20 July 2022 referenced above, in the vicinity of the A14 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: A.Lawman	Date: 22/07/2022
Name: Alice Lawman	Position: Assistant Spatial Planner
National Highways National Highways Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

The amended details submitted for the approval of the outstanding Reserved Matters (Appearance, Landscaping, Layout and Scale) are considered unlikely to have a material impact on the SRN. Consequently, we offer no objection.



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@nationalhighways.co.uk

To: Babergh and Mid Suffolk District Councils

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: DC/20/01249

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Referring to the consultation on a planning application dated 20 July 2022 referenced above, in the vicinity of the A14 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: A.Lawman	Date: 22/07/2022
Name: Alice Lawman	Position: Assistant Spatial Planner
National Highways National Highways Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

The amended details submitted for the approval of the outstanding Reserved Matters (Appearance, Landscaping, Layout and Scale) are considered unlikely to have a material impact on the SRN. Consequently, we offer no objection.

Your Ref:DC/20/01249
Our Ref: SCC/CON/3996/20
Date: 26 October 2020



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

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/01249

PROPOSAL: Revised drawings dated 22/09/20, ref:

Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

LOCATION: Land On The North Side Of, Norton Road Thurston Suffolk

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

Landscaping - dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with junction and access visibility or street lighting.

Parking - the width between houses/fences should be 3.1m (6.2m minimum for parking next to each other) to accommodate sufficient space for car parking.
The strategy for distribution of visitor car parking spaces should be reviewed as there are several areas where visitor spaces are provided but not necessarily required; private drives. Conversely, there are many areas where there will be pressure for visitor parking but none or insufficient space is provided. Here on-street parking may be more of an issue so additional visitor spaces are needed in this area. We suggest these layouts are re-assessed to determine the visitor parking needs in each plot groupings (plots on the secondary streets).

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure



Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: -

Our ref: **W:** P01197173

21 July 2022

Dear Mr Pearce

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

**LAND ON THE NORTH SIDE OF NORTON ROAD, THURSTON, SUFFOLK
Application No. DC/20/01249**

Thank you for your letter of 20 July 2022 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: -

Our ref: **W:** P01197173

29 April 2021

Dear Mr Pearce

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

**LAND ON THE NORTH SIDE OF NORTON ROAD, THURSTON, SUFFOLK
Application No. DC/20/01249**

Thank you for your letter of 26 April 2021 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Hannah Blackmore

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582721

Our ref: P01197173

15 February 2021

Dear Mr Pearce

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

**LAND ON THE NORTH SIDE OF NORTON ROAD, THURSTON, SUFFOLK
Application No. DC/20/01249**

Thank you for your letter of 02 February 2021 regarding further information on the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

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

Yours sincerely

David Eve

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

Applications for listed building consent



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England
15 April 2015

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01197173

6 October 2020

Dear Mr Pearce

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

**LAND ON THE NORTH SIDE OF NORTON ROAD, THURSTON, SUFFOLK
Application No. DC/20/01249**

Thank you for your letter of 6 October 2020 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

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

08 April 2020

Dear Vincent Pearce

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

**Land On The North Side Of Norton Road, Thurston, Suffolk
Application No. DC/20/01249**

Thank you for your letter of 27 March 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: David.Eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Sent: 29 Jul 2022 11:30:45

To:

Cc:

Subject: FW: Planning Consultation DC/20/01249 Natural England Response

Attachments:

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

Sent: 29 July 2022 10:44

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

Subject: Planning Consultation DC/20/01249 Natural England Response



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Dear Sir or Madam,

Our ref: 401439

Your ref: DC/20/01249

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter ref - 313312, dated 02 April 2020

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

Thriving Nature
for people and planet



www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

From: SM-NE-Consultations (NE)

Sent: 28 October 2021 17:14

Subject: Planning consultation DC/20/01249 Natural England response

Dear Vincent Pearce

Our ref: 372443

Your ref: DC/20/01249

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 02 April 2020, our ref 313312.

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Amy Knafler
Natural England
Consultation Service

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

Sent: 04 May 2021 09:11

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

Subject: Planning consultation DC/20/01249 Natural England response

Dear Vincent Pearce

Our ref: 351504

Your ref: DC/20/01249

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 02 April 2020, our ref 313312, attached.

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

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

From: Clarke, Julian <Julian.Clarke@naturalengland.org.uk>
Sent: 22 February 2021 15:33
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249 Consultee Response

Dear Sir or Madam,

Our ref: 344213

Your ref: DC/20/01249

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 02 April 2020

Reference 313312

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Julian Clarke

Consultations

Natural England

Hornbeam House, Electra Way

Crewe Business Park

Crewe, Cheshire CW1 6GJ

tel 0300 060 3900

email consultations@naturalengland.org.uk

During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders.

Please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Stay home. Protect the NHS. Save lives.



www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

This message has been sent using TLS 1.2

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 08 October 2020 14:09
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249 NE Response

Dear Mr Pearce

Our ref: **329953**
Your ref: **DC/20/01249**

Thank you for your consultation.

Natural England has previously commented on this proposal, and made comments to the authority in our letter dated 03 April 2020.

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,
Heather Ivinson

Heather Ivinson
Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 0475

www.gov.uk/natural-england

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

Sent: 12 Aug 2022 03:07:19

To:

Cc:

Subject: FW: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)


Attachments: image002.wmz, image004.wmz

From: Crisell, Chris (IESCCG) <chris.crisell@suffolk.nhs.uk>

Sent: 12 August 2022 14:51

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

Subject: RE: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

 **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Hi Vanessa

Apologies, I have been on A/L and still trying to catch up on emails.

I can confirm that the ICB (previously CCG) has commented on this application previously and does not feel the need to amend or change this at the moment. I have read through the EIA and have no further comments to make regarding this either.

Regards

Chris Crisell

Estates Strategic Planning Manager

Suffolk and North East Essex Integrated Care Board

Telephone: 01473 770284 or 07984612282



Suffolk and North East Essex Email: chris.crisell@suffolk.nhs.uk

 Website: suffolkandnortheastsex.icb.nhs.uk

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

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

Sent: 09 August 2022 13:10

To: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>; Communities <communities@babberghmidsuffolk.gov.uk>; Environmental Health <Environmental@babberghmidsuffolk.gov.uk>; BMSDC Heritage Team Mailbox <heritage@babberghmidsuffolk.gov.uk>; BMSDC Local Plan <localplan@babberghmidsuffolk.gov.uk>; BMSDC Public Realm Consultation Mailbox <consultpublicrealm@babberghmidsuffolk.gov.uk>; Strategic Housing <Strategic.Housing@babberghmidsuffolk.gov.uk>; phil.kemp@suffolk.pnn.police.uk; Parish Meeting - Thurston <info@thurstonparishcouncil.gov.uk>; Anglian Water <planningliaison@anglianwater.co.uk>; PlanningEE@highwaysengland.co.uk; TownPlanningAnglia@networkrail.co.uk; Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>; planning.apps <planning.apps@suffolk.nhs.uk>

Subject: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Good Afternoon,

We would have sent yourself a consultation request for the above application on 20/07/2022.

Your consultation request is due to expire on the 10/08/2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

Vanessa Pannell
(Part Time) Support Officer - Development Management

Tel: 0300 1234000 For all Council services, option 5, option 3 for Planning

Email: planning@baberghmidsuffolk.gov.uk

Websites: www.babergh.gov.uk & www.midsuffolk.gov.uk

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



Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our website.

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 your rights in regards to your personal information and how to access it, visit our website.

From: planning.apps

Sent: 01 November 2021 13:04

Subject: RE: DC/20/01249 - Land On The North Side of Norton Road, Thurston

Hi Paul

Apologies for not responding sooner, the CCG has looked at the latest documents regarding this application and I am happy to confirm that previous responses sent are still pertinent. At present the CCG does not see reason to add further to previous responses but work is ongoing with BMSDC looking at the IFS of which Thurston is included.

Regards

CCG Estates Planning

Ipswich & East Suffolk CCG & West Suffolk CCG

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

Sent: 18 May 2021 11:59:35

To:

Cc:

Subject: FW: DC/20/01249 & DC/20/01716

Attachments:

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

Sent: 17 May 2021 10:03

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

Subject: DC/20/01249 & DC/20/01716



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Hi Vincent

The CCG feel that the previous responses sent for the two planning applications in the subject of this email are still relevant and will therefore not be making a formal response this time. The CCG would also like to inform you that work is continuing between Babergh & Mid Suffolk District Council, West Suffolk Council and the CCG in looking at healthcare solutions in Thurston and surrounding areas.

Regards

CCG Estates Planning Support

Ipswich & East Suffolk CCG & West Suffolk CCG
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

planning.apps@suffolk.nhs.uk

www.westsuffolkccg.nhs.uk

www.ipswichandeastsuffolkccg.nhs.uk



From: planning.apps **Sent:** 29 October 2020 14:13

To: BMSDC Planning Mailbox

Subject: DC/20/01249

Please be aware that previous responses to this planning application are still pertinent to the request of the CCG and amendments are not required at the moment.

Regards

CCG Estates Planning Support

Ipswich & East Suffolk CCG & West Suffolk CCG
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX



integrated working

Our ref: WSCCG/000320/THU
Email: planning.apps@suffolk.nhs.uk
Date: 15/04/2020

West Suffolk House
Western Way
Bury St Edmunds
Suffolk IP33 3YU
Tel: 01284 758010

www.westsuffolkccg.nhs.uk

Your Ref: DC/20/01249

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

Dear Sirs,

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings
Location: Land On The North Side Of, Norton Road, Thurston, 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 West Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 104 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 are no GP practices within a 2km radius of the proposed development; there are practices in proximity to the development area. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.



integrated working

Healthcare Needs Arising From the Proposed Development

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

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

Health & Wellbeing Statement

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

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

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

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



integrated working

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
Woolpit Health Centre	14,756	705.00	10,281	-307
Mount Farm Surgery	13,185	920.72	13,427	17
Ixworth Surgery (and branch Stanton Health Centre)	10,070	606.38	8,843	-84
Total	38,011	2,232.1	32,551	-374

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 any of these surgeries, 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.



integrated working

8. Assuming the above is considered in conjunction with the current application process, West Suffolk CCG would not wish to raise an objection to the proposed development.

10. West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by East Suffolk Council

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

Yours faithfully

Chris Crisell
Estates Planning and Project Support Manager
West Suffolk Clinical Commissioning Group

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 25 February 2021 19:01
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: Land On The North Side Of Norton Road Thurston Suffolk - DC/20/01249

Dear Vincent Pearce,

Our Reference: PLN-0114018

Please see below our response for the planning application- Land On The North Side Of Norton Road Thurston Suffolk - DC/20/01249

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.

Foul Water

N/A

Surface Water

We have reviewed the applicant's submitted surface water drainage information (Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge and condition 16 of planning reference 5070/16. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS

website link for further information. <https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/> We request that we are consulted on any forthcoming application to discharge Conditions 24 and 25 of the outline planning application 5070/16, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

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

Kind Regards,
Sushil



Planning & Capacity Team

Development Services
Telephone: 07929 786 955

Anglian Water Services Limited

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

From: Planning Liaison

Sent: 16 April 2020 08:58

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

Subject: RE: DC/20/01249 Land on the North Side of Norton Road Thurston

Dear Jane

Thank you for your email regarding the reserve matters application- DC/20/01249 Land on the North Side of Norton Road Thurston

This application is related to Appearance, Landscaping, Layout and Scale and surface water which the application is not proposing to discharge surface water to an Anglian Water sewer, therefore we have no comments on this application.

