

Consultee Comments for Planning Application DC/22/03231

Application Summary

Application Number: DC/22/03231

Address: Land North West Of Church Lane Barham Suffolk

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Charmaine Greenan

Address: Valley View, Church Lane, Claydon Ipswich, Suffolk IP6 0EG

Email: Not Available

On Behalf Of: Claydon And Whitton Parish Clerk

Comments

Councillors noted that the applicant had listened to residents and councillors and have amended their plans accordingly, for which they thank the developer.

Councillors remain concerned about the interim phase on the roads and how the spine road and Church Lane, Barham will interact, ensuring the safe flow of traffic, taking into account the regular speeding on Church Lane.

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

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

To: Babergh and Mid Suffolk District Councils FAO, Vincent Pearce

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

Council's Reference: DC/22/03231

National Highways Ref: 95940

Location: Land North West of Church Lane, Barham Suffolk

Proposal: Application for Approval of Reserved Matter's following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269 No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Referring to the re-consultation on a planning application dated 24 August 2022, referenced above, in the vicinity of the A14, that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

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

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

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

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

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

Signature: S. H.	Date: 07 September 2022
Name: Shamsul Hoque	Position: Assistant Spatial Planner
National Highways Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

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

In this Reserved Matters re-consultation application (for Appearance, Landscape, Layout and Scale) is unlikely to have any severe impact upon the A14, part of the Strategic Road Network (SRN).

In terms of discharging these planning conditions no. 9, 10, 40, and 48, we have completed our review of the details and information provided. Due to the nature and location of this proposed development, there is unlikely to have any severe effect on the A14, part of the Strategic Road Network (SRN).

Additional supporting documents submitted recently do not conflict with National Highway's previous formal response, dated 18 July 2022, recommending 'No Objection'.

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

Therefore, we offer no objection.



Historic England

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

Direct Dial: 01223 582751

Our ref: **W:** P01515233

7 September 2022

Dear Mr Pearce

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

**LAND NORTH WEST OF CHURCH LANE, BARHAM, SUFFOLK
Application No. DC/22/03231**

Thank you for your letter of 27 June 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

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

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas
E-mail: lynette.fawkes@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Sent: 18 Jul 2022 03:23:42

To:

Cc:

Subject: FW: DC/22/03231 - Land North West Of Church Lane, Barham PLN-0149917

Attachments:

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

Sent: 18 July 2022 15:02

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

Subject: RE: DC/22/03231 - Land North West Of Church Lane, Barham PLN-0149917

Good afternoon, Josie

Thank you for your email consultation on the above reserved matters application.

Please find below our response to the reserved matters application DC/22/03231 - Land Northwest Of Church Lane, Barham

AW Site Reference: PLN-0149917

Local Planning Authority: Mid Suffolk District

Site: Land Northwest Of Church Lane Barham Suffolk

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2012, Layout, Landscaping and Scale for erection of 269 No residential dwellings, public open space,

Planning application: DC/22/03231

Prepared by: Pre-Development Team
Date: 18 July 2022

ASSETS

Assets Affected

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

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

WASTEWATER SERVICES

Surface Water Disposal

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

Anglian Water has assessed the drainage technical note for condition 9 and 10 under reference technical note on drainage (conditions 9 and 10). Unfortunately, there is no drainage strategy showing the point of connection into Anglian Water owned assets, or a copy of the surface water hierarchy or ground investigations to prove there is no alternative method of discharge.

Please do not hesitate to contact us if you require further assistance

Kind Regards

Kind Regards
Sandra

Sandra Olim
Pre-Development Advisor
Team: 07929 786 955
Email: planningliaison@anglianwater.co.uk
Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

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By Email Only:
planning.apps@suffolk.nhs.uk

Your Ref: DC/22/03231
Our Ref: SNEE/000722/BAR

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

15/07/2022

Dear Sirs, Madam

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Location: Land North West Of, Church Lane, Barham, Suffolk

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of Suffolk and North East Essex Integrated Care Board (ICB).

Background

2. The proposal comprises a development of up to 269 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of healthcare provision within this area and specifically within the health catchment of the development. The ICB would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

In addition to a primary healthcare response, the proposed development is likely to have an impact on other health and social care system providers that have been consulted as part of this healthcare impact assessment. This incorporates responses from:

- East Suffolk & North East Essex Foundation Trust
- Norfolk & Suffolk Foundation Trust (Mental Health)
- East of England Ambulance Service NHS Trust

Review of Planning Application

3. There are no GP practices within a 2km radius of the proposed development, there is one GP practice closest to the proposed development and this is within circa 6km. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising from the Proposed Development

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

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

Health & Wellbeing Statement

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

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

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

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

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

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

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Needham Market Country Practice	15,413	536.75	7,828	-520
Total	15,413	536.75	7,828	-520

Notes:

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

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

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.

8. Assuming the above is considered in conjunction with the current application process, Suffolk and North East Essex ICB would not wish to raise an objection to the proposed development.
9. Suffolk and North East Essex ICB is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

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

Yours faithfully

Jane Taylor

Senior Estates Development Manager

Suffolk and North East Essex ICB

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

Sent: 08 Jul 2022 02:15:49

To:

Cc:

Subject: FW: Planning Consultation DC/22/03231 Natural England Response

Attachments:

From: SM-NE-Consultations (NE)

Sent: 08 July 2022 14:01

To: BMSDC Planning Area Team Yellow >

Subject: Planning Consultation DC/22/03231 Natural England Response



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

Dear Sirs/ Madam

Application ref: DC/22/03231

Our ref: 398394

Natural England has no comments to make on this reserved matters.

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

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

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

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

Yours faithfully

Corben Hastings
Support Adviser, Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel:
Email:

Thriving Nature
for people and planet



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

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

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

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

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

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

Sent: 29 Sep 2022 02:34:56

To:

Cc:

Subject: FW: 2022-09-29 JS reply Land North West Of, Church Lane, Barham Ref DC/22/03231 - RES

Attachments:

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

Sent: 29 September 2022 14:33

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

Cc: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; Grace Waspe <Grace.Waspe@babberghmidsuffolk.gov.uk>

Subject: 2022-09-29 JS reply Land North West Of, Church Lane, Barham Ref DC/22/03231 - RES

Dear Vincent Pearce,

Subject: Land North West Of, Church Lane, Barham Ref DC/22/03231 - Application of Reserved Matters & Discharge of Conditions 9.

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03231.

The following submitted documents have been reviewed and we recommend maintaining **approval** for the reserved matter application, **approval** to discharge conditions 9.

- Site Location Plan Ref SL/01
- Planning Layout Ref BAR/PL1/23/.05.22 Rev A
- Illustrative Landscaping Plan Ref 2992-SK-01 Rev H
- Technical Note Drainage Ref 211107 P1
- Surface Water Layout Sheet 1 Ref 156-016-252 PO3
- Surface Water Layout Sheet 2 Ref 156-016-252 PO2
- Surface Water Layout Sheet 3 Ref 156-016-253 PO3
- Surface Water Layout Sheet 4 Ref 156-016-253 PO4
- Attenuation Basin 03 Plan and Sections Ref 156-016-213 P02
- Detention Basin 01 Plan and Sections Ref 156-016-211 P01
- Detention Basin 02 Plan and Sections Ref 156-016-212 P01
- Email from Anglian Water Services to Applicant Dated 16th June 2022.
- Secured by Design Layout ref BAR/SBDL/01

Discharge of Condition

9. Concurrent with the first reserved matters application a site wide surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system.

