

# Consultee Comments for Planning Application DC/21/06158

## Application Summary

Application Number: DC/21/06158

Address: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Case Officer: Mahsa Kavyani

## Consultee Details

Name: Mrs Paula Gladwell

Address: Green Farm Barn, Great Green, Cockfield Bury St Edmunds, Suffolk IP30 0HJ

Email: Not Available

On Behalf Of: Great Finborough Parish Clerk

## Comments

Great Finborough Parish Council have NO OBJECTION in principle to this development however Martin Last of Last & Tricker Partnership attended a meeting with parish councillors and contrary to claims by the applicant in their statement that the plans were received favourably the Parish Council actually expressed several concerns which seem to have been completely ignored, including;

The complete lack of turning areas at plots 10 and 27, there is nowhere for delivery vehicles or visitors to turn around without accessing other peoples driveways.

The future maintenance responsibility of the Open Spaces has not been addressed and the Parish Council would not be open to taking this on.

Although we appreciate it is within policy guidelines it is felt that the 9 no. affordable units should not be sited all together, it would be better split into two different areas in order that these can be properly integrated into a development of this size

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## **Consultee Details**

Name: Mrs Paula Gladwell

Address: Green Farm Barn, Great Green, Cockfield Bury St Edmunds, Suffolk IP30 0HJ

Email: Not Available

On Behalf Of: Great Finborough Parish Clerk

## **Comments**

Great Finborough Parish Council have NO OBJECTION to this application based on the information available at this time.

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

**Sent:** 06 Apr 2022 04:45:04

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

**Attachments:**

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-----Original Message----- From: East of England Region Sent: 06 April 2022 12:59 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/06158 - FUL Good afternoon, T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land Off, Pear Tree Place, Great Finborough, Suffolk Application: DC/21/06158 Thank you for your letter dated 3rd April 2022 regarding further information on the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II\* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II\* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Views 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II\* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II\* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: "commemorative object works" means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a

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

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

**Sent:** 18 Nov 2021 09:13:23

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/06158

**Attachments:**

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-----Original Message----- From: East of England Region Sent: 17 November 2021 17:55 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/06158

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\*\*\*\*\* EXTERNAL EMAIL: Do not click any links or open attachments unless you trust the sender and know the content is safe. Click here

<https://suffolk.freshservice.com/support/solutions/articles/50000031829-email-banners-external-emails> for more information or help from Suffolk IT

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\*\*\*\*\* Good afternoon, T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 Address: Land Off, Pear Tree Place, Great

Finborough, Suffolk Application: DC/21/06158 Thank you for your letter dated 12th November 2021 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below. If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. Yours sincerely Hannah Enclosure: List of applications requiring consultation with and notification to Historic England Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021

Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent. It has been amended to reflect the changes introduced by MHCLG on 21 April 2021 (a) extending planning controls to statues and other monuments and, (b) extending the range of applications for listed building consent notified to Historic England. Applications for planning permission Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions: Consultation: Development which in the opinion of the local planning authority falls within these categories: P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II\* P2 Development likely to affect the site of a scheduled monument P3 Development likely to affect any battlefield or a Grade I or II\* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4. P4 Development likely to affect certain strategically important views in London Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012 Notification: Development which the local authority (or Secretary of State) think would affect: P5 The setting of a Grade I or II\* listed building; or P6 The character or appearance of a conservation area where i) the development involves the erection of a new building or the extension of an existing building; and ii) the area of land in respect of which the application is made is more than 1,000 square metres Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015 P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2) Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work. Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions: Notification: L1 For works in respect of any Grade I or II\* listed building; and L2 For relevant works in respect of any grade II (unstarred) listed building (relevant works means: i) works for the demolition of any principal building (see note 3); ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building. iv) commemorative object works. For the purposes of sub paragraphs ii) and iii) above: a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall; b) a proposal to

demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.) For the purposes of sub paragraph iv) above: "commemorative object works" means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building L3 Decisions taken by the local planning authorities on these applications Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England 27 April 2021 Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.) Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building. -----Original Message----- From: planningyellow@baberghmidsuffolk.gov.uk Sent: 12 November 2021 18:01 To: East of England Region Subject: MSDC Planning Consultation Request - DC/21/06158 THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you Please find attached planning consultation request letter relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, 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:** 24 Nov 2021 12:10:53

**To:**

**Cc:**

**Subject:** FW: DC/21/06158

**Attachments:**

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

**Sent:** 24 November 2021 11:44

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

**Subject:** Re: DC/21/06158

Dear Sir/Madam

**Application ref:** DC/21/06158

**Our ref:** 375129

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

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

Tel: 0300 060 3900

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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

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

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

Our Ref: CSF 45051  
Date: 25<sup>th</sup> November 2021

For the Attention of Mahsa Kavyani

Dear Mr Isbell

**Planning Application DC/21/06158/FUL – Land Off Pear Tree Place, Great Finborough:  
Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Archaeological investigations close to the proposed development site have identified archaeological features and finds dating from the medieval and post medieval periods (HER ref no. FNG 032 & FNG 053). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Matthew Baker