Kind Regards



Sandra De Olim
Pre-Development Advisor

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

Our ref: AE/2020/125022/02-L01
Your ref: DC/20/01249
Date: 28 July 2022

Dear Mr Pearce,

**SUBMISSION OF DETAILS UNDER OUTLINE PLANNING PERMISSION 5070/16
- APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF
PHASE 2 - ERECTION OF 104 NO. DWELLINGS**

LAND ON THE NORTH SIDE OF NORTON ROAD THURSTON SUFFOLK

Thank you for your consultation which we received on 20 July 2022. We have reviewed the documents submitted and can confirm our objection is still applicable as a Flood Risk Assessment (FRA) has not been submitted and therefore we cannot assess the flood risk at this point.

We refer to our previous letter date 30 March 2020 (ref: AE/2020/125022/01). The points raised within this letter remain relevant. We could not find, submitted online any documents that addressed our objection. We therefore reiterate the points made in this letter.

Please reconsult us once the requested information is provided and we will provide bespoke comments on the updated application within 21 days.

We trust this advice is useful.

Yours sincerely,

Miss Neve Cooper
Planning Officer

Direct e-mail planning.ipswich@environment-agency.gov.uk



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

Our ref: AE/2020/125022/01-L01
Your ref: DC/20/01249
Date: 30 March 2020

Dear Mr Pearce

SUBMISSION OF DETAILS UNDER OUTLINE PLANNING PERMISSION 5070/16 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF PHASE 2 - ERECTION OF 104 NO. DWELLINGS

LAND ON THE NORTH SIDE OF NORTON ROAD THURSTON SUFFOLK

Thank you for your consultation dated 27 March 2020. We have reviewed the application as submitted and are raising a holding objection due to lack of information.

Flood Risk

In the absence of a flood risk assessment (FRA), we are unable to assess the flood risk of the proposal. We object to this application and recommend that planning permission is refused.

Reasons

The application site lies within flood zone 3 and 2, which is land defined by the planning practice guidance as having a high/medium probability of flooding. The National Planning Policy Framework (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the proposed development's flood risk is unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please consult us with the FRA and we'll respond within 21 days of receiving it. Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

We trust this advice is useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Macdonald'.

Mr Mark Macdonald
Planning Advisor

Direct dial 02030255475

Direct e-mail Mark.Macdonald@environment-agency.gov.uk

End

2

Your Ref: DC/20/01249
Our Ref: SCC/CON/3300/22
Date: 1 September 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
Babergh MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/01249

PROPOSAL: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

LOCATION: Land On The North Side Of, Norton Road, Thurston, Suffolk

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

Our response dated 17/08/22 (ref: SCC/CON/3186/22) still applies including all recommended conditions and notes.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref:DC/20/01249
Our Ref: SCC/CON/3186/22
Date: 17 August 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
Babergh MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce

Dear Vincent,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/01249

PROPOSAL: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

LOCATION: Land On The North Side Of, Norton Road, Thurston, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

Estate Road Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that roads/footways are constructed to an acceptable standard.

Estate Road Surface 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 except with the written agreement of the Local Planning Authority. Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No P18-2417-68 Rev C. 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.

Construction Management Plan 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 photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic
- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.
- Reason: 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

Public Rights of Way PROW We are pleased to see that the Applicant is retaining FP7 on its legal alignment, and accept this proposal. As previously notified, FP7 MUST remain open at both ends, and must not be obstructed, including by gates, barriers, bollards etc. The Definitive Map for Thurston can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thurston.pdf>

Section 38

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

Travel Plan

As the Travel Plan for the original planning permission has been secured under the Section 106 agreement, the obligations are to roll forward to this revised application, therefore no further contributions are required.

Yours sincerely,

Samantha Harvey

Principle Engineer (Technical Approval)

Growth, Highways and Infrastructure

Your Ref: DC/20/01249
Our Ref: SCC/CON/2892/22
Date: 1 August 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

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/01249

PROPOSAL: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

LOCATION: Land On The North Side Of, Norton Road, Thurston, Suffolk

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

Parking

- Spaces for Plot 89 are too close to the junction of the shared access road - the minimum distance allowed is 10m
- visitor spaces north of Plots 127 and 140 require the driver to reverse and manoeuvre within a junction which is not acceptable
- Spaces for Plot 191 are parallel with the shared surface road and again would require reversing on a turning head to gain access so the parking needs to be moved or turned to be perpendicular.

Landscaping

- Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway, should have root protection and not be in the visibility spays of accesses or private drives. Also, the trees should not interfere with street lighting (not within 5m of a column).
- Hedging proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway.

At present, we would recommend that permission for the application be refused unless the above points can be addressed and we look forward to receiving further information.

Yours sincerely,

Samantha Harvey
Principle Engineer (Technical Approval)
Growth, Highways and Infrastructure

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

Dear Vincent Pearce

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/01249

PROPOSAL: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

LOCATION: Land On The North Side Of, Norton Road Thurston Suffolk

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

Reserved Matters Comments

Layout

- Dimensions of the proposed roads and footways have not been supplied. By scaling, the widths are to Suffolk Design Guide. However, we recommend the footway widths are increased to 2.0m (as outlined in Manual for Streets).
- The shared surface roads are to have a maintenance strip 1m wide each side of the carriageway which allows the highway to be maintained and erection of street lighting. If these strips are to be considered for utility services plant, the strips need to be widened to 2m.
- Full details on highway details, finishes and construction will be agreed with the Highway Authority under s38 of Highways Act 1980 agreement.

Parking

Plots 90, 129, 130, 100-102, 139, 140, 181, 180, 178, 179 and 143 -145 are 4 bed-roomed dwellings which have triple parking on adoptable roads which is not acceptable as indicated in Suffolk Guidance for Parking (SGP) 2019. There are several 4 bed-roomed dwellings on private drives with triple parking layout. Although SGP indicates this layout is acceptable on private drives, we understand the Planning committee prefer this layout of parking is not introduced on developments.

The visitor parking bays outside Plots 123, 129 and 126 are to be moved as they are within the visibility splays of private accesses or on the inside of a bend.

Landscaping

Hedging proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway.

Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with street lighting.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

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

Reason: To ensure that roads/footways are constructed to an acceptable standard.

Estate Road Surface 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 except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

Parking Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging points and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety, to promote the use of sustainable travelling alternatives within the area and use of electric vehicles.

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

Reason: To ensure that refuse recycling bins are not stored or presented on the highway causing obstruction and dangers for other users.

Construction Management Plan 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 photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic
- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: 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

Public Rights of Way PROW

We are pleased to see that the Applicant is retaining FP7 on its legal alignment, and accept this

proposal. As previously notified, FP7 MUST remain open at both ends, and must not be obstructed, including by gates, barriers, bollards etc. The Definitive Map for Thurston can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thurston.pdf>

Section 38

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

Travel Plan

As the Travel Plan for the original planning permission has been secured under the Section 106 agreement, the obligations are to roll forward to this revised application, therefore no further contributions are required.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/01249

PROPOSAL: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

LOCATION: Land On The North Side Of, Norton Road, Thurston, Suffolk

ROAD CLASS:

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

- The road hierarchy, layout, geometry and table top junctions are sufficient speed control measures however dimensions of the proposed roads and footways have not been supplied; they are to be to Suffolk Design Guide.
- There needs to be a pedestrian and cycle connection from the site Meadow Lane and the Public Right of Way footpath (near Plot 171).
- Dimensions of the parking spaces and garages are to be to Suffolk Guidance for Parking 2019 - car parking space is 2.5m x 5.0m and a standard garage is 3.0m x 7.0m.
- All footway links within the site are to have bound surfacing to enable use throughout the year.
- There is insufficient visitor parking provision; locations to be where they are required; not just in private drives.
- Provision of secure cycle parking has not been identified.
- The soft landscaping/hedges proposed adjacent to the back of footways are to be planted with sufficient room to allow growth, so they do not overhang the footway in the future. Also, any landscaping for private accesses to be no higher than 0.6m to ensure visibility splays are not compromised.
- Dimensions have not been supplied for the trees locations; All trees to have 2.5m minimum offset from the edge of the adoptable highway and should have root protection. The trees should also not interfere with street lighting.

Conditions for outline planning permission 5070-16 relating to highways for this phase are as follows:

Condition 16 - PROVISION OF ROADS AND FOOTPATHS (design)

Condition 17 - PROVISION OF ROADS AND FOOTWAYS (phasing)
Condition 21 - PROVISION OF PARKING
Condition 22 – REFUSE/RECYCLING BINS PRESENTATION AND STORAGE
Condition 24 - CONSTRUCTION MANAGEMENT PLAN

NOTES

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

Until the above points can be addressed, we would recommend that permission for the application have a holding refused. I look forward to receiving information requested and revised drawings in due course.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

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

Sent: 29 Jul 2022 04:06:40

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249 - RES

Attachments: ufm32_Standard_Re-consultation_Letter.pdf

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

Sent: 29 July 2022 15:55

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

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

Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249 - RES

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land On The North Side Of, Norton Road, Thurston - DC/22/00045

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Thurston Public Footpath 7. The Definitive Map for Thurston can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thurston.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 do not object to this proposal, however the Applicant MUST note that they cannot do anything to alter the existing surface of FP7, or carry out any works on FP7 (which runs across the north-western corner of the site) without express permission from the Area Rights of Way Officer (PROW.west@suffolk.gov.uk). 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

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

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

Sent: 20 July 2022 10:11

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

Subject: MSDC Planning Re-consultation Request - DC/20/01249 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

From: GHI PROW Planning
Sent: 04 February 2021 10:02
Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land north of Norton Road, Thurston – DC/20/01249

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Footpath 7 Thurston. The Definitive Map for Thurston can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thurston.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 are pleased to see that the Applicant is retaining FP7 on its legal alignment, and accept this proposal. As previously notified, FP7 MUST remain open at both ends, and must not be obstructed, including by gates, barriers, bollards etc. The Applicant MUST also take the following into account, particularly with regard to planting and obstructions:

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 discuss applying 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.
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.

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: Highways PROW Planning
Sent: 01 April 2020 07:42
To: BMSDC Planning Mailbox
Subject: FW: MSDC Planning Consultation Request - DC/20/01249

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land north of Norton Road, Thurston

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Footpath 7 Thurston. The Definitive Map for Thurston can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Thurston.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 on the basis that the Applicant has accommodated FP7 within their plans in public open space. The Applicant MUST also ensure that FP7 remains unobstructed at both ends where it crosses the site boundary, and that it is not obstructed by planting along its length. The Applicant MUST also take the following 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 discuss applying 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.
 - 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.
4. 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.
5. 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.

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@babberghmidsuffolk.gov.uk>

Sent: 27 Jul 2022 09:54:51

To:

Cc:

Subject: FW: 2022-07-27 JS Reply Land On The North Side Of, Norton Road, Thurston DC/20/01249 - RES

Attachments:

From: GHI Floods Planning

Sent: 27 July 2022 09:33

To: BMSDC Planning Area Team Yellow

Cc: Vincent Pearce

Subject: 2022-07-27 JS Reply Land On The North Side Of, Norton Road, Thurston DC/20/01249 - RES

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston DC/20/01249 - Reserved Matters Applications (Phase 2)

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/01249

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

- Site Layout Ref P18_2417_64 Rev E
- Soft Landscape Management Plan Ref LIN22824man
- Drainage Strategy Phase 2 sheet 1 & 2 Ref 1811-293-ST100 & 1811-293-ST101
- Attenuation Basin Cross Sections Ref 1811-293-ST102
- Exceedance Flow Routes Phase 2 Ref 1811-293-ST110

We would like to make the applicant aware of the following informatives.