The surface water drainage scheme shall include a timetable for its implementation or phased implementation and shall demonstrate that the surface water drainage necessary in adjacent phases to develop any phase will be either in place or shall be developed concurrently so as not to delay the development in any phase from being built out and brought into use. The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

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 <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 27 September 2022 14:30
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03231 - Land North West Of, Church Lane, Barham, 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/22/03231
Our Ref: SCC/CON/3427/22
Date: 7 September 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Vincent Pearce

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/03231

PROPOSAL: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

LOCATION: Land North West Of, Church Lane, Barham, Suffolk

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

Further to the submission of amended plans and additional information, the proposal is acceptable to the Highway Authority subject to the following planning conditions. Exact details of the estate roads will be agreed during the Section 38 Agreement process which is recommended for all estate roads but will be a requirement of the spine road (prior to the completion of works to close Church Lane to through traffic) as it forms part of a continuous highway route in place of Church Lane.

Recommended planning conditions:

Condition: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. BAR/RSL/01 Rev A 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: The use shall not commence until the area(s) within the site shown on drawing no. BAR/PAL/01 Rev A for the purposes of loading, unloading, manoeuvring and parking of vehicles and secure cycle storage 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 the development is commenced details of the infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies.

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the proposed bus stop provision indicatively shown on drawing BAR/PL1/11.08.22 Rev A. The approved scheme shall be carried out in its entirety before the development is occupied.

Reason: To promote and facilitate access to sustainable transport modes and to provide safe and suitable access for all users in accordance with NPPF (July 2021) Para. 110 and Para. 112.

Condition: No development shall be commenced until an estate road phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate road phasing and completion plan shall set out the development phases and the standards of construction that the estate roads serving each phase of the development will be completed to and maintained at. Development shall only take place in accordance with the approved estate road phasing and completion plan.

Reason: In the interests of highway safety, to ensure that the estate roads serving the development are completed and thereafter maintained during the construction phase to an acceptable standard.

Notes:

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long term maintenance, of the new streets.

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

Please note that this development may be subject to the Advance Payment Code and the addition of non statutory undertakers plant may render the land unadoptable by SCC Highways for example flogas and LPG.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer

Growth, Highways and Infrastructure

From: James Rolfe <james.rolfe@suffolk.gov.uk>

Sent: 06 September 2022 13:57

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

Subject: RE: DC/22/03231 Land north West of Church Lane Barham (E. Health Land Cont and Other Issues)

Dear Planning,

Our advice remains the same for this site as the original application 1856/17.
However, the evaluation has taken place, which has led to an archaeological preservation zone being defined as well as excavation areas, which are yet to be dug.

Regards

James Rolfe
Senior Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.: 01284 741225

Mob.: 07720210086

Email: james.rolfe@suffolk.gov.uk

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

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

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If you are contacting me regarding Development Management please quote the planning application number where possible.

Your ref: DC/22/03231/RES
Our ref: Barham, land north-west of Church Lane
Matter No: 45828
Date: 31 August 2022
Enquiries to: Laura Harrad
Tel: 01473 260043
Email: Laura.Harrad@suffolk.gov.uk



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

Dear Vincent,

Barham: Claydon, land north-west of Church Lane – reserved matters.

I refer to the proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Reason(s) for re-consultation: please see documents submitted 24.08.2022.

We previously responded to the consultation by way of letter dated 28 June 2022, in which we highlighted the lack of pedestrian/cycling accessibility/permeability between the new housing and the adjacent school site. Following the constructive meeting we attended with the local planning authority and the applicant we are pleased to see the revised housing distribution layout as shown on Drawing No. BAR/HDL/01 Rev: A (updated to reflect latest planning layout 19.08.2022). This shows a 3m wide cycle path connection with the school land in the north-west corner of the housing site, adjacent to the attenuation basin. This now looks acceptable from our point of view.

I have no further comments to make on this application but have copied in service colleagues who might have comments.

Yours sincerely,

Laura Harrad
Planning Officer
Growth, Highways, & Infrastructure Directorate

cc Ben Chester, SCC (Highways)
Floods Planning, SCC (LLFA)

Angela Kempen, SCC (Fire Service)
Suffolk Archaeological Service
Joanna Fellowes, SCC (Education)

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

Sent: 24 Aug 2022 03:24:17

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Attachments: ufm31_Standard_Re-consultation_Letter.pdf

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

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

Sent: 24 August 2022 15:18

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

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Fire Ref.: F216207

FAO: Vincent Pearce

Good Afternoon,

Thank you for your letter regarding the Application for Reserved Matters for this build.

We request that Conditions 47, 79, and 102, placed in the original Decision Notice for planning application 1856/17, follows this build to its conclusion.

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

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: water.hydrants@suffolk.gov.uk My work days are Mon, Tues, Wed & Fri

Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services.

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

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

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

Sent: 24 August 2022 14:36

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

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Good afternoon

Please see attached for your attention.

Kind regards

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

Sent: 24 August 2022 14:29

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

Subject: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03231 - Land North West Of, Church Lane, Barham, Suffolk

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

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

Sent: 22 Sep 2022 01:50:09

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Attachments:

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

Sent: 22 September 2022 13:42

To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Cc: Will Burchnall <Will.Burchnall@babberghmidsuffolk.gov.uk>; Simon Lanning <Simon.Lanning@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Good afternoon

I believe further discussions will be ongoing on this site regarding community provision, but in the meantime, as promised, Public Realm Officers' response to this application is as follows:

- 1) according to our calculations there is a shortfall in area of provision of Public Open Space - we calculated approx. size of site to be 241955 sq m giving a 10% minimum of 24196 sq m. Provision on current plans is 23695 sq m . The shortfall is covered if there is sufficient area around the attenuation basins area that would be dry and available to the public for the majority of the year. (The church extension land can not be considered in calculations as it would appear that it will partly be used for car parking;
- 2) The Fields in Trust Guidelines recommend for this size of development LAP LEAP and MUGA. The Open Spaces assessment also indicated a shortage in provision of these;
- 3) We note that the Place Servcies, Landscape response to the application included the following regarding play: "We would advise an informal approach to play is taken in the more natural POS to the peripheries of the site. These spaces should be imaginatively designed using landforms, level changes and water, as well as natural materials such as logs or boulders, which create an attractive setting for play. We would also ask that the applicant explores 'risky' play as part of the play provision. For instance, is there scope to introduce play elements and structures that activities such as climbing, sliding, balancing, jumping from heights and hanging upside down could be introduced. Involvement in risky play gives children the opportunity to access risks and manage situations, whilst also being essential for their motor skills, balance, coordination, and body awareness." Public Realm officers endorsed this view . For guidance on how to achieve this type of play we would suggest the developer could look at the following:
 1. [designing-and-planning-for-play.pdf \(designcouncil.org.uk\)](https://designcouncil.org.uk/designing-and-planning-for-play.pdf)
 2. [Design for play: a guide to creating successful play spaces \(playscotland.org\)](https://playscotland.org/design-for-play-a-guide-to-creating-successful-play-spaces)
 3. and Feature 2 in here - all about beneficial risk [211105-NEA-PlaybookSeries-Final_web.pdf \(sfchildrennature.org\)](https://sfchildrennature.org/211105-NEA-PlaybookSeries-Final_web.pdf)
- 4)We note that the Place services, landscape also recommended a flowering mix for the grassed areas; again Public Realm offices would endorse this.