Archaeological Officer  
Suffolk County Council Archaeological Service

**From:** Chris Ward

**Sent:** 04 April 2022 14:46

**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Dear Mahsa,

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

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

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

**Sent:** 05 Apr 2022 12:20:45

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

**Attachments:** ufm23\_Standard\_Re-consultation\_Letter.pdf

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-----Original Message----- From: Water Hydrants Sent: 04 April 2022 08:20 To: BMSDC Planning Area Team Yellow  
Subject: FW: MSDC Planning Re-consultation Request - DC/21/06158 - FUL Fire Ref.: F221467 FAO: Mahsa Kavyani  
Good Morning, Thank you for your letter regarding the re-consultation for this site. Our original, published letter may  
Remain in Place for the re-consultation. We will require a Condition in the Decision Notice for the installation of Fire  
Hydrants. If you have any queries, please let us know, quoting the above Fire Ref. number. Kind regards, A Stordy  
Admin to Water Officer Fire and Public Safety Directorate, SCC 3rd Floor, Lime Block, Endeavour House Russell Road,  
IP1 2BX Tel.: 01473 260564 Team Mailbox: water.hydrants@suffolk.gov.uk My work days are Mon, Tues, Wed & Fri  
Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving  
to improve and securing the best possible services. Our

Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower -----Original Message----- From:  
Fire Business Support Team Sent: 01 April 2022 15:33 To: Water Hydrants Subject: FW: MSDC Planning Re-  
consultation Request - DC/21/06158 - FUL Good afternoon, Please see attached FYA. Kind regards, Fire Business  
Support Team ☺ 01473 260588 Suffolk Fire and Rescue Service Fire and Public Health Directorate Endeavour  
House | 8 Russell Road | Ipswich | IP1 2BX www.suffolk.gov.uk -----Original Message----- From:

planningyellow@babberghmidsuffolk.gov.uk Sent: 01 April 2022 15:23 To: Fire Business Support Team Subject: MSDC  
Planning Re-consultation Request - DC/21/06158 - FUL Please find attached planning re-consultation request letter  
relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, Suffolk Kind Regards  
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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  
Planning Department  
Endeavour House  
Russell Road  
Ipswich  
IP1 2BX

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

Your Ref:  
Our Ref: FS/F221467  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 16/11/2021

Dear Sirs

**LAND OFF PEAR TREE PLACE, GREAT FINBOROUGH, IP14 3AQ**  
**Planning Application No: DC/21/06158/FUL**  
**A CONDITION IS REQUIRED FOR FIRE HYDRANTS**  
**(see our required conditions)**

I refer to the above application.

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

### **Access and Fire Fighting Facilities**

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

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

### **Water Supplies**

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

/continued

OFFICIAL

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

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

**Sprinklers Advised**

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

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

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: [martin@lastandtricker.co.uk](mailto:martin@lastandtricker.co.uk)

Enc: Sprinkler information

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

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

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

Date: 16 November 2021

**Planning Ref: DC/21/06158/FUL**

Dear Sirs

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

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service



Created: September 2015

Enquiries to: Fire Business Support Team  
Tel: 01473 260588  
Email: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)



Dear Sir/Madam

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

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

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

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

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

### **Dispelling the Myths of Automatic Fire Sprinklers**

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

### **Promoting the Benefits of Automatic Fire Sprinklers**

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

## OFFICIAL

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

### **The Next Step**

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

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

Suffolk Fire and Rescue Service

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

Residential Sprinkler Association

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

British Automatic Fire Sprinkler Association

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

Fire Protection Association

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

Business Sprinkler Alliance

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

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

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

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

**Sent:** 05 Sep 2022 09:17:31

**To:**

**Cc:**

**Subject:** FW: 2022-09-05 JS reply Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

**Attachments:**

---

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

**Sent:** 05 September 2022 09:07

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

**Cc:** Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

**Subject:** 2022-09-05 JS reply Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

Dear Mahsa Kavyani,

Subject: Land Off, Pear Tree Place, Great Finborough, Suffolk Ref DC/21/06158 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06158

The following submitted documents have been reviewed and we recommend **approval of this application subject to conditions:**

- Site Location Ref 5454 48
- Site Layout Site 2 Ref 5454 32 rev G
- Phase 2 - Pear Tree Place Great Finborough Ref 1699.01 Rev D
- Flood Risk Assessment and Drainage Strategy Ref 172/2022FRADS P3

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated August 2022, ref: 172/2022FRADS P3) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

*Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained*

2. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

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

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

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:  
Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

*Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater*  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

#### 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@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk) <[planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk)>

Sent: 25 August 2022 13:33

To: GHI Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>

Subject: MSDC Planning Re-consultation Request - DC/21/06158 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/06158 - Land Off, Pear Tree Place, Great Finborough, 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/21/06158  
Our Ref: SCC/CON/5202/21  
Date: 25 November 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Mahsa Kavyani - MSDC

Dear Mahsa

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06158PROPOSAL:**  
Full Planning Application - Erection of 19No dwellings (including 9No affordable units)  
with associated parking and external works

**LOCATION:** Land Off, Pear Tree Place, Great Finborough, 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:

Condition: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 32 G shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

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

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

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

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

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 32 G for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

Condition: Before any building is constructed above ground floor slab level details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electric vehicles in accordance with Suffolk Guidance for Parking 2019.