Informatives

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

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

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

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

From: planningyellow@babberghmidsuffolk.gov.uk

Sent: 20 July 2022 10:11

To: GHI Floods Planning

Subject: MSDC Planning Re-consultation Request - DC/20/01249 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

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

Sent: 21 Oct 2021 02:12:18

To:

Cc:

Subject: FW: 2021-10-21 JS Reply Land On The North Side Of, Norton Road, Thurston, Ref DC/20/01249 RMA

Attachments:

-----Original Message----- From: GHI Floods Planning Sent: 21 October 2021 13:42 To: BMSDC Planning Area Team Yellow Cc: Vincent Pearce Subject: 2021-10-21 JS Reply Land On The North Side Of, Norton Road, Thurston, Ref DC/20/01249 RMA Dear Vincent Pearce, Subject: Land On The North Side Of, Norton Road, Thurston, Ref DC/20/01249 Reserved Matter Application See 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 **Note I am remote working for the time being** -----Original Message-----

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

From: GHI Floods Planning

Sent: 29 April 2021 13:26

Subject: 2021-04-29 JS Reply Land On The North Side Of, Norton Road, Thurston, Suffolk
DC/20/01249 RMA

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston, Suffolk DC/20/01249 Reserved Matter
Application

Please see previous recommendation for approval.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

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

Sent: 12 February 2021 10:34

Subject: 2021-02-12 JS Reply Land On The North Side Of, Norton Road, Thurston Ref DC/20/01249
RMA

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston Ref DC/20/01249 Reserved Matter
Application

Please see previous consultation reply

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure

From: GHI Floods Planning

Sent: 08 October 2020 08:29

To: BMSDC Planning Mailbox **Subject:** 2020-10-08 JS Reply Land On The North Side Of, Norton Road, Thurston Ref DC/20/01249 RMA

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston DC/20/01249 - Reserved Matters Applications (Phase 2)

Suffolk County Council, Flood and Water Management have reviewed application ref DC/20/01249

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

- Attenuation Basin Cross Sections Ref 1811-293-ST015 Rev D
- Drainage Strategy Phase 2 sheet 1 & 2 Ref 1811-293-ST020 Rev C & 1811-293-ST021 Rev C
- Phase 2 Site Location Plan Ref P18_2417_31 Rev B
- Phase 2 Proposed Site Layout Ref P18_2417_21 Rev G
- Soft Landscape Management Plan Ref LIN22824man

We would like to make the applicant aware of the following 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 catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure

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

Sent: 31 March 2020 10:49

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

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

Subject: 2020-03-31 JS reply Land On The North Side Of, Norton Road, Thurston DC/20/01249 RMA

Dear Vincent Pearce,

Subject: Land On The North Side Of, Norton Road, Thurston DC/20/01249 -
Reserved Matters Applications (Phase 2)

Suffolk County Council, Flood and Water Management have reviewed application ref
DC/20/01249

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

- Attenuation Basin Cross Sections Ref 1811-293-ST015 Rev D
- Drainage Strategy Phase 2 sheet 1 & 2 Ref 1811-293-ST020 Rev a & 1811-293-ST021 Rev A
- Phase 2 Site Location Plan Ref P18_2417_31 Rev B
- Phase 2 Proposed Site Layout Ref P18_2417_21 Rev C
- Soft Landscape Management Plan Ref LIN22824man

We would like to make the applicant aware of the following 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 catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- 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****

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

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

Sent: 27 March 2020 16:13

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

Subject: MSDC Planning Consultation Request - DC/20/01249

Please find attached planning consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

Your ref: DC/20/01249
Our ref: Thurston – land on the north side of
Norton Road 48539.
Date: 21 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,

Thurston: land on the north side of Norton Road – reserved matters

I refer to the proposal: submission of details under outline planning permission 5070/16 – appearance, landscaping, layout, and scale in respect of Phase 2 – erection of 104no. dwellings

Reason(s) for re-consultation: revised documents submitted to the local planning authority on 20.07.22.

There is a completed planning obligation dated 20 March 2018 attached to the outline permission under reference 5070/16. The planning obligations previously secured under the first planning permission must be binding upon this application if Mid Suffolk District Council resolve to approve and grant a further planning permission.

I have copied to colleagues who will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,



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

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

From: Cameron Clow

Sent: 28 October 2021 14:40

Subject: DC/20/01249 Reserved Matters Under Outline Planning Permission 5070/16 (mastergov matter 48539)

FAO Vincent Price

Dear Vincent

My colleague Peter Freer has responded to this application (DC/20/01249) previously on 07/10/2020, 23/02/2021, and 27/04/2021. These responses highlighted that there are several parcels of land identified which may take this site over the 200 dwellings permitted at an outline application stage. The County Council still has this concern over these parcels for potential future development. If more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions.

Yours Sincerely,
Cameron Clow

Cameron Clow (he/him)
Senior Planning and Growth Officer
Growth, Highways and Infrastructure
Suffolk County Council

Your ref: DC/20/01249
Our ref: 48539
Date: 07 October 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

FAO – Vincent Pearce – Principal Planning Officer

By e-mail only:
planning@baberghmidsuffolk.gov.uk

Dear Vincent,

Re: Thurston: land north of Norton Road – reserved matters application

refer to the proposal: reserved matters application –Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings. Outline planning permission under reference 5070/16 was granted by Mid Suffolk District Council for the erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping, and amenity space (all matters reserved except for access). There is a planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay.

I previously responded to this application on 4th March 2020 stating that it is essential that this phase 2 reserved matters application includes access & services for the new primary school (granted by SCC/0073/19MS).

One area of concern is that along with the previous approved Reserved Matters 19/01602/RM, for 87 dwellings, the total number dwellings applied for so far is 191 dwelling but there are several parcels of land identified for future phases of development. The outline approval is for the erection of up to 200 dwellings (including 9 self-build plots) and the section 106 agreement secured contributions to infrastructure on this basis. **If more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions.**

I will be grateful if you can keep me in close touch with progress of the reserved matters application.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

Senior Planning and Infrastructure Officer
Planning Section, Strategic Development

cc Joanne Fellowes, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council
Suffolk Archaeological Service

From: Peter Freer

Sent: 27 April 2021 14:52

To: BMSDC Planning Mailbox

Subject: Thurston: land north of Norton Road – reserved matters application - 48539 - DC/20/01249

FAO Vincent Pearce

Dear Vincent,

I previously provided a response to this application on 07/10/2020 (attached) – there is no change to my response. We are aware of application DC/20/01716/HYB which seeks to increase the number beyond the 200 secured at outline stage and have requested additional s106/CIL developer contributions.

Kind regards,

Peter

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section
Strategic Development – Resource Management

FAO Vincent Pearce

Dear Vincent,

I previously provided a response to this application on 07/10/2020 (attached) – there is no change to my response. We are aware of application DC/20/01716/HYB which seeks to increase the number beyond the 200 secured at outline stage and have requested additional s106/CIL developer contributions.

Kind regards,

Peter

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section
Strategic Development – Resource Management
Suffolk County Council | 5th Floor | Endeavour House | 8 Russell Road | Ipswich |
IP1 2BX

Your ref: DC/20/01249
Our ref: 48539
Date: 04 May 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

FAO – Vincent Pearce – Principal Planning Officer

By e-mail only:
planning@baberghmidsuffolk.gov.uk

Dear Vincent,

Re: Thurston: land north of Norton Road – reserved matters application

I refer to the proposal: reserved matters application –Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings. Outline planning permission under reference 5070/16 was granted by Mid Suffolk District Council for the erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping, and amenity space (all matters reserved except for access). There is a planning obligation dated 20 March 2018 made between Mid Suffolk District Council, Suffolk County Council and Peter Andrew Hay.

I previously responded to this application on 30th March 2020 stating **that it is essential that this phase 2 reserved matters application includes access & services for the new primary school (granted by SCC/0073/19MS).**

After reassessing this application, a concern is that along with the previous approved Reserved Matters 19/01602/RM the total number dwellings applied for so far is 191 dwelling but there are several parcels of land identified for future phases of development. The outline approval is for the erection of up to 200 dwellings (including 9 self-build plots) and the section 106 agreement secured contributions to infrastructure on this basis. If more than 200 dwellings are being brought forward a review of essential infrastructure that underpins growth in the village such as education and highways will be needed and an additional deed entered into to secure further s106 contributions.

I will be grateful if you can keep me in close touch with progress of the reserved matters application.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

Senior Planning and Infrastructure Officer
Planning Section, Strategic Development

cc Joanne Fellowes, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council
Suffolk Archaeological Service

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

Sent: 09 Aug 2022 02:06:33

To:

Cc:

Subject: FW: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Attachments:

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 09 August 2022 13:47

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

Subject: FW: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Fire Ref.: F305642

FAO: Vincent Pearce

Good Afternoon,

Thank you for the reminder regarding the Environmental Health – Air Quality & Land Contamination.

We do not need to comment on this.

If you have any queries regarding Water for Firefighting, 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.

we

Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

From: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>

Sent: 09 August 2022 13:37

To: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Subject: FW: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Good afternoon

Please see the email below for your attention.

Kind regards
Sophie



Sophie Harbut
Business Support Coordinator

✉ sophie.harbut@suffolk.gov.uk

☎ 01473 264721

Suffolk Fire and Rescue Service
Fire and Public Health Directorate

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

www.suffolk.gov.uk



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

Sent: 09 August 2022 13:10

To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>; Communities <communities@baberghmidsuffolk.gov.uk>; Environmental Health <Environmental@baberghmidsuffolk.gov.uk>; BMSDC Heritage Team Mailbox <heritage@baberghmidsuffolk.gov.uk>; BMSDC Local Plan <localplan@baberghmidsuffolk.gov.uk>; BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>; Strategic Housing <Strategic.Housing@baberghmidsuffolk.gov.uk>; phil.kemp@suffolk.pnn.police.uk; Parish Meeting - Thurston <info@thurstonparishcouncil.gov.uk>; Anglian Water <planningliaison@anglianwater.co.uk>; PlanningEE@highwaysengland.co.uk; TownPlanningAnglia@networkrail.co.uk; Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>; planning.apps@suffolk.nhs.uk

Subject: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Good Afternoon,

We would have sent yourself a consultation request for the above application on 20/07/2022.

Your consultation request is due to expire on the 10/08/2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

Vanessa Pannell
(Part Time) Support Officer - Development Management

Tel: 0300 1234000 For all Council services, option 5, option 3 for Planning

Email: planning@baberghmidsuffolk.gov.uk

Websites: www.babergh.gov.uk & www.midsuffolk.gov.uk

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



● The Public Sector Transformation Awards ●



For Asset Management and Regeneration



For Customer Focus in Planning Enforcement



For Council of the Year

Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our website.

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

Sent: 25 Jul 2022 10:20:13

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249 - RES

Attachments: ufm29_Standard_Re-consultation_Letter.pdf

-----Original Message----- From: Water Hydrants Sent: 20 July 2022 11:21 To: BMSDC Planning Area Team Yellow
Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249 - RES Fire Ref.: F305642 FAO: Vincent Pearce
Good Morning, Thank you for your letter regarding the Re-consultation for this site. We do not need to comment again,
but ask that Conditions 27, 38 and 57, from the original Decision Notice for this site, planning application 5070/16,
follows this build to its conclusion. If you have any queries, please let us know, quoting the above Fire Ref. number.
Kind regards, A Sturdy 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 -----Original Message----- From:
Fire Business Support Team Sent: 20 July 2022 11:09 To: Water Hydrants Subject: FW: MSDC Planning Re-
consultation Request - DC/20/01249 - RES FYA. Kind Regards. Fire Business Support Team. -----Original Message-----
From: planningyellow@baberghmidsuffolk.gov.uk Sent: 20 July 2022 10:11 To: Fire Business Support Team Subject:
MSDC Planning Re-consultation Request - DC/20/01249 - RES Please find attached planning re-consultation request
letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in
regards to your personal information and how to access it, visit our website.