Regards

Nick Elliott
Public Realm Officer – Community Infrastructure
Babergh and Mid Suffolk District Councils – Working Together

www.babergh.gov.uk

www.midsuffolk.gov.uk

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

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

Sent: 26 August 2022 17:56

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; BMSDC Public Realm Consultation Mailbox <consultpublicrealm@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Good afternoon

Thank you for consulting us on this matter. We note that the POS will be maintained by a management company. Aside from that, please be aware that Public Realm Officers are considering the application, together with colleagues from Communities, with a view to discussing the requirements of the obligations in the S106 linked to original appl ref 1856/17 and provision of play area and so on. As this is the case Public Realm Officers have no comment to make at this stage, but will after meetings during next month (though after the deadline for comments to this application).

Regards

Nick Elliott
Public Realm Officer – Community Infrastructure
Babergh and Mid Suffolk District Councils – Working Together

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

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 24 August 2022 14:26
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03231 - Land North West Of, Church Lane, Barham, Suffolk

Kind Regards

Planning Support Team

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



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

08/09/2022

For the attention of: Vincent Pearce

Ref: DC/22/03231; Land North West Of, Church Lane, Barham, Suffolk

Thank you for re-consulting us on the application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

This response relates to the Reserved Matters only and additional information submitted following our last letter dated 19/07/22.

We welcome the changes as detailed on Dwg Ref: TWEA Layout Changes Summary dated 12/08/22 and the additional information supplied with regard to the green screen boundary treatments. While we accept the developer wishes to introduce a new and innovative element, we remain concerned that the maintenance and establishment of these screens will be passed on to future residents who may not be adequately resourced resulting in failed planting. Longer term this could result in bare mesh panels, thus reducing privacy of private amenity space, affecting the security of the property and be unsightly. It is also unclear what the expected life span of the panels are and what the replacement procedure and costs would be. Furthermore the monocultural planting of proposed green screens will be less diverse than removed hedge.

If the applicant still wishes to pursue a trial of these panels, we recommend that it be done at a smaller scale in communal areas under the control of a management company.

As stated in our previous letter the granted outline permission includes conditions for submission of details and specification of the landscape scheme and a landscape management plan (1856/17 Condition 27 & 28) therefore apart from the boundary treatments, we are satisfied there is sufficient detail to support approval of reserved matters.

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

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.



Consultee Comments for Planning Application DC/22/03231

Application Summary

Application Number: DC/22/03231

Address: Land North West Of Church Lane Barham Suffolk

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Case Officer: Vincent Pearce

Consultee Details

Name: Ms Hannah Bridges

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

Email: Not Available

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

Comments

Thank you for consulting Waste Services. We approve of the refuse strategy plan and have no further comments to add.

Consultation Response Pro forma

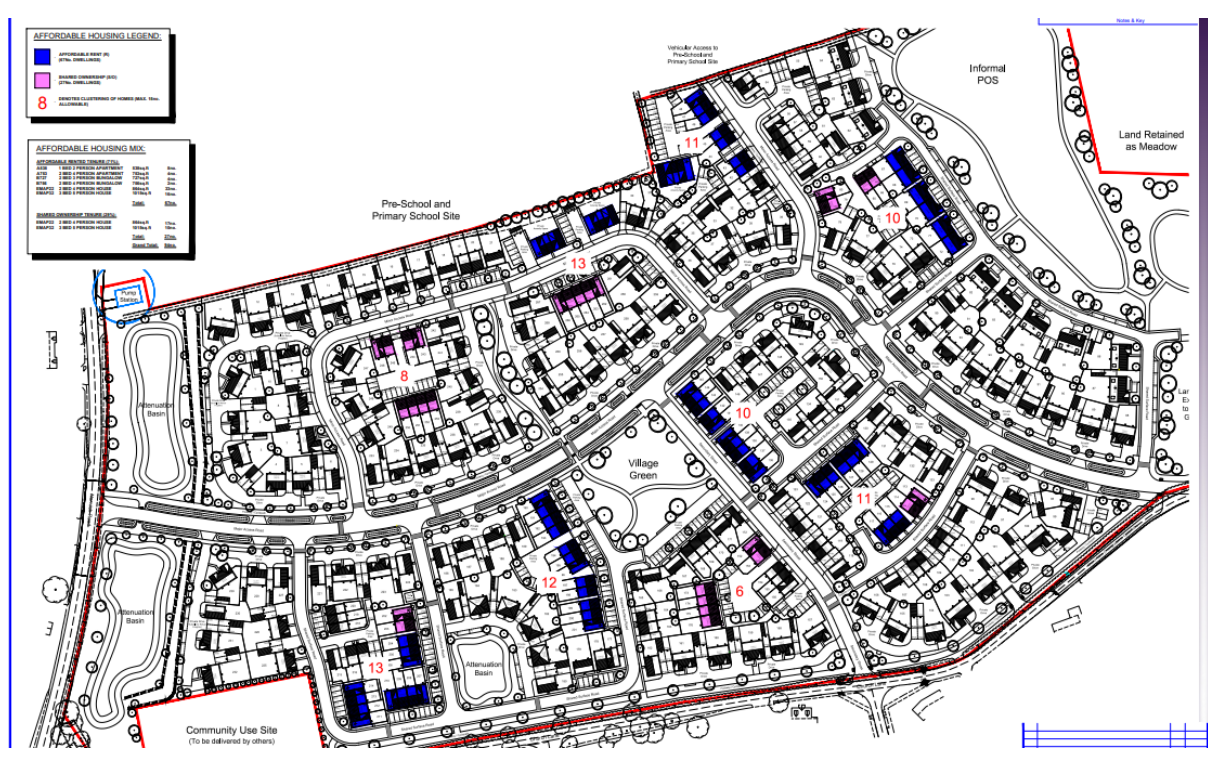
Mid Suffolk

1	Application Number	<p>DC-22-03231</p> <p>Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 – Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No. residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Types) and 48 (Noise Survey).</p> <p>Planning Officer: Vincent Pearce</p>						
2	Date of Response	19.07.22						
3	Responding Officer	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Name:</td> <td>Sacha Tiller</td> </tr> <tr> <td>Job Title:</td> <td>Housing Enabling</td> </tr> <tr> <td>Responding on behalf of...</td> <td>Housing Strategy</td> </tr> </table>	Name:	Sacha Tiller	Job Title:	Housing Enabling	Responding on behalf of...	Housing Strategy
Name:	Sacha Tiller							
Job Title:	Housing Enabling							
Responding on behalf of...	Housing Strategy							
4	<p>Recommendation (please delete those N/A)</p> <p>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.</p>	<p>Strategic Housing has been asked comment on the above application.</p> <p>Based on a development of 269 dwellings the applicant is offering 94 dwellings for affordable rent and shared ownership.</p> <p>We have agreed, prior to this meeting, that the following tenure, type, mix and size, would be provided on site and we support the mix below.</p> <p>67 Homes for Affordable Rent 27 Homes for Shared Ownership See breakdown below.</p> <p>Rented (67 dwellings = 71%): 8 x 1 bed 2-person flats @ 50 sqm in 2 blocks of 4 flats 4 x 2 bed 4-person flats @ 70 sqm 4 x 2 bed 3-person bungalows @ 63 sqm 2 x 2 bed 4-person bungalows @ 70 sqm 33 x 2 bed 4-person houses @ 79 sqm 14 x 3 bed 5-person houses @ 93 sqm 2 x 3 bed 6-person houses @ 102 sqm</p> <p>Shared Ownership (27 dwellings = 29%): - 17 x 2 bed 4-person houses @ 79 sqm 10 x 3 bed 5-person @ 93 sqm</p>						

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

5 Discussion
 Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.

We have attached the latest plan we have clearly marking where the affordable housing dwellings will reside. Blue = Affordable rent. Pink = Shared ownership.