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

The Construction Management Plan shall include the following matters:

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

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

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

## Consultation Response

1	<b>Application Number</b>	<b>DC/21/06158</b>  Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works  Land Off Pear Tree Place Great Finborough Suffolk																																		
2	<b>Date of Response</b>	11 July 2022																																		
3	<b>Responding Officer</b>	<b>Name:</b> <b>Job Title:</b> <b>Responding on behalf of:</b>	Robert Feakes Housing Enabling Officer Strategic Housing																																	
4	<b>Recommendation</b>	<b>Comment</b> on revised housing mix, to indicate acceptability of revised proposals.  My remaining comments, on self-build, and open market mix (from 18/11/21) remain.																																		
5	<b>Discussion</b>	Further to previous comments (dated 22 April) the applicant has confirmed that the revised tenure split of the affordable units is as follows: <table border="1" style="margin: 10px auto; width: 80%;"> <thead> <tr> <th>Plot</th> <th>Tenure</th> <th>Type</th> <th>GIFA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>14</td> <td rowspan="6">Affordable Rent (6 total)</td> <td>1b2p flat</td> <td>49.5</td> </tr> <tr> <td>15</td> <td>1b2p flat</td> <td>55.5</td> </tr> <tr> <td>16</td> <td>2b4p house</td> <td>79</td> </tr> <tr> <td>17</td> <td>2b4p house</td> <td>79</td> </tr> <tr> <td>18</td> <td>2b4p house</td> <td>79</td> </tr> <tr> <td>19</td> <td>3b5p house</td> <td>94</td> </tr> <tr> <td>20</td> <td rowspan="3">Shared Ownership (3 total)</td> <td>2b4p house</td> <td>79</td> </tr> <tr> <td>21</td> <td>2b4p house</td> <td>79</td> </tr> <tr> <td>22</td> <td>3b5p house</td> <td>94</td> </tr> </tbody> </table> <p>Given the changes that have taken place, <b>please ensure that the plot numbers and plans all match, in order to assist with the drafting of the Section 106 agreement.</b></p>		Plot	Tenure	Type	GIFA (m <sup>2</sup> )	14	Affordable Rent (6 total)	1b2p flat	49.5	15	1b2p flat	55.5	16	2b4p house	79	17	2b4p house	79	18	2b4p house	79	19	3b5p house	94	20	Shared Ownership (3 total)	2b4p house	79	21	2b4p house	79	22	3b5p house	94
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6	<b>Amendments, Clarification or Additional Information Required</b>	Need to ensure that the unit drawings match the layout plans.																																		
7	<b>Recommended conditions</b>	Not a planning condition, but a planning obligation to be agreed in respect of affordable housing.																																		

## Consultation Response

<b>1</b>	<b>Application Number</b>	<b>DC/21/06158</b>  Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works  Land Off Pear Tree Place Great Finborough Suffolk																			
<b>2</b>	<b>Date of Response</b>	15 June 2022																			
<b>3</b>	<b>Responding Officer</b>	<b>Name:</b>	Robert Feakes																		
		<b>Job Title:</b>	Housing Enabling Officer																		
		<b>Responding on behalf of:</b>	Strategic Housing																		
<b>4</b>	<b>Recommendation</b>	<b>Object</b> – the revised mix of affordable tenures is not agreed.																			
<b>5</b>	<b>Discussion</b>	Further to previous comments (dated 22 April) the applicant has confirmed that the tenure split of the affordable units is as follows:																			
		<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="text-align: left;">Tenure</th> <th style="text-align: center;">Number of units</th> <th style="text-align: left;">Unit Size / Type</th> <th style="text-align: center;">Gross Internal Area (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: left;">Affordable Rent</td> <td style="text-align: center;">2</td> <td style="text-align: left;">1b2p Flat</td> <td style="text-align: center;">50</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: left;">2b4p House</td> <td style="text-align: center;">79</td> </tr> <tr> <td rowspan="2" style="text-align: left;">Shared Ownership</td> <td style="text-align: center;">2</td> <td style="text-align: left;">2b4p House</td> <td style="text-align: center;">79</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: left;">3b5p House</td> <td style="text-align: center;">93</td> </tr> </tbody> </table>			Tenure	Number of units	Unit Size / Type	Gross Internal Area (m <sup>2</sup> )	Affordable Rent	2	1b2p Flat	50	3	2b4p House	79	Shared Ownership	2	2b4p House	79	2	3b5p House
Tenure	Number of units	Unit Size / Type	Gross Internal Area (m <sup>2</sup> )																		
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	2	3b5p House	93																		
		<p>This is a change from the original proposals, with one of the 3-bed units being switched from the affordable rent tenure to shared ownership. <b>The original mix was supported; this new mix is not supported.</b></p> <p>The location of the units within the site is acceptable; they will be integral/central in the site. Whilst pepper-potting would be preferable there is a limit to what can be achieved on this site. I would recommend that the two different affordable tenures be mixed between the two rows of affordable homes.</p> <p>Tenure-neutral design will not be achieved.</p> <p>It appears that the unit designs (floor plans and elevations) have not been updated / re-labelled in line with the changes in layout. As such there are some inconsistencies. For example, plot 14 is shown on the site layout plan as a 50m<sup>2</sup> 1-bed flat, but the corresponding floor plans and elevations show plot 14 as a 2-bed house.</p>																			



6	<b>Amendments, Clarification or Additional Information Required</b>	Need to ensure that the unit drawings match the layout plans.
7	<b>Recommended conditions</b>	Not a planning condition, but a planning obligation to be agreed in respect of affordable housing.