Sustainable Communities



SCC - Fire & Rescue
Suffolk Fire And Rescue Service HQ
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Please ask for : Vincent Pearce

Direct line : 01449 724523

Our reference : DC/20/01249

E-mail : planningyellow@baberghmidsuffolk.gov.uk

20th July 2022

Dear Sir/Madam

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Reason(s) for re-consultation: Please see documents submitted 20.07.22

We recently sent you a consultation in respect of the above application. We have received further information which can be found on the Council's website at:

<http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/search-for-applications/>. Should you wish to make further comments in relation to this application please do so before 10th August 2022.

Please note that beyond the above date we cannot guarantee that your comments will be taken into account in the determination of this application. Should you wish to extend this deadline please call the Officer named above as soon as possible to establish whether the time period for your response can be extended.

Yours faithfully

Philip Isbell
Chief Planning Officer – Sustainable Communities



From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>

Sent: 17 May 2021 16:13

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

Subject: FW: DC/20/01249 and DC/20/01716 - Land on the North side of Norton Rd, Thurston

Good Afternoon,

Thank you for your letter regarding the 2 planning applications.

Planning application DC/20/01249, original application 5070/16, Condition 27, relating to Fire Hydrants, needs to following this planning application to its conclusion.

Planning application DC/20/01716, Fire Ref.: F305781, will require a condition on the Decision Notice for the installation of Fire Hydrants on this build.

If you have any queries, please let us know.

Kind regards,

A Stordy

BSC

Admin to Water Officer

Engineering

Fire and Public Safety Directorate

Suffolk County Council

3rd Floor, Lime Block

Endeavour House

Russell Road

IP1 2BX

From: Water Hydrants **Sent:** 01 November 2021 10:09

Subject: FW: DC/20/01249 - Land On The North Side of Norton Road, Thurston

Fire Ref.: F305642

Good Morning,

Thank you for your letter regarding this planning application.

Our previous published response of 30/10/2020, shall Remain in Place.

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

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 30 October 2020 09:48
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: FW: Planning application consultation request - DC/20/01249

Fire Ref.: F305642

Planning Application: DC/20/01249 (Original PA 5070/16)
Site: Land at Norton Road, Thurston

Good Morning,

Thank you for your email.

The Suffolk Fire & Rescue Service have made comment on this site, under planning application 5070/16, which we note has been published. The Conditions on the Decision notice is number 27, 38 and 57, for this planning application.

Please ensure that these Conditions following this site to completion.

If you have any queries, please let us know.

Kind regards,
Andrea Stordy
BSC
Admin to Water Officer
Engineering
Fire and Public Safety Directorate
Suffolk County Council
3rd Floor, Lime Block
Endeavour House
Russell Road
IP1 2BX

Tel.: 01473 260564
Team Mailbox: water.hydrants@suffolk.gov.uk

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 03 February 2021 08:16
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249

Fire Ref.: F305642

Good Morning,

Thank you for your letter informing us of the Phase 2 re-consultation.

The original comment made by Suffolk Fire & Rescue Service, which we note was published, and Condition 27 on the Decision notice was placed.

Please ensure that Condition 27 is placed on all the Phases of this build, until completion.

If you have any queries, please let us know.

Kind regards,
A Stordy
BSC
Admin to Water Officer
Engineering
Fire and Public Safety Directorate
Suffolk County Council
3rd Floor, Lime Block
Endeavour House
Russell Road
IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk

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

From: BMSDC Public Realm Consultation Mailbox

Sent: 10 May 2021 15:32

Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249

Public Realm Officers do not wish to make any additional comments with regards to the latest documents associated with this development

Regards

Dave Hughes

Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 05 February 2021 15:29

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

Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249

Public Realm Officers have no additional comments to make on the revised drawings submitted on 25 January 2021

Regards

Dave Hughes

Public Realm Officer

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

Sent: 15 Aug 2022 01:51:28

To:

Cc:

Subject: FW: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Attachments:

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@babberghmidsuffolk.gov.uk>

Sent: 15 August 2022 09:20

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

Subject: RE: DC/20/01249 Land North Side of Norton Road Thurston (Environmental Health -Air Quality and Land Contamination)

Good morning

Public realm officers responded to this consultation on 21st July, which included some queries that do not appear to have been answered.

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 Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 21 Jul 2022 02:06:57

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249 - RES

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 21 July 2022 13:30 To: BMSDC Planning Area Team Yellow ; Vincent Pearce Cc: BMSDC Public Realm Consultation Mailbox Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249 - RES Good afternoon Thank you for consulting public realm on this . I have looked at the plans for the POS and from what I can see there does not appear to be any change in these layouts. As this is the case, our response is the same as that supplied in October 2021 : "Public Realm Officers do not wish to make additional comments on the latest documents provided. We have noted the concerns raised by the Parish Council with regards to the future management of open spaces, the lack of suitable play facilities and the lack of allotments within the parish and would welcome these concerns being addressed as part of this proposal." 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 -----Original Message----- From: planningyellow@baberghmidsuffolk.gov.uk Sent: 20 July 2022 10:08 To: BMSDC Public Realm Consultation Mailbox Subject: MSDC Planning Re-consultation Request - DC/20/01249 - RES Please find attached planning re-consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

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

Sent: 22 Oct 2021 12:06:02

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/20/01249

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 22 October 2021 11:45 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249 Public Realm Officers do not wish to make additional comments on the latest documents provided. We have noted the concerns raised by the Parish Council with regards to the future management of open spaces, the lack of suitable play facilities and the lack of allotments within the parish and would welcome these concerns being addressed as part of this proposal. Regards Dave Hughes Public Realm Officer (Countryside) Babergh & Mid Suffolk District Councils â€œ Working Together Tel 01449 724639 Mob 07990 542090 Email: david.hughes@baberghmidsuffolk.gov.uk Websites www.midsuffolk.gov.uk www.babergh.gov.uk

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 16 October 2020 14:11
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/20/01249

Public Realm Officers have examined the latest documents associated with this development and have no additional comments to make at this stage.

Regards

Dave Hughes
Public Realm Officer

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

From: BMSDC Public Realm Consultation Mailbox
<consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 31 March 2020 10:03
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/01249

The Public Realm Team have no objections to the details for the proposed landscaping scheme submitted as part of this development.

Regards

Dave Hughes
Public Realm Officer

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

From: planning@baberghmidsuffolk.gov.uk <planning@baberghmidsuffolk.gov.uk>
Sent: 27 March 2020 16:10
To: BMSDC Public Realm Consultation Mailbox
<consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/01249

Please find attached planning consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

MID SUFFOLK DISTRICT COUNCIL

To: Vincent Pearce – Principal Planning Officer

From: Louise Barker - Strategic Housing Team Manager

Date: 17th May 2021

Proposal: Re- consultation 26th April 2021 - DC/20/1249 - Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land on The North Side Of, Norton Road, Thurston, Suffolk

Re-Consultation Response dated 26th April on additional plans received on 22nd March 2021

The revised phase two site layout shows the affordable housing layout, the layout of the units is acceptable. We ask that the applicant provides an affordable housing scheme showing the tenure split, bedroom numbers, occupancy levels and NDSS sizes in order for us to consider the housing mix. This is required by the s106.

We still require clarification on the management of private drives and which affordable units are affected. Also will this cost be a service charge? We do not support private drives for the affordable homes as this increase costs for tenants.

A written response to Strategic Housing is required on these points.

MID SUFFOLK DISTRICT COUNCIL

To: Vincent Pearce – Principal Planning Officer

From: Louise Barker - Strategic Housing Team Manager

Date: 26th February 2021

Proposal: Re-consultation 2nd February 2021 - DC/20/1249 - Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land on The North Side Of, Norton Road, Thurston, Suffolk

Re-Consultation Response dated 2nd Feb on additional plans received on 25th Jan

The revised phase two site layout p18_2417_21 shows the affordable housing layout, the layout of the units is acceptable. We ask that the applicant provides an affordable housing table showing the tenure split, bedroom numbers, occupancy levels and NDSS sizes in order for us to consider the housing mix.

We still require clarification on the management of private drives and which affordable units are affected. Also will this cost be a service charge?

A written response to Strategic Housing is required on these points.

MID SUFFOLK DISTRICT COUNCIL

To: Vincent Pearce – Principal Planning Officer

From: Louise Barker - Acting Strategic Housing Team Manager

Date: 23rd October 2020

Proposal: DC/20/1249 - Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land on The North Side Of, Norton Road, Thurston, Suffolk

Re-Consultation Response dated 6th October on Additional Plans Received 22nd September 2020

The layout plan dated 22nd September shows the affordable housing layout, the layout of the units is acceptable. We would however like clarification on the affordable housing tenure split. We also require clarification on whether private drives adjacent to affordable housing units are to be maintained by a management company or occupiers? I also refer to our previous response dated 2nd April which has recommendations regarding the housing mix.

MID SUFFOLK DISTRICT COUNCIL

TO: Vincent Pearce – Major Sites – Principal Planning Officer

From: Julie Abbey-Taylor, Strategic Housing Team Manager

Date: 2nd April 2020

SUBJECT: Submission of Reserved Matters under outline planning permission 5070/16 – Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings on land north of Norton Road, Thurston.

Consultation Response on DC/20/01249

1 Background Information:

- A development of 87 dwellings in phase 1, this application is for phase 2 which is for 104 dwellings.
- This development triggers Local Plan Amended Policy H4 and therefore up to 35% affordable housing would be required on this site.
- Based on 104 dwellings 37 units of affordable housing would be sought. 37 affordable units have been included in the Design and Access statement.

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent partial update of the Strategic Housing Market Assessment completed in 2019 confirms a minimum need of 127 affordable homes per annum in Mid Suffolk.

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 650 applicants registered for the Mid Suffolk area as of January 2020.

2.4 As this is a planning gain site, it would be required to meet district wide need so the 650 figure is the one to be applied in this case.

2.5. It is considered good practice not to develop a large number of affordable dwellings in one location within a scheme and therefore it is recommended that no more than 15 affordable dwellings should be located in any one part of the development.

2.6. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older

people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

2.8 The open market mix is proposed in the form of: -

- 4 x 2 bed bungalows – to be welcomed but only 5.9% of Open market mix
- 12 x 2 bed houses – 17.9% of the open market mix

Together the 2-bedroom provision is 23.8% of the open market mix.