6 Amendments, Clarification or Additional Information Required
 (if holding objection)

 If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate

If you require clarification, please contact the strategic housing team at: strategic.housing@baberghmidsuffolk.gov.uk

7 Recommended conditions

If there are any changes with reference to the above, then planning permission should be re-sought.

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

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

Sent: 06 Sep 2022 10:18:03

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Attachments:

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

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

Sent: 06 September 2022 10:10

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

Subject: FW: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Good morning

Thank you for your re-consultation. I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

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

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

Sent: 24 August 2022 14:25

To: Environmental Health <Environmental@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03231 - Land North West Of, Church Lane, Barham, Suffolk

Kind Regards

Planning Support Team

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

Sent: 24 Aug 2022 02:52:18

To:

Cc:

Subject: FW: DC/22/03231 - RES Land North West Of, Church Lane, Barham 2

Attachments:

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

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Sent: 24 August 2022 14:49

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

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

Subject: DC/22/03231 - RES Land North West Of, Church Lane, Barham 2

Hi Vincent

Following my previous comments, and receipt of the updated arboricultural information, I can confirm I now have no objection to this application.

Kind regards

David Pizzey FARborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk Babergh and Mid Suffolk District Councils – Working Together

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

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

Sent: 24 August 2022 14:26

To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/22/03231 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03231 - Land North West Of, Church Lane, Barham, Suffolk

Kind Regards

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20 October 2022

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

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Babergh 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/22/03231
Location: Land North West Of Church Lane Barham Suffolk
Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269 No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Dear Vincent,

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

Summary

We have assessed the updated information for this application, this includes the Updated Preliminary Ecological Appraisal (Southern Ecological Solutions Ltd, June 2022) and the Badger Mitigation (Co-ecology Ltd), relating to the likely impacts of development on designated sites, Protected and Priority Species & Habitats.

In addition, we have also re-assessed the Preliminary Ecological Appraisal (BASEcology Ltd, April 2017), the Great Crested Newt Habitat Suitability Index Assessment (BASEcology Ltd, April 2017), the Great Crested Newt addendum (BASEcology Ltd, December 2017), the Ecology Verification 2019: Addendum to the Preliminary Ecological Appraisal, Pond Assessment and Mitigation Statement (Hopkins Ecology Ltd, January 2020), provided by the applicant at outline stage.

We are satisfied that sufficient ecological information is available for determination, following the submission of the further information on badger. This outlines an appropriate mitigation strategy for this protected species, which will involve the site being registered under a Badger Mitigation Class Licence (CL35) to allow the sett closures to be undertaken lawfully.



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

In addition, we do support the conclusions of the Updated Preliminary Ecological Appraisal (Southern Ecological Solutions Ltd, June 2022), as well as the recommendation to provide a comprehensive mitigation strategy via the provision of a Construction Environment management Plan (CEMP: Biodiversity) to outline the finalised mitigation measures. Therefore, this will need to be submitted with the reserved matters application or secured as a pre-commencement condition of any consent.

In terms of the soft landscaping, it is indicated that we support the amendments to the SuDs areas, which will be designed more aesthetically into the landscape. However, we note that the planting schedules / specification have still not been provided to support this application, as required by condition 27 of the outline consent. As a result, this further information should be supplied to inform the detailed Illustrative Landscape Masterplan. This should include native species, which are appropriate for local variation of species and soil composition, within the attenuation basin areas and within the informal public open space. Furthermore, we would expect marginal planting within the attenuation basins and indicate that that the planting scheme does not include any invasive species listed under the Schedule 9 of the Wildlife Countryside Act 1981 (as amended).

It is also recommended that flowering lawn mixtures should be used within the modified grassland areas, to improve biodiversity value and visual amenity. In addition, it is highlighted that hedgerows should be planted in double staggered rows, preferably five plants per linear metre. There should also not be equal numbers of each species. As a result, it is proposed that the native hedgerows could be specified via the following mix and percentages:

- 60% Hawthorn
- 20% Field maple
- 10% Hazel
- 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)

The management and aftercare of the soft landscaping features should then be outlined within the Landscape Management Plan and Landscape and Ecological management, as required under condition 28 and 38 of the outline consent.

In addition, it is highlighted that the Habitats Regulations Assessment – Appropriate Assessment, approved by Natural England, requires the development to demonstrate the noticeboards (to promote these areas for recreation), Dog waste bins and a commitment to the long-term maintenance and management of these provisions. Therefore, it is still advised that this should be included within the landscape designs for the reserved matters application. Alternatively, a separate condition of any consent should be used to secure these measures prior to occupation.

In terms of Biodiversity Net Gain, it is indicated that we are pleased to see that the full calculations have now been provided for the Defra Biodiversity Metrics 3.1. This demonstrates that the



development will result in a 108.31% gain in habitat units and a 101.58% gain in hedgerow units. However, we note that a rain garden has been included within the metric calculations, which isn't reflected within the landscape design. This will not change whether a measurable biodiversity net gain will be achieved if the rain garden is excluded from the calculations, but it is suggested that the calculations should be updated to ensure that the calculations are in line with the current design proposals. The aims and objectives of the finalised biodiversity net gain assessment should be implemented for the planting schedules, Landscape Management Plan and Landscape and Ecological management, to ensure that measurable biodiversity net gain will be achieved for this scheme.

Furthermore, it is indicated that a Biodiversity Enhancement Strategy should be provided to provide enhancement options for protected and priority species, as required via condition 27 of the outline consent. Therefore, it is indicated that we expected further measures to be provided in line with the recommendations contained within the Updated Preliminary Ecological Appraisal (Southern Ecological Solutions Ltd, June 2022). The scheme could also follow the new British Standards – BS 42021:2022 for integral nest boxes, if the developer wishes to demonstrate high standards for bespoke biodiversity net gains.

Finally, it is highlighted that a Wildlife Sensitive Lighting Strategy is required by condition 39 of the outline consent, to avoid impacts to foraging and commuting bats, which should be considered alongside the finalised landscape scheme. This should follow the recommendations provided by the applicant's ecologist, which comply with ILP and BCT Guidelines¹. Therefore, a suitably qualified ecologist should advise upon the external lighting strategy and reserved matters design, which should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be preferably used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact and the use of cowls, hoods, reflector skirts or shields should be used to prevent horizontal spill.
- The provision of motion sensors and timers could be used to further minimise any potential ecological impact.