## Consultation Response

1	<b>Application Number</b>	<b>DC/21/06158</b>  Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.  Land Off Pear Tree Place Great Finborough Suffolk	
2	<b>Date of Response</b>	22 April 2022	
3	<b>Responding Officer</b>	<b>Name:</b>	Robert Feakes
		<b>Job Title:</b>	Housing Enabling Officer
		<b>Responding on behalf of:</b>	Strategic Housing
4	<b>Recommendation</b>	Comment	
5	<b>Discussion</b>	Further to comments dated 18 November 2021: <ul style="list-style-type: none"> <li>- All affordable units now seem to meet the GIA requirements of the Nationally Described Space Standard, which is welcomed.</li> <li>- The layout / distribution of affordable units remains acceptable. The tenures aren't specified; I would recommend following the approach set out in my previous response.</li> <li>- There appears to be an improvement in the diversity of the open market mix, but in respect of CS9 I would still recommend more smaller units.</li> <li>- The phasing plan would appear to be improved in respect of managing CIL liabilities, but my comment on whether or not the self-builds truly meet the relevant definition.</li> </ul>	
6	<b>Amendments, Clarification or Additional Information Required</b>	None	
7	<b>Recommended conditions</b>	Affordable housing requirements to be secured in a Section 106 agreement.	

## MID SUFFOLK DISTRICT COUNCIL

### MEMORANDUM

To: Mahsa Kavyani – Planning Officer  
Cc: Richard Kendrew – Infrastructure Officer  
From: Robert Feakes – Housing Enabling Officer  
Date: 18 November 2021  
Subject: Full Planning Application  
Proposal: DC/21/06158

Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Location: Land Off Pear Tree Place Great Finborough Suffolk

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#### 1. Key Points

<b>Support:</b> The affordable housing mix exceeds policy requirements, and the affordable housing mix is acceptable. One unit is slightly under-sized.
<b>Comment:</b> The development does not represent tenure-neutral design.
<b>Comment:</b> The market housing mix provides a narrow range of unit sizes, with no 1- or 2-bed units.
<b>Comment:</b> The self-build component of the scheme does not necessarily meet the definition of self-build, which may or may not be relevant to determination of the application.

#### 2. Housing Need Information

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

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 8 applicants registered for affordable housing with a local connection to Great Finborough, as of November 2021, with many more on the Housing Register with a connection to Mid Suffolk.

#### 3. Affordable Housing

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3.1 The applicant is proposing the following affordable housing mix. This exceeds policy requirements. Whilst the mix of unit sizes (by bedspaces) is supported, it would have been welcomed if some bungalows could have been provided.

Tenure	Number of units	Bedrooms and Occupants	Minimum unit Size (GIA) (m2)
Affordable Rent (6 units total)	2	1b2p Flat	50
	3	2b4p Terrace	79
	1	3b4p Houses	85
Shared Ownership (3 units total)	2	2b4p Houses	79
	1	3b5p Houses	93

3.2 It would be welcomed if the 1-bed flats could be fitted with level access showers. Could this be made a requirement of the designs, by condition or obligation?

3.3 The layout of the affordable housing is acceptable. It needs to strike a balance between clustering for management purposes and integrating the affordable and market homes. Ideally the units would be more widely distributed ('pepper-potted'), however this is a small number of units to be spread out. They are integral to the site, rather than being isolated in a less desirable part of the site.

3.4 With the exception of Unit 18, all the affordable units meet the Nationally Described Space Standard in respect of Gross Internal Areas. Unit 18 is 85m<sup>2</sup> but the plans imply that it is intended as a 3B5P dwelling. To house this number of people it should be 93m<sup>2</sup> (as per unit 21). **This unit (18) should be increased in size in order to increase the flexibility of the dwelling for eventual residents.**

3.5 The design proposals do not appear to represent tenure-neutral design, which is not consistent with the principles of good design as set out in the National Design Guidance.

3.6 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

3.7 The highway access to the affordable dwellings needs to be built to an adoptable standard. This is to enable either adoption by the Highway Authority or to reduce long term maintenance costs for the eventual Registered Provider, which will either be passed on to tenants / leaseholders or be absorbed by the RP, reducing future investment in affordable housing.

3.8 Further points related to affordable housing include:

- Affordable Housing requirements need to be secured via a planning obligation (Section 106 agreement).
- The affordable homes must be promptly transferred to a suitable Registered Provider, approved by the District Council.
- Properties must be built to meet any current Homes England requirements.
- It would be welcomed if the units could meet part M4(2) of the Building Regulations. This would go some way towards compensating for the lack of bungalows from amongst the affordable housing mix.
- The Council is to be granted 100% nomination rights to all the affordable units on initial lets and 100% thereafter.
- 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
- The Council will not support applications for grant funding to deliver these affordable homes.

#### 4. Open Market Mix

4.1 The key (extant) policy for considering this issue is Policy CS9 of the Mid Suffolk Core Strategy.

4.2 It appears that the open market dwellings are on plots 10-13 and 28 (inclusive). They are all three-bed bungalows of very similar sizes. Policy CS9 requires a mix of dwellings.

4.3 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances and constraints of a development, but it offers a guide as to how the development can provide an appropriate mix (in the context of CS9) and contribute to meeting overall needs. The table below compares the development as proposed with the split set out in the SHMA.

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

*Figures do not sum due to rounding*

4.4 The table above would suggest that a need for some of the units to be brought forward as 1- or 2-bed. The provision of additional 4+ bed units is not encouraged due to levels of under-occupation in the existing housing stock in both Great Finborough (82.7%) and Mid Suffolk (80.8%), above the English average (68.7%)<sup>1</sup>

<sup>1</sup> Data taken from the 2011 Census.

4.5 No commitment has been made to ensuring that all market (and affordable) units meet Part M4(2) of the Building Regulations, although this is not currently in planning policy. It is noticeable that Air Source Heat Pumps are proposed. All units also meet the floorspace requirements of the Nationally Described Space Standard.