- 27 x 3 bed houses – 40.3% of the open market mix
- 16 x 4 bed houses & town houses – 22.3% of the open market mix
- 9 x 5 bed houses - together the 4 & 5 bed houses make up 35.7% of the total open market mix which is higher than the latest SHMA Part 2 states we require in table 4.4 below: -

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

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

3. Affordable Housing Requirement for Thurston:

Affordable Housing Requirement 35 % of units = 37 affordable units in phase 2

Affordable Rent = 27 units (73%) All rented units will be let as Affordable Rent Tenancies. Affordable Home Ownership = Shared Ownership = 10 units (27%)

Detailed Breakdown Rented Units proposed General Needs Affordable Dwellings:

- 6 x 1B 2P flats -no space standards identified but should be minimum of 50 sqm
- 7 x 2B 4P bungalows – no space standards identified but should be minimum of 70 sqm
- 10 x 2B 4P Houses – no space standards included but should be minimum of 79 sqm (increased number of 2 beds)

- 6 x 3B 5P Houses – no space standards included but should be minimum of 93 sqm (*reduce to 5 within rented mix*)

Detailed Breakdown General Needs Shared Ownership 10 dwellings:

- 2 x 2 bed 4-person bungalows – should be minimum of 70 sqm

4 x 2B 4P Houses – no space standard included but should be minimum 79 sqm

- 5 x 3B 5P Houses – no space standard included but should be minimum 93 sqm - *reduce this to 4 in the mix.*

Note for both rented and shared ownership there is a slight over provision of 3 bed houses. Suggest reducing from 11 to 8 and that the other 3 are changed to 2 bed 4person houses. This would increase 2 bed houses to 14 dwellings. The mix I have commented upon takes account of this proposed change.

The 1 bed flats are joined to either a 2 bed or 3 bed house for plots 107/8, 109/10 and 115/116. In my view not the greatest combination as this will mean we have single tenants next to households with children – lifestyles may not be the same and cause potential noise issues for the families with children. Suggest plots 107/8 and 109/10 are amalgamated as a small block of 1 beds designed to look like a pair of semi's and that the 2 bed house at plot 111 is joined with the 3 bed house at plot 106.

4. Other requirements.

- Properties must be built to current Nationally Described Space Standards as published March 2015.
- All ground floor 1 bed flats to be fitted with a level access shower instead of a bath.
- All 2 bed bungalows to meet Building Regs Part M (4) Category 2 standards.
- The council is granted 100% nomination rights to all the affordable units on first lets and subsequent lets through the Gateway to Homechoice system.
- The Shared Ownership properties must have an initial purchase limit of 70% and a starting point of a 25% share.
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice. On larger sites the affordable housing should not be placed in groups of more than 15 units. The location of the affordable housing on this phase looks to be acceptable with clusters on the eastern and western boundaries of the site.

- Adequate parking and cycle storage provision is made for the affordable housing units. It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers or the Council itself.

5. **Recommendation:**

I am pleased to see that 35% affordable housing is included in this Reserved Matters application; however, I do need clarification of the space standards from Linden Homes to clarify if the dwellings will be provided at NDSS sizes. Feedback on the proposed numbers of 2 and 3 bed roomed affordable homes and location of 1 bed flats also needs to be responded to please.

Julie Abbey-Taylor, Strategic Housing Team Manager.



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

01/11/2021

For the attention of: Vincent Pearce

Ref: DC/20/01249; Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for re-consulting us on the additional information submitted 20th July 2022. Having reviewed these documents it appears that there have been several changes to layout, including the extent of this phase of development being extended with a smaller area remaining for the future phase (self-build). We noted there are several discrepancies between revised drawings. Furthermore we have the following landscape and green infrastructure observations and recommendations:

Layout

- In terms of circulation on site we would recommend that a path is considered through the POS to the eastern side of the site, particularly between plots 165/166/154-156 and the existing woodland. This could provide a circular walking route and a 'traffic free' link from the north of the site/ play area and the PRoW, Footpath7.
- The play area is located to the northern POS, with access indicated off the shared/private vehicle surface. Soft landscaping plan sheet 7 references drawing LIN22834-15 for play area details, though we were unable to locate this within the submitted documents. We seek clarification that access to this public amenity would be feasible prior and during construction of the self-build plots.
- Some of the proposed trees to the northern POS are placed close to or over the route of PRoW Footpath 7. We recommend that these are moved back to allow a clear sightline to be maintained along the route.
- The area of open space between plots 156 & 157 is welcome, though we would recommend that this be POS maintained by the Manco rather than 'domestic ownership' as shown on the Management Plan LIN22275-50_RevH.

Soft landscape

- *Prunus padus* is proposed for the hedge to the play area. This plant produces small bitter tasting fruits, which may cause concern for parents of small children, therefore recommend that an alternative species is considered for this location.
- *Miscanthus sinensis* has sharp serrated leaf edges and we would not recommend this to be planted closed to dwelling access points or paths.

- We welcome the inclusion of street trees, though we would advise that comment is sought from SCC Highways on proximity and species where adjacent to proposed adoptable surfaces. Furthermore, location and extent of root barriers should be shown.
- We also recommend that the highway lighting columns should be shown on the softworks plan to identify any potential conflicts with street trees, including those along the secondary street and focal points (potentially agreed under phase 1).
- No details of soft landscaping to the block containing plots 154-157 or the potential POS were included on the submitted drawings
- The landscape management plan would benefit from the inclusion of a maintenance task table which explains the duties across the site in both chronological and systematic order. Management of the SuDS basin should be included. Furthermore we would recommend that any operations which require rotational cutting are identified on a plan showing the extent for each year.

Hard landscape

- We would recommend that the external residential boundaries of plots 154, 156 & 166 should be 1.8m high brick, alternatively substantial planting should be established on the external side to soften the visual effect of the boundary. We also recommend that the planting should contribute to the security of the properties, plants could include those with dense habits or spiny/spikey leaves or stems.
- We have previously recommended that a scheme hard landscaping should be submitted, which is still the case. As this has not been forthcoming, we recommend that this is secured by condition. Please refer to our previous letter for suggested wording.

If you have any queries regarding the matters raised above, please do not hesitate to contact me.
Yours sincerely

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

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



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

17/05/2021

For the attention of: Vincent Pearce

Ref: DC/20/01249; Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for re-consulting us on the additional information submitted for the above application. Having reviewed our previous responses and the additional information submitted between 23rd February – 22nd March 2021 we have the following comments and observations:

Soft Landscape

Currently there are no areas of planting within the SuDS attenuation area. We would ideally like to see this area included with the soft landscape scheme; with the use of suitable planting to soften the visual impact around the inlet and outlet areas.

Hard Landscape scheme

The enclosure plan has been amended and is satisfactory. However, there are still no details on the external boundary treatment of phase 2.

There is insufficient detail to comment on the surface materials; we require details of materials and method of construction for private paving, private parking spaces, retaining edges to planting areas, pedestrian paving in the public realm including location of drop kerbs/step free crossings and details of foot paths to/through the play space.

Details of structures of structures in the public realm have not been supplied; we would hope to see details of seating, signage, play equipment, lighting and physical structures for refuse bin storage if visually within the public realm.

In light of the above we suggest that the following conditions be applied.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD LANDSCAPING SCHEME

No development shall commence until full details of a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include surfacing materials and structures (for example street furniture, landscape boundary treatments, refuse and/or other storage units, signs, lighting and similar features) and should be accompanied by a timetable for implementation.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS: PLAYSPACE PROVISION

Details of the onsite children's playspace provision shall be submitted to and approved in writing by the Local Planning Authority prior to any landscaping works commencing. The details shall include the location, layout, design of the playspace; and equipment/ features.

If you have any queries regarding the matters raised above, please do not hesitate to contact me.
Yours sincerely

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

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



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

22/02/2021

For the attention of: Vincent Pearce

Ref: DC/20/01249; Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for re-consulting us on the submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 for the erection of 104 no. dwellings.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site. Revised documents include a Phase 2 Enclosures Plan (Dwg no. P18-2417-24 Rev E) and Soft Landscape Proposals (Dwg ref: LIN22824-13D1-13 Rev F).

We welcome the amendments that have been made to the proposal based our previous consultation responses. Our only outstanding recommendation is the need for hard landscape details. Therefore, we would advise the following condition is applied:

- **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD LANDSCAPING SCHEME.**
No development shall commence until full details of a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include surfacing materials and structures (for example street furniture, landscape boundary treatments, refuse and/or other storage units, signs, lighting and similar features) and should be accompanied by a timetable for implementation.

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

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

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.



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

27/10/2020

For the attention of: Vincent Pearce

Ref: DC/20/01249; Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for re-consulting us on the submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 for the erection of 104 no. dwellings.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site. Revised documents include a Phase 2 Enclosures Plan (Dwg no. P18-2417-24 Rev B) and Soft Landscape Proposals (Dwg ref: Lin22275-11e Sheets 1-13 Rev C).

Recommendations

Before approval can be recommended we still have the following outstanding comments:

- As a pedestrian, there are no connections on to Meadow Lane, nor is there the option to access the POS at the northern edge of the site via the landscape corridors on the development edge. This means for some dwellings, walking routes will be quite convoluted. For this reason, we would expect to see additional pedestrian connections available to residents on the eastern and western boundaries to create a circular route around the developments green infrastructure network.
- The Phase 2 Enclosures Plan (Dwg no. P18-2417-24 Rev B) indicates where fences and walls are proposed. We would advise the eastern boundary to Plot 170 is proposed as brick wall rather than close board fencing as it faces onto the public realm.
- The Arboricultural Method Statement submitted on the 22/09/2020 does not include the Tree Protection Plan as specified. We would recommend this is resubmitted.
- Many trees are proposed within the Public Open Space at the north of the site. Although this is welcomed, we would advise that a variety of specifications are used. For instance, feathered and multi-stem trees along with shrub planting should also be included to provide variety and visual interest.

There are also documents still outstanding, therefore we would recommend the following conditions are applied:

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

No development shall commence until full details of a hard landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include surfacing materials and structures (for example street furniture, landscape boundary treatments, refuse and/or other storage units, signs, lighting and similar features) and should be accompanied by a timetable for implementation.

- **ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING WORKS: PLAYSPACE PROVISION**

Details of the onsite children's playspace provision 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

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

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

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.

Place Services

Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



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

15/04/2020

For the attention of: Vincent Pearce

Ref: DC/20/01249; Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for consulting us on the submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 for the erection of 104 no. dwellings.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site. RMA Phase 2 Design Statement (Ref: P18-2417_30A), Phase 2 Enclosures Plan (Dwg no. P18-2417-24), Soft Landscape Proposals (Dwg ref: Lin22275-11e Sheets 1-13), Soft Landscape Specification (Ref: LIN22824spec) and Soft Landscape Management and Maintenance Plan (Ref: LIN22824man)

Recommendations

Before approval can be recommended we would advise the following revisions are made:

- As a pedestrian, there are no connections on to Meadow Lane, nor is there the option to access the POS at the northern edge of the site via the landscape corridors on the development edge. This means for some dwellings, walking routes will be quite convoluted. For this reason, we would expect to see additional pedestrian connections available to residents on the eastern and western boundaries to create a circular route around the developments green infrastructure network.
- All tree stock should have a minimum girth of 10-12cm to provide visual interest at time of implementation and to give some sense of maturity to the scheme.
- The Phase 2 Enclosures Plan (Dwg no. P18-2417-24) indicates where fences and walls are proposed. We would advise the rear boundary to Plots 111 and 115-116 are also proposed as brick walls rather than close board fencing as they face onto the public realm.
- Although the Enclosures plan shows all dwelling boundary treatments, there is no plan showing the external boundary treatments, such as estate railings and timber knee rails (if any). We would expect these details to be provided, either as part of this application, or as part of an associated condition.