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



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

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

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

Recommended conditions

1. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

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

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

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

2. PRIOR TO OCCUPATION: DELIVERY OF ONSITE MEASURES IN LINE WITH THE APPROVED HABITATS REGULATIONS ASSESSMENT

"On site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA & Ramsar site and the Deben Estuary SPA & Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the



development. The content of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:

- a) Purpose and conservation objectives for the proposed measures;*
- b) Detailed designs of the interpretation board and leaflets;*
- c) Timetable for implementation demonstrating that measures are aligned with the proposed phasing of development;*
- d) Locations of proposed interpretation boards by appropriate maps and plans; and*
- e) details of initial aftercare and long-term maintenance.*

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

Reason: To avoid Adverse Effects On site Integrity from the development alone to the Stour and Orwell Estuaries SPA & Ramsar site and the Deben Estuary SPA & Ramsar site and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Babergh 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.

Consultee Comments for Planning Application DC/22/03231

Application Summary

Application Number: DC/22/03231

Address: Land North West Of Church Lane Barham Suffolk

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Thomas Pinner

Address: BMSDC, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

Dear Vince

DC/22/03231 Reserved Matters Land North West of Church Lane, Barham

21/07/2022

The current application follows a pre-application for Reserved Matters details of Outline Approval 1856/17, under DC/21/06345. Place Services provided heritage advice on behalf of the Heritage Team for this pre-application.

Less than substantial harm to various heritage assets was identified by Historic England and BMSDC Heritage Team at Outline Stage. To some extent, harm is likely now unavoidable.

The proposed plans show a layout and scale of development, and landscaping scheme, that appear comparable to the final iteration of plans shown at Outline Stage including the implementation of certain elements to reduce the harm to designated heritage assets, particularly the Church of St Mary (Grade I) and Shrubland Hall Registered Park and Garden (Grade I). This includes:

- Leaving a reasonable proportion of undeveloped land to the east side of the church, to retain a sense of its historically undeveloped setting, and to reduce encroachment into views from Shrubland Hall Park.

- No buildings taller than two storeys, with single storey closest to the church and where two storeys would likely otherwise be most prominent within views from Shrubland Hall Park.
- A reasonable degree of planting along the eastern/north-eastern boundary of the proposed dwellings, again to reduce the encroachment of the development into the setting of the church and Shrubland Hall Park.
- Setting houses on south western side of site back, to preserve some amount of a sense of the historically more undeveloped setting of Henry VIII Farmhouse, if not the agricultural character.

Therefore, it seems likely that the impact on heritage assets would be broadly the same as that identified at Outline Stage. However, as per Place Services pre-application comments, I consider it would be important to have further photomontages/verified views/wirelines at this stage, to confirm whether there would be any differences in the broad appearance of the development within the settings of the Church of St Mary and Shrubland Hall Park (or equally to confirm it would be the same), using the same locations as those submitted at Outline Stage, or at least written confirmation that there would be no change from the last set of verified views submitted at Outline Stage, submitted December 2017. I consider that this should include the same views both from and to the assets as previously. I therefore request these (see below).

Otherwise, based upon the submitted information and the Outline Approval, there does not appear to be much further potential to discernibly reduce the level of harm further through overall layout, scale, and landscaping. There may be some scope for further planting along the eastern boundary of the proposed dwellings, though it would probably only have a limited impact on further reducing the harm at this stage.

The proposed designs and materials of the new dwellings also do not raise any concerns in heritage terms. The proposed material types are considered appropriate for the context, and no further information regarding them is requested in this case. No hard boundary treatments e.g., close board fencing, are proposed in areas in close proximity to the heritage assets, which is welcome. The proposed material for the car park adjacent to the church appears reasonably low key and non-suburban in principle, but full details of the specific product would be requested as a condition.

I therefore request the following information:

- Photomontages/verified views/wirelines to confirm the appearance of the development as now proposed within the settings of the Church of St Mary and Shrubland Hall Park, or confirmation that there would be no change from the verified views dated to December 2017.

Following the submission of the above, if the LPA are minded to approve this application, I would request the following condition:

- Prior to installation of new church car park, details of proposed materials to be used in construction of church car park, to include manufacturers literature as appropriate.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
Acting Senior Heritage Officer
Babergh and Mid Suffolk District Councils
M 07850 883264
T 01449 724819
E thomas.pinner@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk www.midsuffolk.gov.uk

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

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

Sent: 19 Jul 2022 09:45:44

To:

Cc:

Subject: FW: DC/22/03231

Attachments:

From: Simon Davison

Sent: 19 July 2022 09:07

To: BMSDC Planning Area Team Yellow

Subject: DC/22/03231

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/22/03231

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Location: Land North West Of, Church Lane, Barham, Suffolk.

Many thanks for giving me the opportunity to comment on the Application.

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

Kind regards

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

Mobile:

t:

email:

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

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

Sent: 18 Jul 2022 02:55:24

To:

Cc:

Subject: FW: CONSULTATION DC/22/032231 BARHAM

Attachments:

From: Susan Lennard

Sent: 18 July 2022 14:13

To: BMSDC Planning Area Team Yellow

Subject: CONSULTATION DC/22/032231 BARHAM

PLANNING APPLCATION: DC/22/03231

OUR REFERENCE: 309334

PROPOSAL: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey)

LOCATION: Land off Norwich Road, Barham.

CONSULTEE COMMENTS: Sent in respect of Noise, Dust, Odour, Smoke.

Dear Sirs,

I write with regard to the above planning consultation. Having reviewed the application documentation we would offer the following observations;

- Outline Approval was granted under application **1856/17** for a development of 269 dwellings with communal external amenities, new school to the north of the site and extension to the adjoining church grounds.
- Condition 48 of the permission required;

Before submission of the first reserved matters application for any residential phase, a noise survey shall be carried out to assess the impact of noise from the A14 dual carriageway, with reference to British Standard 8233 for internal noise levels and World Health Organisation Standards for external noise levels during the day and night time periods, identify the need for any noise mitigation measures by way of site layout and design, noise barriers and façade treatments for any dwelling, and be submitted to and agreed in writing with the Local Planning Authority for that phase. The agreed scheme shall be implemented prior to occupation of any dwelling and retained as such in perpetuity for that phase.

Reason: To avoid any significant adverse impacts from road transport noise on the future occupiers and habitation of the proposed dwellings. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

- A noise assessment has been undertaken by **Cass Allen (Report Reference: RP01-22267-R0)** which states that;
- A site noise survey was undertaken from 16 to 20 May 2022 to include operator-attended measurements and long-term unattended noise monitoring.
- Noise levels at the site were generally dictated by road traffic along the surrounding main roads, including the A14.

- Observations were undertaken to determine whether the commercial units to the west had a noise impact. No significant noise was observed from these areas during attended elements of the noise survey and the unattended long-term noise-monitoring (including audio recording) also confirmed that noise from these areas was inaudible throughout the monitoring period. Noise from the commercial units has therefore not been assessed further.
- Noise modelling was undertaken using Cadna/A 2022 software which showed that the façades closest to Norwich Road and the new access road will be exposed to the highest noise levels as follows;
- Dwellings will be ventilated via trickle ventilators in the external façades with openable windows for the provision of purge ventilation, as per System 3 from Building Regulations Part F.

- **INTERNAL NOISE**

- Calculations were undertaken to establish the sound insulation performance which would be required for glazing and ventilation and façade specification to achieve the nominated internal noise criteria in the habitable rooms of the development in accordance with those set out in BS 8233. There is no information to the specific glazing and ventilation to be installed however the report advises that performance requirements for glazing and ventilators can be achieved with **commercially available products**.

EXTERNAL AMENITY AREAS.