## 5. Self-Build Plots

5.1 It is intended that plots 23-27 be provided as self-build plots. Whilst the Planning, Design and Access Statement describes the plots as 'plots' (as opposed to self-build dwellings), the application form (Question 17) does not refer to any self-build development. Furthermore the application submitted is for a full permission, and designs have been submitted for the units on these plots. The designs appear very similar; plots 23 and 24 appear identical.

5.2 The Design and Access Statement indicates that the self-build dwellings will be as follows.

Plot	Description	Size (GIA, m <sup>2</sup> )
23	4-bed House	212
24	4-bed House	212
25	4-bed Bungalow	110
26	3-bed Bungalow	154
27	3-bed Bungalow	116

5.3 Given the similarities in the designs, the fact that full permission is sought (rather than a hybrid application) and the level of detail in the designs, it suggests that these units may not meet the definition of self-build development<sup>2</sup>. The relevance of this definition comes in respect of the planning decision to be made (whether the proposal is given additional positive weight by virtue of being self-build) and whether or not these dwellings will be exempt from Community Infrastructure Levy payments.

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<sup>2</sup> The Planning Practice Guidance, in paragraph Reference ID: 57-016-20210208, sets out:

*The [Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.*

[...]

*In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.*

*Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.*

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5.4 The applicant may be able to resolve these uncertainties, and explain how these dwellings represent self-build. Otherwise, they should be considered to be open-market dwellings.

5.5 The Council has a legal duty to have regard to its self-build register, and whether sufficient suitable permissions for self-build plots have been granted. Whilst it is believed that there is demand for self-build development in the District, the Council has granted sufficient permissions to meet the relevant legal duty.

5.6 Should permission be granted for this proposal, it may be appropriate to use a planning condition to restrict development on these plots to self-build development only, as defined in law and the Planning Practice Guidance. This is likely to be appropriate if positive weight for self-build has been a material consideration in the decision made.

5.7 This would also be helpful to colleagues in the Infrastructure Team, in determining whether or not a CIL exemption would apply. In this respect, I would advise contacting colleagues from that team in structuring the planning permission so as to ensure that the CIL liability is not triggered at the commencement of Phase 1. I have copied this Memo to Richard Kendrew for this reason.

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

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

*Table 4.4e (using the 2014-based projections)*

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

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

**Sent:** 20 Apr 2022 09:36:31

**To:**

**Cc:**

**Subject:** FW: DC/21/06158

**Attachments:**

---

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

**Sent:** 20 April 2022 08:52

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

**Subject:** DC/21/06158

Dear Mahsa,

**APPLICATION FOR PLANNING PERMISSION - DC/21/06158**

**Proposal:** Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

**Location:** Land Off, Pear Tree Place, Great Finborough, Suffolk.

**Reason(s) for re-consultation:** Revised plans dated 01/04/22.

Many thanks for your request to comment on the application. I have nothing further to add to my comments made on the 26<sup>th</sup> November.

Kind regards

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

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email: [simon.davison@babberghmidsuffolk.gov.uk](mailto:simon.davison@babberghmidsuffolk.gov.uk)

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08 December 2021

Mahsa Kavyani  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

By email only

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

---

**Application:** DC/21/06158  
**Location:** Land Off Pear Tree Place Great Finborough Suffolk  
**Proposal:** Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Dear Mahsa,

Thank you for consulting Place Services on the above application.

**No objection subject to ecological mitigation measures and enhancement measures**

**Summary**

We have reviewed the Preliminary Ecological Appraisal (Skilled Ecology, October 2021), submitted by the applicant, relating to the likely impacts of development on designated Sites, protected and Priority Species & habitats.

We are satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority Species/Habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in Preliminary Ecological Appraisal (Skilled Ecology, October 2021) should be secured and implemented in full. This is necessary to conserve protected and Priority Species.

We also recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, technical specification should be submitted prior to occupation, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:



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

In addition, we support the proposed reasonable biodiversity enhancements, which have been recommended within the Preliminary Ecological Appraisal to secure net gains for biodiversity, as outlined under Paragraph 174 [d] of the National Planning Policy Framework 2021. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent. In addition, we generally are supportive of the submitted soft landscaping plan. However, we recommend that the hedgerow mix should be amended for the purposes of landscape amenity and species-richness. This could include the following mixture:

- 60% Hawthorn (*Crataegus monogyna*)
- 20% Field maple (*Acer campestre*)
- 10% Hazel (*Corylus Avellana*)
- 5% Trees (Wild Cherry, Oak or Hornbeam)
- 5% made of Holly, Spindle, Crab Apple, Common Dogwood, Blackthorn and Guelder Rose (only a few % each IF they are present in the locality)

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

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

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

### **Recommended conditions**

#### **1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

*"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology, October 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."*

**Reason:** To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.



## **2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**

*“A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Preliminary Ecological Appraisal (Skilled Ecology, October 2021).*

*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) as updated by the Environmental Act 2021.

## **3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

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

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

**Reason:** To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**  
Ecological Consultant



[placeservicesecology@essex.gov.uk](mailto: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.