- Similarly, no hard landscape plan has been provided. We would expect that block paving is to be used on shared surfaces, private drives and parking courts/bays. This detail can be provided as part of this application, or condition. If conditioned, The 'hard' landscaping shall include details of all hard surface materials to be used within the development with a timetable for implementation.
- As the arboricultural officer states: the Arboricultural Method Statement accompanying this application states that no trees are to be removed as a result of this development. However, the Tree Protection Plan dwg no: LIN228424-03 sheet 1 appears to show a section of woodland (W1) scheduled for removal. Clarification on this issue would be helpful.
- To ensure all plans are aligned with each other, we would expect an additional tree to be proposed on the road verge outside Plot 87. Furthermore, we would expect to see trees proposed on the opposite side of the Primary Street. This should be a continuation of the 3 No Castanea sativa proposed in Phase 1 (Drawing ref: LIN22275-11A sheet 2).
- Both the Design Statement and Management and Maintenance Plan make reference to a Proposed Play Area, and the Soft Landscape Proposal (Sheet 7) shows the indicative location. We would expect more details of the proposed play area to be submitted at this application stage. It is unclear whether this is coming forward as part of this Phase, or a future phase. Clarification is needed on this before the application can be recommended for approval.

Moving forward, all future phases of development should be accompanied by a detailed hard and soft landscape plan and boundary treatment plan.

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

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

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.



19 May 2021

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

By email only

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

Application: DC/20/01249
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Dear Vincent,

Thank you for re-consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal (BASEcology, March 2017) submitted at outline stage of this application, as well as the further Walkover Survey and Badger Check (James Blake Associates Ltd, January 2019 & March 2020), related to the adjacent application (DC/20/01716). These documents related to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

In addition, we have reviewed the further information provided on the 22nd March 2021, including the revised soft landscape proposals – Rev E and the revised Soft Landscape Management and Maintenance Plan – Rev E (ACD Environmental Ltd, March 2020).

We are still satisfied that there is still sufficient ecological information available for determination. Therefore, we recommend that Place Services comments submitted on the 06th April 2020 should still be followed, which includes the requirement of a Biodiversity Enhancement Strategy to be secured prior to occupation.



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

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

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.



12 November 2021

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

By email only

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

Application: DC/20/01249
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Dear Vincent,

Thank you for re-consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal (BASEcology, March 2017) submitted at outline stage of this application, as well as the further Walkover Survey and Badger Check (James Blake Associates Ltd, January 2019 & March 2020), related to the adjacent application (DC/20/01716). These documents related to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

We have also reviewed the revised soft landscape proposals – Rev E and the revised Soft Landscape Management and Maintenance Plan – Rev E (ACD Environmental Ltd, March 2020), as well as the further information provided on the 17th September 2021.

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

Therefore, we recommend that Place Services comments submitted on the 06th April 2020 should still be followed, which includes the requirement of a Biodiversity Enhancement Strategy to be secured prior to occupation.



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

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

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.



16 March 2021

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

By email only

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

Application: DC/20/01249
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Dear Vincent,

Thank you for re-consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal (BASEcology, March 2017) submitted at outline stage of this application, as well as the further Walkover Survey and Badger Check (James Blake Associates Ltd, January 2019 & March 2020), related to the adjacent application (DC/20/01716). These documents related to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

In addition, we have reviewed the further information provided on the 25th January 2021, including the revised soft landscape proposals and the revised Soft Landscape Management and Maintenance Plan – Rev D (ACD Environmental Ltd, March 2020).

We are still satisfied that there is still sufficient ecological information available for determination. Therefore, we recommend that Place Services comments submitted on the 06th April 2020 should still be followed, which includes the requirement of a Biodiversity Enhancement Strategy to be secured prior to occupation.



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

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

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.



03 November 2020

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

By email only

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

Application: DC/20/01249
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Dear Vincent,

Thank you for re-consulting Place Services on the above application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal (BASEcology, March 2017) submitted at outline stage of this application, as well as the further Walkover Survey and Badger Check (James Blake Associates Ltd, January 2019 & March 2020), related to the adjacent application (DC/20/01716). These documents related to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

In addition, we have reviewed the amended drawings submitted on the 22nd September 2020.

We are still satisfied that there is still sufficient ecological information available for determination. Therefore, we recommend that Place Services comments submitted on the 06th April 2020 should still be followed.

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



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

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.



06 April 2020

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

By email only

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

Application: DC/20/01249
Location: Land On The North Side Of Norton Road Thurston Suffolk
Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Dear Vincent,

Thank you for consulting Place Services on the above application.

Summary

We have reviewed the submitted documents for this application and have reassessed the Ecological information submitted at outline stage of this application (Preliminary Ecological Appraisal - Base Ecology, March 2017).

We confirm that the LPA will have certainty of the likely impacts on Protected species and Priority species/habitat, subject to full implementation of the ecological mitigation measures, secured via conditions 7 & 11 within the Decision Notice for Outline Planning Permission. We also note that this application includes the appropriate delivery of Skylark mitigation, which has been secured within offsite land within the s106 agreement.

We are satisfied with the contents of the Soft Landscape Proposals, Soft Landscape Specification and Soft Landscape Management and Maintenance Plan (ACD Environmental Ltd, March 2020). We note that further detailed designs will be secured for the SUDs area and therefore wish to be consulted on Condition 17 of the Approval of Reserved Matters for Phase 1 (DC/19/01602). We recommend that planting in this area does not include the provision of Typha species. This is because these species rapidly outcompete all other aquatic species, which reduces the overall biodiversity value that the waterbody could provide.



Furthermore, it is indicated Hedgehog Friendly Fencing is required to meet Condition 11 within the Decision Notice for Outline Planning Permission. This is because it is recommended within the Preliminary Ecological Appraisal (Base Ecology, March 2017). It is also highlighted that a number of reasonable biodiversity enhancements could be incorporated within this application (e.g. Bird boxes, Bat boxes, Log piles, insect boxes etc.) Therefore, it is indicated that this further information should be informed by a professional ecologist and provided within an amended Soft Landscape Plan or secured as a separate condition of any consent via a Biodiversity Enhancement Strategy, prior to occupation.

Recommended Condition

1. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

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

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

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

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

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

Please contact us with any queries.

Yours sincerely,

Hamish Jackson GradCIEEM BSc (Hons)
Ecological Consultant
Hamish.Jackson@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.

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

Sent: 13 Sep 2022 01:05:53

To:

Cc:

Subject: FW: DC 20 01249 Thurston RM 5070 16 phase 2

Attachments:

From: Paul Harrison

Sent: 02 November 2021 17:31

To: Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>

Subject: DC 20 01249 Thurston RM 5070 16 phase 2

BMSDC Heritage consultation response

Vincent

There have been several iterations of this submission of Reserved Matters, and it is somewhat surprising to find that at this late stage of the application, the red line on the proposal drawings is now drawn to include land which does not fall in the red line in the Site Location Plan. Please go back to the agent and ask for clarification as the drawings appear to be incompatible; surely one or both drawings need to be amended so as to avoid doubt as to whether the development proposed outside the SLP red line would benefit from grant of permission.

The land now added in the proposal drawings is also subject of the current application DC/21/01716. In respect of the overlap land, the two applications appear to make the same proposal, and my comment below draws on my responses on DC/21/01716 and on previous relevant proposals.

Following the original approval, proposals showed built development encroaching closer to the east boundary of the wider site, raising concern as to potential impact on the setting of listed buildings to the east, one of which is grade II*. In particular I was concerned that the reduced space might limit the effectiveness of the landscaping buffer at this boundary.

In subsequent amendments (to DC/21/01716) the buildings were withdrawn slightly from the boundary, and the landscaping improved so as to show denser tree planting. The aim of the landscaping should be to preserve the rural character of the setting of the listed buildings, by to my untrained eye the present scheme falls short of the double row of trees indicated in the outline permission 5070/16. Accordingly while welcoming the improvement in the landscaping scheme at this part of the site, I recommend that you consider whether the landscape expert should advise whether the scheme is likely to succeed in limiting erosion of the rural character in this part of the setting of the nearby listed buildings.

Paul Harrison
BMSDC Heritage
1.11.21

Paul Harrison
Heritage and Design Officer
Babergh and Mid Suffolk District Councils
T 01449 724677 | 07798 781360

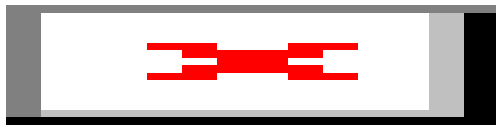
PLEASE NOTE – from 31st May 2021 my work pattern will be Mondays, Tuesdays and Fridays only.

E paul.harrison@babberghmidsuffolk.gov.uk

E heritage@babberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

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



Consultee Comments for Planning Application DC/20/01249

Application Summary

Application Number: DC/20/01249

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Case Officer: Vincent Pearce

Consultee Details

Name: Paul Harrison

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

Email: Not Available

On Behalf Of: Heritage Team

Comments

BMSDC Heritage consultation response

Vincent

There have been several iterations of this submission of Reserved Matters, and it is somewhat surprising to find that at this late stage of the application, the red line on the proposal drawings is now drawn to include land which does not fall in the red line in the Site Location Plan. Please go back to the agent and ask for clarification as the drawings appear to be incompatible; surely one or both drawings need to be amended so as to avoid doubt as to whether the development proposed outside the SLP red line would benefit from grant of permission.

The land now added in the proposal drawings is also subject of the current application DC/21/01716. In respect of the overlap land, the two applications appear to make the same proposal, and my comment below draws on my responses on DC/21/01716 and on previous relevant proposals.

Following the original approval, proposals showed built development encroaching closer to the east boundary of the wider site, raising concern as to potential impact on the setting of listed buildings to the east, one of which is grade II*. In particular I was concerned that the reduced space might limit the effectiveness of the landscaping buffer at this boundary.

In subsequent amendments (to DC/21/01716) the buildings were withdrawn slightly from the boundary, and the landscaping improved so as to show denser tree planting. The aim of the landscaping should be to preserve the rural character of the setting of the listed buildings, but to my untrained eye the present scheme falls short of the double row of trees indicated in the outline

permission 5070/16. Accordingly while welcoming the improvement in the landscaping scheme at this part of the site, I recommend that you consider whether the landscape expert should advise whether the scheme is likely to succeed in limiting erosion of the rural character in this part of the setting of the nearby listed buildings.

Paul Harrison

BMSDC Heritage

1.11.21

From: Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>

Sent: 20 October 2020 17:19

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

Subject: DC 20 01249 Thurston RM 5070 16

Heritage consultation response

Vince

I do not wish to offer comment on behalf of Heritage team on this revised Reserved Matters application.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@babberghmidsuffolk.gov.uk

E heritage@babberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 14 May 2021 15:11

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

Subject: DC 20 01249 Thurston RM Phase 2 5070 16 amended drawings 2

Heritage consultation response

Vincent

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

Paul

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

From: Paul Harrison

Sent: 10 February 2021 17:05

Subject: DC 20 01249 Thurston RM Phase 2 5070 16 amended drawings

Heritage consultation response

Vincent

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

Paul

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 08 April 2020 11:17

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

Subject: DC 20 01249 Thurston RM 5070 16

Heritage consultation response

Vincent

I not wish to offer comment on behalf of Heritage team on this Reserved Matters application.

Paul

Paul Harrison

Heritage Officer

Babergh and Mid Suffolk District Councils

heritage@baberghmidsuffolk.gov.uk

01449 724529

07798 781360

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

Sent: 27 Jul 2022 10:48:09

To:

Cc:

Subject: FW: WK310343 DC2001249

Attachments:

From: Andy Rutson-Edwards

Sent: 27 July 2022 10:39

To: Vincent Pearce <BMSDC Planning Area Team Yellow

Subject: WK310343 DC2001249

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Reason(s) for re-consultation: Please see documents submitted 20.07.22

Thank you for re consulting me on this application

I have no additional comments to add. My initial comments still being valid.