- Design of external amenity areas of the development has been reviewed against the WHO recommendations, in that noise levels in external amenity areas should not exceed 55 dB LAeq,T.
- The modelling indicates that noise levels in external amenity areas are predicted to achieve 55 dB LAeq,T, with the exception of the garden of Plot 11 where noise levels are expected to exceed the recommended levels by up to 2 dB.
- This exceedance is considered acceptable as ***“a difference in environmental noise levels of 1-3 dB is generally considered to be imperceptible, and that “residents will have access to the external amenity in eastern areas of the site where noise levels are predicted to be below 55 dB LAeq,T.*”**
- The report concludes that noise levels in external amenities are acceptable.
- No additional mitigation measures have been proposed for the protection of external amenity areas for Plot 11.

Before submission of the first reserved matters application for any residential phase, a noise survey shall be carried out to assess the impact of noise from the A14 dual carriageway, with reference to British Standard 8233 for internal noise levels and World Health Organisation Standards for external noise levels during the day and night time periods, identify the need for any noise mitigation measures by way of site layout and design, noise barriers and façade treatments for any dwelling, and be submitted to and agreed in writing with the Local Planning Authority for that phase. The agreed scheme shall be implemented prior to occupation of any dwelling and retained as such in perpetuity for that phase.

Reason: To avoid any significant adverse impacts from road transport noise on the future occupiers and habitation of the proposed dwellings. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Having regard to the above, whilst the applicant has met the initial requirement of the condition that a noise survey be undertaken, we are unable to recommend discharge of the condition until such time as

- The applicant has provided precise details of the type of windows and ventilators proposed for each of the plots.
- Provided confirmation by way of a validation certificate to show that the fenestration has been installed as specified and undertaken post installation tests to demonstrate that internal noise levels accord with those specified within the noise report.
- Provided details of proposed mitigation proposed to Plot 11 to ensure that it meets the WHO recommendations for external noise levels.

Regards

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

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

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

Sent: 15 Jul 2022 01:55:12

To:

Cc:

Subject: FW: (309333) DC/22/03231 Land Contamination.

Attachments:

From: Nathan Pittam

Sent: 15 July 2022 12:10

To: Vincent Pearce

Cc: BMSDC Planning Area Team Blue

Subject: (309333) DC/22/03231 Land Contamination.

EP Reference : 309333

DC/22/03231 Land Contamination.

Land Off, Norwich Road, Barham, IPSWICH, Suffolk

Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination as none of the submitted documents relate to that matter.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

e:

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



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

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



Planning Application (DC/22/03231).

Site: Reserved Matters Planning Application of 269 new dwellings, public open space and associated infrastructure at Land North West of Church Lane, Barham, IP6 0PY.

Applicant/Agent: James BAILEY, Bailey Planning Ltd for Taylor Wimpey East Anglia.

Planning Officer: Mr Vincent PEARCE

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines. **(Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.)**

Dear **Mr PEARCE**

Thank you for allowing me to provide an input for the above Planning Application.

On behalf of Suffolk Constabulary, I have viewed the available further plans and would like to register the following more detailed comments with regards to Section 17 of the Crime and Disorder Act.

I have commented on the previous Outline planning application 1856/17, where it was stated it was good to see back-to-back housing designs. However, concern was raised over the lack of natural surveillance, the parking and how close the play area was to Chapel Lane.

It is noted that the design layout has changed, however, there are still a number of concerns and some changes have brought about further concerns, these include:

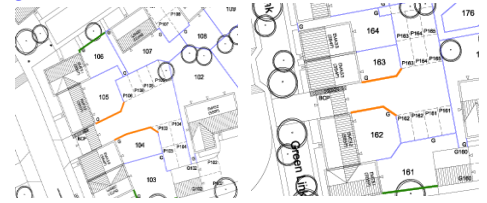
- a) Two flying freeholds were removed from by plots 54 and 61. However, two flying freehold have been incorporated elsewhere between plots 104-105 and plots 162-163 into rear parking courtyards, both also having bin collection points (further information at page 2, para 1.1).**
- b) Not all plots will be allocated garages and there appears to be at least 90 plots that will have parking/garaging set back too far, opening the rear of these properties up to be more vulnerable to unlawful incursion due to a lack of surveillance (further information at page 2, para 1.2).**
- c) There are 64 plots that have rear parking allocated and will also have no surveillance for their vehicles (further information at page 2, para 1.3).**
- d) At least 13 plots have parking spaces that are too far to the side of their plots and have no active surveillance for these owners' vehicles (further information at page 2, para 1.4).**
- e) There are 11 rear parking courtyards with two that have adjoining public footpaths that will make it easy for offenders to access and congregate around (further information at pages 2-3, paras 1.5-1.8).**
- f) Five visitor parking areas are a concern (further information at page 3, para 1.9).**
- g) There were previously no alleys visible on the original outline application, however, 17 alleys are incorporated within the current designs (further information at pages 3-4, paras 1.10-1.20).**
- h) The new footpath that runs along the rear of plots 65 and 77-78, connecting the rear parking courtyard for plots 65-66 and 77-78 is a real concern. As is the footpath between plots 140 to 141 by the rear parking courtyard for plots 136 to 145 (further information at pages 4-5, paras 1.21-1.23).**
- i) The Cycle stores are a concern as there is no surveillance to over-look these areas (further information at page 5, para 1.24).**
- j) The sub-station by plot 224 and pumping station are both concerns and need good security to prevent crime and antisocial behaviour or damage (further information at page 5, paras 1.25- 1.26).**

The police could only support this application if the above concerns are taken into account and the developers reconsider their proposals, making alterations or further security measures, thereby reducing and avoiding police perceived crime generators which exist within the current proposals.

The role of a Design Out Crime Officer (DOC) within Suffolk Police is to ensure that proposed development applications are designed to minimise the opportunity for crime to occur which is achieved through the analysis method of Crime Prevention Through Environmental Design (CPTED) which is an analysis that is adopted for every proposed planning application no matter what the scheme. Further information on CPTED can be found at [Crime prevention through environmental design - Wikipedia](#) or [Crime Prevention Through Environmental Design – Design For Security](#) Which is backed up by further security principles through the national Police Secure By Design (SBD) methodology. Further information on Secure By Design can be found at [Secured By Design](#)

1.0 GENERAL INFORMATION

1.1 As stated Previously there were two flying freeholds, which were moved, however, two other flying freeholds have been designed between plots 104 to 105 and between and plots 162-163 that lead into rear parking courtyards (pictured right), along with bin collection points. Flying freeholds have no active surveillance from any properties and shield an offender from view. It is a proven fact that these types of design are a congregating area for antisocial behaviour, including graffiti, criminal damage, arson and theft of and from vehicles. If these plots have to be designed in this manner, it is strongly recommended that security gates are fitted. It is also recommended photocell dusk to dawn lighting that meets BS5489:2020 lighting standards are placed on the side of buildings looking onto these areas in order to deter any casual intrusions.



1.2 A number of on plot parking spaces appear to be set back too far that include plots 2-7; 9; 11-17; 33; 37-39; 55; 62-64; 74-76; 81-83; 85-97; 99-101; plots 130-132; 134-135; 146-148; 157-159; 181-185; 187-189; 221-226; 228-232; 234-237; 239-242; 248-249; 255-259 and plots 267-269. The police do not recommend on plot parking spaces being too far back, as they open the side of properties to allow offenders to enter these areas and up to the rear gates of properties, usually unobserved. (SBD Homes 2019, pages 22-23, paras 16.1-16.2 and 16.6 refer).