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

**Sent:** 16 Nov 2021 02:19:53

**To:**

**Cc:**

**Subject:** FW: (300515) DC/21/06158 . Land Contamination

**Attachments:**

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

**Sent:** 16 November 2021 14:07

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

**Cc:** Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>

**Subject:** (300515) DC/21/06158 . Land Contamination

**EP Reference : 300515**

**DC/21/06158 . Land Contamination**

**Land Off, Pear Tree Place, Great Finborough, STOWMARKET, Suffolk.**

**Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.**

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

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

Regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

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Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

---

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

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-*

environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

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

**From:** Jennifer Lockington

**Sent:** 26 April 2022 14:39

**Subject:** FW: DC/21/06158 - Land off Pear Tree Place, Great Finborough - re Air Quality

Good afternoon

Thank you for your email. I do not wish to comment on this application.

Regards

Jennifer Lockington

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

**Sent:** 15 Nov 2021 03:44:25

**To:**

**Cc:**

**Subject:** FW: DC/21/06158

**Attachments:**

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

**Sent:** 15 November 2021 15:23

**To:** Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

**Subject:** DC/21/06158

Environmental Health -  
Noise/Odour/Light/Smoke

**APPLICATION FOR PLANNING PERMISSION - DC/21/06158**

**Proposal:** Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

**Location:** Land Off, Pear Tree Place, Great Finborough, Suffolk

Thank you for the opportunity to comment on this application. I have no objections. However, construction activities give rise to a potential increase in a loss of amenity for their duration and as such I ask that the following are added as conditions to any permissions granted:

Construction Hours

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

*Reason: to minimise detriment to nearby residential amenity*

Prohibition on burning.

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

*Reason: to minimise detriment to nearby residential amenity*

Dust control

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

*Reason: to minimise detriment to nearby residential amenity*

Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:  
Details of the scheduled timing/phasing of the development for the overall construction period  
Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)  
protection measures for footpaths surrounding the site



Loading and unloading of plant and materials

Wheel washing facilities

Lighting

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

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

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

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

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

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

*Reason: to minimise detriment to nearby residential amenity*

*Andy*

**Andy Rutson-Edwards**, MCIEH AMIOA

Senior Environmental Protection Officer

**Babergh and Mid Suffolk District Council - Working Together**

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[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

**Sent:** 26 Nov 2021 10:05:57

**To:**

**Cc:**

**Subject:** FW: DC/21/06158

**Attachments:**

---

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

**Sent:** 26 November 2021 09:35

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

**Subject:** DC/21/06158

Dear Mahsa,

**APPLICATION FOR PLANNING PERMISSION - DC/21/06158**

**Proposal:** Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

**Location:** Land Off, Pear Tree Place, Great Finborough, Suffolk.

Many thanks for your request to comment on the application.

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

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butts per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

Kind regards

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

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FAO: Planning Department,  
**Babergh Mid-Suffolk District Council**

Ref: DC/21/06158  
Date: 29/04/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: Land Off, Pear Tree Place, Great Finborough, Suffolk**

The application is for the erection of 19 No dwellings (including 9 No affordable units) with associated parking and external works.

The site is located approximately 130m south-east of the grade II listed Thatched Cottage (List Entry Number: 1032979) and within its setting. The Thatched Cottage is a late 17<sup>th</sup> century timber framed house with 19<sup>th</sup> century alterations. The site is not within a conservation area or within the setting of any other heritage asset.

The site is located within a field to the south-east of the Thatched Cottage, with a wooded area and a 9 dwelling housing development between the two. The housing development was granted planning permission via appeal in June 2020 (APP/W3520/W/20/3244755). Initial refusal was due to the development not being in keeping with the character and appearance of the village, rather than any harmful impact on the setting of the listed building.

Aspects of the setting that contribute to the Thatched Cottage's significance are now largely limited to its plot, the wooded area, and other nearby historic buildings though these have had modern alteration. While the rural surroundings of the property do play a small part in the house's significance, its contribution has been significantly reduced due to a modern housing development directly behind the listed building (north-east) and the new housing development. There would be no accumulative impact caused by the proposed housing development and the change would not further reduce the contribution the rural surroundings make to the listed building. This is in large part due to the distance between the listed building and the site, the wooded area and housing development between the site and cottage, and the relatively small amount of rural land that will be affected. There will be no visual impact on the listed building and no significant views will change.

While the proposals are not considered to be in keeping with the character and appearance of the village, in regard to Paragraph 197(c) of the NPPF, there are no heritage objections to the proposals. The change in the setting of the listed building caused by the proposed residential development would not harm the significance of the listed building.



The proposal is considered to be in line with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as the setting of the listed building will be preserved and there will be no harm caused to the significance of the listed building, in line with the NPPF.

Yours sincerely,

Sam Davis BA (Hons) MA  
Built Heritage Consultant  
Place Services

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

**Place Services**  
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[@PlaceServices](https://twitter.com/PlaceServices)



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

21/04/2022

For the attention of: Mahsa Kavyani

**Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk**

Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

A revised layout has been submitted, which reduces the number of plots to 18 and amends the arrangement of the access road, dwellings, private amenity and POS. The additional submission fails to provide an updated landscape proposal. The street trees indicated on the revised site layout (Dwg Ref 5454\_51\_RevF) are welcome, though we recommend that trees are more strategically placed along northern boundary.

There is insufficient information for us to provide a more comprehensive response, therefore we refer you to our previous letter for our comments and recommended conditions.