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel:

Email

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

From: Andy Rutson-Edwards
Sent: 26 October 2021 15:44
Subject: DC/20/01249 reconsultation

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings
Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for consulting me on this application. At this time I have no objections to make on the proposed appearance.

In line with my previous comments, as the planning statement indicates that there will be a separate application relating to the construction method statement to discharge this condition. However, I would recommend that no construction work is permitted to be carried out in relation to this phase until this has been submitted and approved by the LPA.

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

DC/20/01249

Environmental Health -

Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Reason(s) for re-consultation: Please see additional plans and documents

Thank you for consulting me on the amended plans. I have no further comments to add.

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: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 05 February 2021 11:23
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: re consultation for DC/20/01249

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Reason(s) for re-consultation: Revised drawings submitted 25/01/21

Thank you for the opportunity to comment on the revised plans. Environmental Protection have no further comments to add to those Ive already submitted.

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: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 08 October 2020 13:55
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/01249

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Reason(s) for re-consultation: Revised drawings dated 22/09/20.

Thank you for the opportunity to comment on the revised plans.

Environmental Protection have no further comments to add to those already submitted.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

From: Andy Rutson-Edwards
Sent: 26 October 2021 15:44
Subject: DC/20/01249 reconsultation

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for consulting me on this application. At this time I have no objections to make on the proposed appearance.

In line with my previous comments, as the planning statement indicates that there will be a separate application relating to the construction method statement to discharge this condition. However, I would recommend that no construction work is permitted to be carried out in relation to this phase until this has been submitted and approved by the LPA.

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: Andy Rutson-Edwards **Sent:** 15 April 2020 13:13
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/01249

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Thank you for consulting me on this application. At this time I have no objections to make as the planning statement indicates that there will be a separate application relating to the construction method statement to discharge this condition. However, I would recommend that no construction work is permitted to be carried out in relation to this phase until this has been submitted and approved by the LPA.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Sent: 31 March 2020 09:35
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/01249 Land On The North Side Of, Norton Road, Thurston

Hi Vincent

The Arboricultural Method Statement accompanying this application states at section 8.1. that no trees are to be removed as a result of this development. However, the Tree Protection Plan dwg no: LIN228424-03 sheet 1 appears to show a section of woodland W1 scheduled for removal. Clarification on this issue would be helpful.

Regards

David

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

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

From: planning@babberghmidsuffolk.gov.uk <planning@babberghmidsuffolk.gov.uk>
Sent: 27 March 2020 16:14
To: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/01249

Please find attached planning consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

Consultee Comments for Planning Application DC/20/01249

Application Summary

Application Number: DC/20/01249

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

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.

The Mid Suffolk Disability Forum has no further comments to make on this application.

Linda Hoggarth

Chair

Mid Suffolk Disability Forum

Consultee Comments for Planning Application DC/20/01249

Application Summary

Application Number: DC/20/01249

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

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 further comments to make on this application.

Consultee Comments for Planning Application DC/20/01249

Application Summary

Application Number: DC/20/01249

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

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 would expect to see a commitment to ensuring that all dwellings will meet Part M4 of the Building Regulations in this planning application.

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

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

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

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

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

Comments for Planning Application DC/20/01249

Application Summary

Application Number: DC/20/01249

Address: Land On The North Side Of Norton Road Thurston Suffolk

Proposal: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings

Case Officer: Vincent Pearce

Customer Details

Name: Mrs Linda Hoggarth

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

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all dwellings meet Part M4 of the Building Regulations. It is our view that 10% of the dwellings should be built to wheelchair standard Part M4(3). Additionally all dwellings should be visitable Part M4(1), and a proportion should meet the 'accessible and adaptable' standard Part M4(2).

We note that there are 13 single storey dwellings but cannot locate any detail about their accessibility.

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

We trust that the school will meet all access requirements including provision of a changing places facility for disabled children.



Planning Application DC/20/01249

SITE: 104 Dwellings at land north side of Norton Road, Thurston, Suffolk

Applicant: Savills UK, Cambridge for Linden (Thurston) LLP

Planning Officer: Vincent PEARCE

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear MR PEARCE

Thank you for allowing me to provide an input for the above Planning Application.

On behalf of Suffolk Constabulary, I have viewed the available plans regarding this proposed application and would like to register the following comments and concerns with regards to Section 17 of the Crime and Disorder Act.

It is pleasing to note within the Design Access Statement (DAS) at page 43 under the heading "Crime Prevention", security has been highlighted with quotes from the National Planning Policy Framework (NPPF); the Safer Places document; Manual for Streets and New Homes guidance, which I take it refers to Secure By Design (SBD) Homes 2019 guidelines.

The key points stated at para 6.4 of the Crime Prevention section have also been noted and it is hoped that all these principles will be put in place.

It is good to note that the majority of properties will be back to back, with 1.8m fencing and that a number of properties will look onto public open areas to provide some surveillance of the area.

Bearing in mind the security principles that have been laid out within the DAS, it is disappointing to see that there are a number of concerns with the parking areas and the inclusion of alleys.

The following points are a concern:

- a) **Not all properties have garages and the garages allocated for plots 90; 93; 100-102; 130; 131; 137; 140-147 and plot 167 are set too far back.**
- b) **Rear parking is incorporated for plots 103; 109-110; 117; 124; 147 and plot 166-167**
- c) **Parking is too far to the side of plots 111; 115-116; 126; and plot 135.**
- d) **Five alleys are incorporated.** (see paras 2.0-2.6).
- e) **The pedestrian link between plots 130-131 is a concern** (see para 3.0).

1.0 Recommendations in more detail

1.1 There are 14 plots where the garaging is placed too far back. Police prefer properties to each have their own garages and that these garages and/or parking spaces are not set back to allow an offender unobserved access into such areas and in particular the back gate. If garages cannot be incorporated for all properties and certain plots will rely on open spaced parking (or car ports), they should be either immediately by the side or front of the property, with dusk to dawn security lighting installed to illuminate these areas. The lighting should conform to BS5489:2013 standards, along with active windows placed at the side of these properties to afford some surveillance for owners' vehicles. (SBD Homes 2019, pages 22-23, para 16.1 and 16.5-16.8 refers).

1.2 There are 7 plots with rear parking. It is recognised that designing parking can be a challenge. However, it is requested that no rear parking is incorporated, as this type of parking increases the risk of theft of and from vehicles, along with criminal damage, antisocial behaviour and graffiti, as they allow an offender to go about undetected due to a lack of any form of surveillance from surrounding properties and heighten the perceived threat of crime to residents and users, especially during the dark winter months. (SBD Homes 2019, pages 22-23, para 16.2-16.4 and 16.7-16.10, along with pages 66-67, paras 55.1-55.2 refer).

1.3 There are 5 plots with parking too far to the side of properties. Police recommend that vehicles are parked either to the immediate side, or in front of properties to offer residents the opportunity to obtain surveillance of their vehicle. Vehicles parked too far away from their designated properties, usually have less surveillance and are at more risk of theft, or damage. Vehicle parking not allocated immediately by an owner's property also tends to lead to antisocial behaviour through vehicles parked where they shouldn't be, or where they interfere with other residents' properties. (SBD Homes 2019 pages 22-23, at paras 16.5-16.8 refer).

2.0 Five Alleys

2.1 There is an alley by the perimeter of phase 1 at plot 87 to access plot 86, which will border new plot 88, running along the rear of plots 71-72 and plot 90, making all these plots more vulnerable to unlawful incursion.



2.2 There is an alley between plots 124-125 to access plot 126, running along the rear of plots 103-104, making all these plots more vulnerable to unlawful incursion.



2.3 There is an alley between plots 101 and 136 to access plot 135, running along the rear of plots 112 and 121-123, making all these plots more vulnerable to unlawful incursion.



2.4 There is an alley between plots 171-172 to access plot 173, running along the rear of plots 178-179, making all these plots more vulnerable to unlawful incursion. This alley is a particular concern as it begins in the middle of six parking spaces and the properties either side have no windows to provide any surveillance of the area (pictured left).

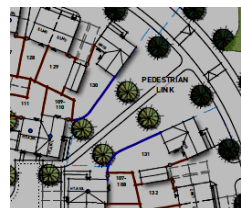


2.5 There is an alley between plots 186 and 184 to access plot 183, running along the rear of plots 188-189, making all these plots more vulnerable to unlawful incursion.



2.6 It is noted that the alley entrance for plots 125 and 136 will be gated, but there are no details that the other three alleys will also be gated. It would be preferred if all these alleys could be amended by either being removed, altered, shortened, or reduced in number. If these footpaths/alleys are to remain, it is strongly recommended that these areas are well lit to BS5489:2013 lighting standards and ARE ALL SECURELY GATED, with retainers on the gates so that they will be self-closing and should be lockable from both sides. Key operated gates tend to be a problem with keys being lost, so it is recommended in order to reduce the need for either re-cutting keys or replacing locks, that number key pad, 4-digit pass code style locks are implemented. These PIN codes should be changed at least every 6 months. (SBD Homes 2019 page 21-22, 13.1-13.3 refers).

3.0 Footpath Link The footpath link between plots 130 and 131 is a concern as it opens up the rear of these properties to be more vulnerable to unlawful incursion. In its current format with the open space either side of this path, it could very well become a congregating area for antisocial behaviour. It is acknowledged that this will become an arterial route, so it would be preferred if either, or both these two plots could be repositioned to face towards the path and provide some formal surveillance from active room windows. Footpaths should be at least 3m across to allow people to safely pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles. (SBD Homes 2019, page 15, paras 8.8-8.12 refers).



3.1 **Public footpaths should not run to the rear of and provide access to the rear of dwellings as these are proven generators of crime** (SBD Homes 2019, pages 15, para 8.9 refers). **Note if the developers are intending to implement bollard lighting anywhere along this area, please note that this type of lighting is not compliant with Secure By Design principles and BS5489:2013 standards, as it does not give sufficient light at the right height to aid the reduction of the fear of crime, as they do not light people’s faces sufficiently.** (SBD Homes 2019, pages 17-18 at paras 8.19-9.5 and pages 25-26, paras 18.1-18.6 refer).

4.0 **Lighting** All lighting should conform to BS5489:2013 standards, further information on lighting and how it can be used to reduce crime can be found at <https://www.securedbydesign.com/guidance/research-case-studies-guidance/lighting-against-crime/viewdocument/36> (SBD Homes 2019, pages 16-17, paras 8.19-8.21 refers).

5.0 **Pumping Station** It is recommended that adequate security is placed around the pumping station area, to prevent vandalism and any form of injury.

6:0 **LANDSCAPING:** Maintenance and management programme is implemented for the future care of boundary hedgerows and trees. Areas that are obstructed by view from the road, by trees should be opened to allow natural surveillance. The planting design takes full account of opportunities for crime and should not impede the opportunity for natural surveillance. The selected use of plants such as spiny or thorny shrubs can help prevent graffiti, casual approaches to the external face of the building, loitering and create or enhance perimeter security. Plant growth below 500mm will be required in respect to car parks to deter vehicle interference.

7.0 **REFERRALS**

7.1 **One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19.**

7.2 **Section 17 of the Crime and Dis-Order Act outlines** the responsibilities placed on local authorities to prevent crime and dis-order.

7.3 **The National Planning Policy Frame work** on planning policies and decisions **to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create safe places,** inclusive and accessible which promote health and well-being, with a high standard of amenity for users; **and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.**

7.4 **Department for Transport – Manual for Streets (Crime Prevention)** The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

8.0 **CRIME STATISTICS FOR SURROUNDING IP31 3QH POST CODE AREA**

8.1 **Crime statistics have been obtained from the Suffolk Police Crime computer base. Further public access to crime statistics within this area can be obtained through the police national Crime Mapper site through Police UK, using the following link: www.police.uk**



8.2 **The statistics right show a breakdown of crimes locally recorded, between 1st April 2018 to 31st March 2020, totalling 129 offences.** This does not take into account the number of times members of the public have called in to report matters for information only.