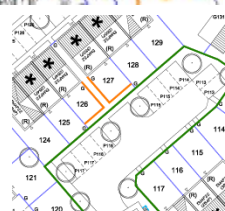
1.3 There are rear parking areas at plot 36; 45-48; 53; 57-58; 60-61; 65-66; 73; 77-78; 84; 103-106; 113-118; 133; 136-145; 151-153; 161-165; 173-176; 180; 186; 193; 195-196; 218; 227; 233; 238; 244-245; 250-254 and plot 261. Police do not recommend the incorporation of this type of parking as time and again it has proved to increase theft of and from vehicles, along with criminal damage, antisocial behaviour (including the gathering of people) and graffiti. These areas allow an offender to go about undetected due to a lack of any form of surveillance from surrounding properties. Rear courtyard parking in particular is deemed a problem as it heightens the fear of crime during the dark winter months for residents leaving their vehicles in a darkened area with no nearby surveillance (SBD Homes 2019 (V2), page 22, para 16.3 refers).

1.4 There are parking spaces that are sighted too far to the side of their respective plots, which include plot 1; 54; 56; 67; 149; 154-155; 157; 166-167; 177; plot 211 and plot 247. Police recommend that vehicles are parked either to the immediate side, or in front of properties to offer residents the opportunity to obtain surveillance of their vehicle. Vehicles parked too far away from their designated properties usually have less surveillance and are at more risk of theft or damage. Vehicle parking not allocated immediately by an owner's property also tends to lead to antisocial behaviour through vehicles parked where they shouldn't be or where they interfere with other residents' properties.

1.5 There are eleven rear parking courtyards by vehicle entrance for plots 31 and 34; plots 45-46; plots 54 and 56; by plots 72-73; by plots 117-118; by plots 135-136; by plots 153-154; by plots 162-163; by plots 193-194; by plots 215 and 218 and by plots 244-245. Making the rear of all but three of these vehicle entrance courtyards very vulnerable to unlawful incursion as they have no affordable surveillance as pictured right.



1.6 A number of these rear parking courts back onto the rear of properties making them more vulnerable to unlawful incursion. The rear parking for plots 113-117 back onto an alley between plots 126-127 to provide access to the rear of plots 125 and 128. Which is a real concern as again it opens the rear of these plots to be more vulnerable to unlawful incursion and possible antisocial behaviour.



1.7 The rear parking courtyard for plots 136-145 is a particular concern, as there is no surveillance, particularly from the vehicle entrance point plots at 135 and 136. Of further concern is the open footpath that runs between plots 140-141, allowing offenders easy movement in and out of the area. There is an inset area by the rear of plot 141 (pictured right, circled in red) which is situated by the bin collection point, which is also a real concern, as it will shield offenders and could be a magnet, for antisocial behaviour, drug taking, or arson.



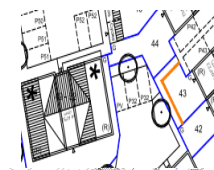
1.8 It is a documented fact where parking spaces are either too far from respective properties or in short supply, such problems often lead to antisocial behaviour, either from residents frustrated at not being able to park within their own living space, or from visitors, particularly any who may have parked there in the past and now find it difficult to do so. The resulting problems that such shortages produce include, antisocial behaviour, either verbal or physical, along with criminal damage, graffiti and assault. There is a thesis by the prominent college professor, Rachel Armitage, from the University of Huddersfield on parking and antisocial behaviour, for further details use the following link: [Briefing Notes - Car Parking on Crime and Anti-Social Behaviour \(asu.edu\)](http://Briefing Notes - Car Parking on Crime and Anti-Social Behaviour (asu.edu))



1.9 Five visitors parking areas are a real concern as they are designed within areas that have no surveillance and make any vehicles using these areas more vulnerable to theft and/or damage. These include two spaces by the corner of plot 6; two spaces by the bike stores at plots 25 and 29; nine parking spaces by plots 83-86; three spaces by parking plots 193,195 and 196, which will also have two trees by them which will also assist an offender to be hidden from view; two spaces between parking plots 206-207, where there is a large open space area for the attenuation basin and an alley, which both attract the gathering of personnel and antisocial behaviour. Along with six visitors parking spaces by plots 229-231, (all pictured right).



1.10 There are seventeen alleys incorporated that include between plots 43-44 to access the rear of plot 42, making the rear of these and plots 42-44 and 49-52 more vulnerable because their rear perimeters border the fencing for this alley.



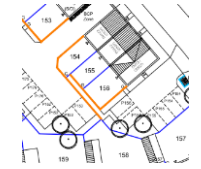
1.11 An alley between plots 126-127 to access the rear of plots 125 and 128, with the rear of plots 114-121 and plots 124-129 already vulnerable as they back onto a rear parking courtyard that has no surveillance.



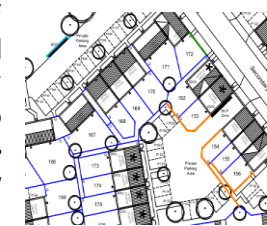
1.12 An alley between plots 142 and 143 to provide rear access for plots 141-145, with a gated entrance by an inset area (pictured right circle in red) next to the courtyard and the footpath already mentioned at para 1.7 where, as stated there is no surveillance and could be an area for crime to occur, especially with a bin collection point next to it.



1.13 An alley by plot 156 to access the rear of plots 154-155, that runs along the rear of a rear parking courtyard, making the rear of these plots and the vehicle spaces for plots 152-153 all more vulnerable to crime.



1.14 An alley had been incorporated between plots 167 and 173 to access the rear of plots 174-175, with an abutting alley between plots 167-168 (pictured right). It is good to see that this design has been changed so there are no longer two alleys side by side. However, the alley is still incorporated between plots 167-168 and 173 to access the rear of plot 174, making the rear of all these plots along with plots 164-165 more vulnerable to unlawful incursion. The change of design (pictured left) now incorporates six rear parking spaces for plots 163-165, which is an area with no surveillance, also opening up the rear of plots 163 and 176 to be more vulnerable along with the other plots mentioned from this other side. The design could also assist an offender to access the rear of these properties if cars are parked within



these bays by standing on the vehicles and over the fence line and could become an area for congregating and antisocial behaviour.

1.15 An alley between plots 193 and 194 to access the rear of plots 190-192, making the rear of all these properties more vulnerable to unlawful incursion.

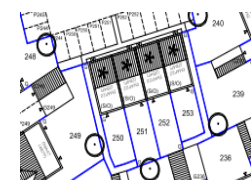


1.16 An alley between plots 198-199, to access plots 197 and 200, making these and the rear of plots and plot 182 more vulnerable to unlawful incursion. Added to that there is a rear parking courtyard, by plots 182 and plots 197-198, further making all these plots more vulnerable to unlawful incursion.

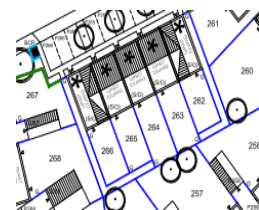
1.17 An alley between plots 203-204 to access the rear of plot 205, making them more vulnerable to unlawful incursion with the added problem of a parking area for plots 216-218 backing onto the rear of these areas.