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

Kind regards,

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

16/12/2021

For the attention of: Mahsa Kavyani

**Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk**

Thank you for consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

The site is situated within the Village of Great Finborough and is designated in the Mid Suffolk SHELLA as Site SSS0860. The accompanying Landscape Sensitivity Assessment rates the overall sensitivity of the site as Moderate-low, noting that the site would be visible from Woodpecker Hill green space to the north and from Valley Lane and the open agricultural land to the east. It also concluded that should this site be developed in combination with one or more other sites in Great Finborough that the cumulative impact would need to be considered. At the time of the assessment construction was underway to the north of the site (DC/19/04912 granted under appeal) and subsequently outline permission has since been granted (DC/21/02077) for 4No. dwellings directly south of the site.

The proposal seeks to use scale, mass and arrangement of the dwellings to help the development merge and be absorbed within the village settlement. It is our judgement that the proposed development would be seen against the backdrop of the existing dwellings and therefore would not appear incongruous with the setting, though more could be done with the landscaping of the site to soften and reduce the visual impact. Furthermore we have the following recommendations:

- The use of mixed native species hedging to the site boundary is welcomed, though we would recommend that the following mix is preferable:
  - 60% Hawthorn (*Crataegus monogyna*)
  - 20% Field maple (*Acer campestre*)
  - 10% Hazel (*Corylus Avellana*)
  - 5% Trees (wild cherry, oak or hornbeam)
  - 5% made of holly, spindle, crab apple, dogwood, blackthorn and guelder rose (only a few % each IF they are present in the locality).
- Further information regarding the intended height, establishment measures and maintenance of the proposed site boundary hedge should be supplied.
- Existing boundary treatments to the recent northern development have not been shown on the Landscape Proposal drawing.
- The opportunity to provide defensible planting to the rear boundary of the neighbouring property, three gables, has not been taken.

- Clarification is sought on the rear boundary treatment for plots 12-13.
- We would also recommend that trees to the eastern and northern site boundary should be:
  - Planted at a less regimented spacings.
  - Planted at a larger size, 14-16cm girth, to provide a more immediate impact.
- We recommend that trees which are close to service strips or hard paved surfaces such as road, pavements and driveways should have appropriate root barriers specified. We would also recommend the use of soil cells for trees with restricted pits, such as to the front of plots 18 and 24.
- With regards to the rear gardens:
  - Plots 19 and 22 are smaller than we would like. Generally we recommend a minimum of 50sqm for a 1-2 bedroom house.
  - Plots 15 and 19 have no external access provided.
  - The shared garden space of plots 16-17 is an awkward shape which narrows significantly at the northern end, making the space difficult to use.
- Topographical information of the existing site has been supplied, though no details were provided regarding proposed levels.
- An area to the north-east of the site is proposed as an attenuation basin. While this area will remain visually open and could provide some improvement to the biodiversity of the development, insufficient information has been provided to assess the quality or amenity value of the space. Furthermore the opportunity to integrate this feature into the development by using roadside swales or rain gardens has been missed. Further details of the proposed levels, including sections and details of inlets and outlets should be submitted for approval.
- The Public Open Space (POS) at the site entrance would appear to link to the existing POS, though it is unclear what the boundary is or will be. Clarification should be sought. In the interests of visual amenity and providing a coherent landscape we recommend that the two spaces should be of similar specification. Currently this space lacks a defined use.
- The current layout of the site does little to integrate itself with the existing neighbouring development. The position of plots 19 and 20 terminate any potential link between the SuDS areas along the northern boundary.
- The Key on the Landscape Proposal drawing includes a “Timber post and 2 rail fence” but the location of this is not evident on the plan.
- Insufficient information was provided for the hard landscape elements.

Notwithstanding the above if minded for approval we would suggest that the following conditions be considered:

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different

planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

*Reason: In the interests of visual amenity and the character and appearance of the area.*

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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

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

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

*Reason: - To ensure adequate control over design and to ensure a satisfactory appearance in the interests of visual amenity.*

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

Kind regards,

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.



**Place Services**  
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[@PlaceServices](https://twitter.com/PlaceServices)



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

07/07/2021

For the attention of: Mahsa Kavyani

**Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk**

Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

This letter sets out our consultation response to the amended landscape information received 28/06//2022.

We welcome the amendments and additional information provided which addressed most of the points we previously raised. The following are still of concern:

- The aesthetic appeal of the SuDS basin plays an important role in ensuring it is integrated within the development and provides multiple benefits including visual amenity. The landscape plan fails to show the quantity and location of the SuDS basin inlet. The current proposal includes the use of a precast concrete headwall and galvanised handrail which we advise against in rural locations. We would recommend that a softer engineered approach should be explored. Should the applicant wish to continue with the current inlets specification they need to demonstrate the proposed planting will provide adequate screening as visual mitigation.
- Meadow mix has been proposed for the SuDS basin and additional planting has been proposed to the west of the SuDS basin, though a wider range of vegetation types such as shrubs, drought tolerant species as well as marginal aquatics could be introduced within the basin.
- Further details of hard landscaping are required, such as the finish; size and colour of aggregate and the permeability of the "bound shingle".
- We note that a 1.2m high estate fence has now been proposed around the SuDS basin. It will likely be dry for most of the year and the typical section indicates a that the side slopes are stepped with a shallow gradient (1 in 4). From a landscape and amenity perspective we would recommend that this feature remains unfenced, subject to the designer's risk assessment. A low hedge or planting should be considered to provide an effective barrier instead of the railings.
- The maintenance schedule would benefit from a plan showing the extent of the communal areas covered by the LMP, maintenance prescription of thickets and hedges should be separated and fails to include sufficient detail on maintaining the SuDS system.