Offence	Number of offences from 1 Apr 2018 to 31 Mar 2019	Number of offences from 1 Apr 2019 to 31 Mar 2020
Burglary	6	2
Burglary Business		1
Fraud		3
Making off without payment	1	2
Theft from Shop	5	9
Theft	4	5
Theft From Motor	5	
Criminal Damage	4	
Crim Dam to Motor	nil	1
Public Order/ ASB/Harassment	9	5
Domestic incidents	3	7
Drugs	4	4
Assaults/Affray	3	20
Other offences	11	15
Grand Total	55	74

8.3 **It should be noted that this area suffers from bouts of antisocial behaviour particularly around the Church Road area, mainly antisocial driving behaviour.**

9.0 **SECURE BY DESIGN (SBD)** An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of the Designing Out Crime Officer (DOCO) within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

It would be good to see the development, or at least the affordable housing built to Secured by Design SBD Homes 2019 accreditation. Further information on SBD can be found at www.securedbydesign.com

Further advice is also contained in the Suffolk Police Residential Design Guide 2020 Residential design guide - print.pdf https://www.suffolk.police.uk/sites/suffolk/files/residentialdesignguide_low.pdf

I would further strongly advise the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

10.0 **FINAL CONCLUSION**

To reiterate, concerns around this development are:

- a) It would be preferred if every household had access to a garage. The proposed garages for plots 90; 93; 100-102; 130; 131; 137; 140-147 and plot 167 are set too far back. Police prefer properties to each have their own garages and that these garages and/or parking spaces are not set back to allow an offender unobserved access (page 1, paras A and 1.1 refer).**
- b) Rear parking is incorporated at plots 103; 109-110; 117; 124; 147 and plot 166-167, this type of parking increases the risk of crime, as it allows an offender to go about undetected due to lack of surveillance from surrounding properties. Garaging is preferred, or vehicles parked immediately to the side or front of properties.** (pages 1-2, paras B and 1.2 refer).
- c) Parking is too far to the side of plots 111; 115-116; 126; and plot 135** (pages 1-2, paras C and 1.3 refer).
- d) Five alleys are incorporated by the perimeter of phase 1 at plot 87 to access plot 86; between plots 124-125; between plots 101 and 136; between plots 171-172 (this alley begins in the middle of six parking spaces and the properties either side have no windows) and between plots 186 and 184** (pages 1-2, paras D and 2.0-2.5 refer).
- e) The alley entrance for plots 125 and 136 will be gated, but there are no details that the other three alleys will also be gated** (page 2, para 2.6 refers).
- f) The footpath link between plots 130 and 131 is a concern as it opens up the rear of these properties to be more vulnerable to incursion. It would be preferred if either, or both these two plots could be repositioned to face towards the path and provide some formal surveillance** (pages 1-3, para E and 3.0-3.1 refer).
- g) Adequate security needs to be placed around the pumping station, to prevent vandalism and injury** (page 5, para 3.0 refers).

If you wish to discuss anything further or need assistance with an SBD application, please contact me on 01284 774141.


Yours sincerely

Phil Kemp, Designing Out Crime Officer,
Western and Southern Areas,
Suffolk Constabulary,
Raigate Street,
Bury St Edmunds

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 02 November 2021 08:50
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: (299571) DC/20/01249. Air Quality

EP Reference: 299571
DC/20/01249. Air Quality
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.
Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make in addition to those made earlier during the consultation period.

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

Thank you for contacting us

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

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



From: Nathan Pittam
Sent: 02 November 2021 09:46
To: BMSDC Planning Area Team Pink
Cc: Vincent Pearce
Subject: DC/20/01249. Land Contamination

EP Reference : 299576
DC/20/01249. Land Contamination
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS,
Suffolk.
Submission of details under Outline Planning Permission 5070/16 -
Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection
of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no reason to cause me to amend my recommendations made earlier during the consultation period.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

Sent: 10 Aug 2022 09:16:13

To:

Cc:

Subject: FW: (310340) DC/20/01249. Air Quality.

Attachments:

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

Sent: 10 August 2022 08:35

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

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

Subject: (310340) DC/20/01249. Air Quality.

EP Reference : 310340

DC/20/01249. Air Quality.

Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.

Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the submitted documents from the perspective of Local Air Quality Management.

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



Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our web

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 15 February 2021 18:38
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249. Air Quality

Dear Vincent

EP Reference : 288864
DC/20/01249. Air Quality
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS,
Suffolk.
Submission of details under Outline Planning Permission 5070/16 -
Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection
of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that my comments made previously during the consultation period remain unchanged.

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: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 19 May 2021 09:38
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/20/01249. Air Quality:

Dear Vincent

EP Reference: 292390
DC/20/01249. Air Quality:
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.
Re-consultation: Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments in addition to those made earlier during the consultation period.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 26 October 2020 08:22
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/01249. Air Quality.

Dear Vincent

EP Reference : 282325
DC/20/01249. Air Quality.
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS,
Suffolk.
Re-Consultation: Submission of details under Outline Planning Permission
5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 -
Erection of 104 no. dwellings

Many thanks for your request for comments in relation to the above reconsultation. I can confirm that I do not wish to amend my previous comments.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 10 Aug 2022 09:15:56
To:
Cc:
Subject: FW: (310342) DC/20/01249. Land Contamination.
Attachments:

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 10 August 2022 08:26
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Subject: (310342) DC/20/01249. Land Contamination.

EP Reference : 310342
DC/20/01249. Land Contamination.
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.
Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submitted documents. I can confirm that I have no additional comments relating to land contamination.

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



Your award-winning councils - working hard to keep services running safe and to support our districts' recovery. Find out all the latest news on our web

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 15 February 2021 18:41
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249. Land Contamination

Dear Vincent

EP Reference : 288865
DC/20/01249. Land Contamination
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS,
Suffolk.
Submission of details under Outline Planning Permission 5070/16 -
Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection
of 104 no. dwellings

Many thanks for your request for comments in relation to the above application. I can confirm that my comments of 18th May 2020 remain unchanged.

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 Blue <planningblue@baberghmidsuffolk.gov.uk>

Sent: 19 May 2021 10:04:47

To:

Cc:

Subject: FW: DC/20/01249. Land Contamination

Attachments:

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

Sent: 19 May 2021 09:27

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

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

Subject: DC/20/01249. Land Contamination

Dear Vincent

EP Reference : 292341

DC/20/01249. Land Contamination

Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS, Suffolk.

Submission of details under Outline Planning Permission 5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 - Erection of 104 no. dwellings.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no reason to cause me to amend my recommendations made earlier during the consultation period.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

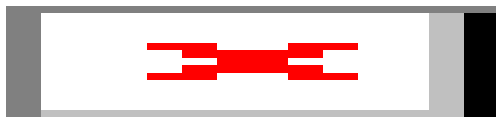
Senior Environmental Management Officer

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: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 26 October 2020 08:25
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/01249 Land Contamination.

Dear Vincent

EP Reference : 282327
DC/20/01249 Land Contamination.
Land On The North Side Of, Norton Road, Thurston, BURY ST EDMUNDS,
Suffolk.
Re-Consultation: Submission of details under Outline Planning Permission
5070/16 - Appearance, Landscaping, Layout and Scale in respect of Phase 2 -
Erection of 104 no. dwellings

Many thanks for your request for comments in relation to the above reconsultation. I can confirm that I do not wish to amend my previous comments.

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@babberghmidsuffolk.gov.uk>
Sent: 09 Aug 2022 12:53:50
To:
Cc:
Subject: FW: Network Rail Consultation Response - DC/20/01249 - RES
Attachments: ufm26_Standard_Re-consultation_Letter.pdf

From: Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>
Sent: 09 August 2022 12:10
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: Network Rail Consultation Response - DC/20/01249 - RES

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application. We have previously responded to this application and our comments remain the same and we would like to take the opportunity to reemphasise the need to replace the level crossing at Thurston station.

Layout plan here: https://planning.baberghmidsuffolk.gov.uk/online-applications/files/CD7FFA08611C7D8F1ED0809B67754090/pdf/DC_20_01249-P18_2417_64E_SITE_LAYOUT_-_104_UNITS-8060139.pdf

Should you have any further questions, please do not hesitate to contact Network rail.

Kind Regards,



Dalia Alghoul
Town Planning Technician
Network Rail Property (Eastern Region - Anglia)
A: 1 Stratford Place | London | E15 1AZ
M: 07732641896
E: dalia.alghoul@networkrail.co.uk
W: www.networkrail.co.uk/property

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.
This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.
If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.
Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.
Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN.

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

From: Alghoul Dalia <Dalia.Alghoul@networkrail.co.uk> On Behalf Of Town Planning SE
Sent: 16 April 2020 18:28
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: Re: MSDC Planning Consultation Request - DC/20/01249

Network Rail Consultation

Dear Sir/Madam,

Thank you for consulting Network Rail with regards to the planning application mentioned.

After reviewing the information provided, Network Rail has no further observations or comments to make.

Kind regards,

Dalia Alghoul
Town Planning Technician| Property
Network Rail
1 Eversholt Street | London | NW1 2DN
M 07732641896
E dalia.alghoul@networkrail.co.uk
www.networkrail.co.uk

From: planning@baberghmidsuffolk.gov.uk <planning@baberghmidsuffolk.gov.uk>
Sent: 27 March 2020 16:17
To: Town Planning SE
Subject: MSDC Planning Consultation Request - DC/20/01249

Please find attached planning consultation request letter relating to planning application - DC/20/01249 - Land On The North Side Of, Norton Road, Thurston, 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 your rights in regards to your personal information and how to access it, visit our website.

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

From: Seana Heaney <Seana.Heaney@networkrail.co.uk>
Sent: 23 February 2021 16:14
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: TownPlanningAnglia <TownPlanningAnglia@networkrail.co.uk>
Subject: RE: DC/20/01249- Land on the north side of Norton Road Thurston.

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above planning application.

Network Rail is currently in the process of reviewing the application and will provide a consultation response by 02/03/2021. Please let me know if you have any issues in relation to response timescale.

Kind regards,



Seana Heaney

Town Planning Technician

Network Rail Property (Eastern Region - Anglia)

A: 1 Stratford Place | London | E15 1AZ

M: 07395 390449

E: seana.heaney@networkrail.co.uk

W: www.networkrail.co.uk/property



Seana Heaney
 Network Rail - Planning,
 1 Stratford Place,
 London, E15 1AZ

Planning Department

By email only

26/07/2021

Network Rail Consultation Response

Application reference:	DC/20/01249
Location:	Land on the north side of Norton Road Thurston Suffolk
Recommendation:	Concerns regarding increased usage of Bacton level crossing

Thank you for consulting Network Rail regarding the above planning application.

The proposed development will result in an increase of people traversing Bacton level crossing. To mitigate the risk, Network Rail requests that the developer installs a miniature stop light (MSL) at the crossing.

I trust the above clearly sets out Network Rail's position on the planning application. Should you require any more information from Network Rail, please do not hesitate to contact me.

Kind regards,

Seana Heaney

Town Planning Technician

Network Rail | Property | Anglia Region

1 Stratford Place | London | E15 1AZ

M 07395 390449

E Seana.Heaney@networkrail.co.uk

www.networkrail.co.uk/property