If minded for approval, we are confident that the above points could be secured by condition and suggest that the following for your consideration:

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

*Reason: In the interests of visual amenity and the character and appearance of the area.*

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

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

*Reason: - To ensure adequate control over design and to ensure a satisfactory appearance in the interests of visual amenity.*

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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

**ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING**

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

*Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.*

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

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**Planning Services**  
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8 Russell Road  
Ipswich  
IP1 2BX

16/06/2021

For the attention of: Mahsa Kavyani

**Ref: DC/21/06158; Land Off, Pear Tree Place, Great Finborough, Suffolk**

Thank you for re-consulting is on Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

This letter sets out our consultation response to the amended landscape information received 25/05//2022.

- The boundary treatment of the rear of plot 12 is unclear. We would recommend that it be formed of 1.8m high brick wall (or other suitable vernacular construction material).
- We would also recommend the use of soil cells for trees with restricted pits, such as to the front of plots 16.
- Topographical information of the existing site has been supplied, though no details were provided regarding proposed levels.
- Insufficient information has been supplied for the construction and appearance of the inlets and outlet for the attenuation basin.
- More could be done to improve the biodiversity and visual amenity of the attenuation basin with the use of planting.
- The Public Open Space (POS) at the site entrance would likely be seen as in ownership or for the use of plots 10-12 due to the position of the proposed roadside hedge.
- Insufficient information was provided for the hard landscape elements.
- No details of the overhead cables have been provided. The position and species of trees planted along the south side of the access road, alongside plot 19 and to the front of plot13 should be reviewed to ensure conflict with cables is minimised.
- The maintenance schedule gives an indication of the intended management, however further details such as extent of the communal areas and chronological schedule.

If minded for approval, we are confident that the above points could be secured by condition and suggest that the following for your consideration:



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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, quantity, location and sizes of the proposed planting. The plans should clearly show the position of new fencing and gates in relation to existing and proposed planting. Tree pit details will also need to be provided for the different planting environments proposed i.e. planted in hard landscaping, close to road boundaries and within the public open space (POS).

*Reason: In the interests of visual amenity and the character and appearance of the area.*

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

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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*Reason: - To ensure adequate control over design and to ensure a satisfactory appearance in the interests of visual amenity.*

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

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# **Consultee Comments for Planning Application DC/21/06158**

## **Application Summary**

Application Number: DC/21/06158

Address: Land Off Pear Tree Place Great Finborough Suffolk

Proposal: Full Planning Application - Erection of 19No dwellings (including 9No affordable units) with associated parking and external works.

Case Officer: Mahsa Kavyani

## **Consultee Details**

Name: Ms Hannah Bridges

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

Email: Not Available

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

## **Comments**

Thank you for re-consulting Waste Services. The wheeled bin presentation points have been moved as advised and agreed. The vehicle tracking document does not use the vehicle specification provided for the 32 tonne refuse collection vehicle, please amend accordingly to ensure access is suitable for the vehicle used.

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

**Sent:** 26 Nov 2021 12:04:09

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Consultation Request - DC/21/06158

**Attachments:**

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-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 26 November 2021 12:02 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/06158 Public Realm Officers consider the level of public open space is appropriate for this phase of development and have no objections to the development on open space grounds. Regards Dave Hughes Public Realm Officer

Your ref: DC/21/06158  
 Our ref: Great Finborough – land off Pear Tree  
 Place 60206  
 Date: 21 September 2022  
 Enquiries: Neil McManus  
 Tel: 07973 640625  
 Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

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

Dear Mahsa,

**Great Finborough: land off Pear Tree Place – developer contributions**

I refer to the proposal: full planning application – erection of 18no. dwellings (including 9no. affordable units) with associated parking and external works.

Consultation responses were previously submitted by way of letters dated 29 November 2021 (two letters) and 08 April 2022, which were time-limited to six months. The previous letters are still applicable, albeit this letter provides an updated summary of infrastructure contributions.

Updated summary of infrastructure requirements split between CIL/s106:

CIL	Education	
	- Secondary school expansion @ £25,253 per pupil place	£75,759
	- Sixth form expansion @ £25,253 per pupil place	£25,253
CIL	Early years expansion @ £18,187 per place	£36,374
CIL	Libraries improvements @ £216 per dwelling	£3,888
CIL	Waste infrastructure @ £113 per dwelling	£2,034
S106	Secondary school transport	£18,075
S106	Highways	tbc
S106	Monitoring fee for each separate trigger point in a Deed	£412

**1. Education.**

**Primary expansion**

The most recent scorecard is 2021 and the national average primary school expansion cost per pupil for primary schools is £18,007 (June 2022). When



adjusted for regional location factors this produces a total of £18,187 per pupil for primary school expansion in Suffolk.

**Primary new build**

The most recent scorecard is 2021 and the national average new build primary school cost per pupil for primary schools is £21,559 (June 2022). When adjusted for regional location factors this produces a total of £21,774 per pupil for new build primary schools in Suffolk.

**Secondary expansion**

The most recent scorecard is 2021 and the national average secondary school expansion cost per pupil for primary schools is £25,003 (June 2022). When adjusted for regional location factors this produces a total of £25,253 per pupil for secondary school expansion in Suffolk.

**Secondary new build**

The most recent scorecard is 2021 and the national average new build secondary school cost per pupil for primary schools is £26,105 (June 2022). When adjusted for regional location factors this produces a total of £26,366 per pupil for new build secondary schools in Suffolk.

**16+**

The DfE guidance in paragraph 16 says, “further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place”.

2. The above information is time-limited until 07 April 2023.

Yours sincerely,



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