1.18 An alley between plots 206-208 to access the rear of plot 209, to the immediate west of this alley is a double alley between plots 213-216 to access the rear of plot 212, abutting a second alley by plot 217 to access the rear of plot 216, allowing an offender to hop over from one alley to another. With a further alley between plots 220-222 to access the rear of plot 219. Making the rear of all these properties and plots 218 and 223 all more vulnerable to unlawful incursion.



1.19 An alley between plots 249-250 to access the rear of plot 251, making the rear of these plots and the rear of plots 234-235 all more vulnerable to unlawful incursion. With a further alley between plots 239,240 and plot 253 to access the rear of plot 252, making the rear of these plots and the rear of plots 234-236 more vulnerable to unlawful incursion.



1.20 An alley between plots 266-268 to access the rear of plot 265, making the rear of these plots and plots 256-257 and plot 269 more vulnerable to unlawful incursion. With a further alley between plots 260-262 to access the rear of plot 263, making the rear of these plots and the rear of surrounding plots 256-258 more vulnerable to unlawful incursion. The Police do not recommend alleys as they allow an offender easy access to the rear of properties. If these types of design have to be included it is strongly recommended that such entrances are securely gated off, with 1.8m single gates that have restrictors on to prevent them from being left open. It would be preferred if the locking mechanisms comprised of a PIN code lock, or key fob, rather than a key, as keys tend to get lost (SBD Homes 2019 (V2), pages 19-20, paras 10.5-10.8 refer and page 21-22, 13.1-13.3 refers).



1.21 The design around the rear parking courtyard for plots 65-66 and 79-80 was formerly on the northern side (pictured right). The design has since changed and is a real concern as it opens up access to an offender for all these plots and the



ability to quickly flee the area either to the north by plot 60, or to the south east by plots 72-73 (pictured left). These parking spaces are too far from their respective plots and could lead to vehicle owners parking elsewhere causing a vehicle nuisance, such as by the turning circle between plots 62 and 68, or along the paved areas, particularly by the substation and plot 39, or the grassed area around plots 60 and plot 78. Communal parking should be in small groups, close and adjacent to the front or

side of homes and must be within view of active rooms (SBD Homes 2019 (V2), page 22, para 16.2 and page 66, para 55.1 refer). There is a new footpath incorporated that allows authorised access to the rear of these properties, providing a further connecting area that an offender can access and flee from. The police do not recommend the placement of footpaths to the rear of properties as they allow an offender legitimate access to these areas to then commit crime (SBD Homes 2019 (V2), page 15, paras 8.8-8.11 refer).

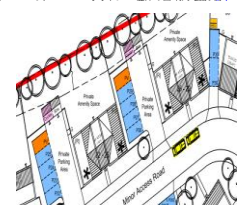
1.22 If these two footpaths by the rear parking courtyards must remain they should be for residents only and securely gated with restrictors fitted so they are self-closing. The areas should be well lit with lamps that meet BS5489:2020 standards, further information on lighting and how it can be used to reduce crime can be found at <https://www.securedbydesign.com/guidance/research-case-studies-guidance/lighting-against-crime/viewdocument/36> (SBD Homes 2019, pages 16-17, paras 8.19-8.21 refers). Pedestrian routes to and

around the buildings should be designed in a way that ensures they are visually open, direct, and likely to be safe to use. **Research regarding burglaries has shown that around 85% of unlawful entries occur via the rear of a property.**

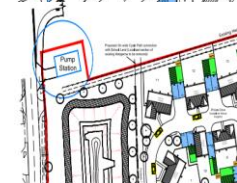
1.23 Similarly there is another footpath incorporated which is a real concern between the rear of plots 140 and 141, opening up the rear of these properties and access to the rear parking spaces for plots 136-145 providing legitimate access for an offender and another means of entering and fleeing the area. The western side of the footpath is by the village green area, so it is strongly believed that this design will be a magnet for people to use and congregate around causing antisocial behaviour and other offences.



1.24 The two cycle stores sighted on the central northern side by plots 22-29 are a concern as there is no surveillance to over-look these areas. The cycle stores should be designed to Secure By Design standards (SBD Homes 2019 (V2) pages 68-69, Paras 56.1-56.4 refers).



1.25 The pumping station on the north western corner is a concern as there is no surveillance for the area and could well be a congregating area for antisocial behaviour and possibly drug taking. The building needs good security, including good all-round secure fencing.



1.26 Similarly the sub-station area by plots 202 and 223-224 is a concern as it opens up the rear of these plots to be more vulnerable to unlawful access and there is no surveillance from any nearby properties. This area could also be a congregating area for antisocial behaviour, including graffiti, criminal damage, arson and possible drug dealing. It is strongly recommended that the perimeter around the area of the sub-station is secured to prevent access.



1.27 The design should look at techniques and principles to assist with the orientation and navigation of the site, creating identifiable spaces to discourage and minimise the risk of crime and Anti-Social Behaviour through natural and informal surveillance.

1.28 In particular the detailed design should take account of the following principles:

- **Access and movement:** Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.
- **Structure:** Places should be structured so that different uses do not cause conflict with no recesses, or obstacles for an offender to hide.
- **Surveillance:** In places where all publicly accessible spaces are overlooked CCTV should be co-ordinated within the lighting and landscape design. Lighting design should be co-ordinated with a CCTV installation and the landscape design to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.
- **Lighting:** Lighting should be designed to conform to BS 5489-1:2020 and light fittings should be protected where vulnerable to vandalism. The colour rendering qualities of all lamps should be to SBD standard of a minimum of at least 60Ra on the colour rendering index.
- **Ownership:** Places that promote a sense of ownership, respect, territorial responsibility and community.
Physical protection: Places that include necessary, well-designed security features.
- **Activity:** Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- **Management and maintenance:** Places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.

2.0 SECURE BY DESIGN (SBD)

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of a Design Out Crime Officer within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

It would be good to see the development, or at least the Social Housing element built to Secured by Design SBD Homes 2019 accreditation.

A further downloadable document can be obtained using the following link: https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

2.1 Suffolk Police provide an interpretation of the basic Principles of Secured by Design outlined in their "Residential Design Guide" at [Design Guide New Format \(suffolk.police.uk\)](http://Design_Guide_New_Format_(suffolk.police.uk))

3.0 REFERRALS

3.1 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to prevent crime and dis-order.

3.2 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.3 The Suffolk Design Guide for Residential Areas- Shape of Development – (Design Principles Security) Looking at the careful design of a new development in regard to landscaping, planting and footpaths.

3.4 Department for Transport – Manual for Streets (Crime Prevention) The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

4.0 CRIME STATISTICS FOR POST CODE AREA IP10 0BZ

4.1 The crime figures for this area have been obtained from the Suffolk Police Crime Computer base and the National Police Crime Mapper web. The Police Crime Mapper Web site is available for any member of the public using the following link: [Ipswich West | Police.uk \(www.police.uk\)](http://Ipswich West | Police.uk (www.police.uk)) or Suffolk Observatory for Sudbury South at the following link: [Suffolk - Overview - Ward | Claydon & Barham | InstantAtlas Reports \(suffolkobservatory.info\)](http://Suffolk - Overview - Ward | Claydon & Barham | InstantAtlas Reports (suffolkobservatory.info))



4.2 There have been 30 offences since the beginning of 2017 and since 1st June 2021 there have been 22 calls to Suffolk Police HQ of a varying nature. The graph right indicates a breakdown of the offences committed around this area between January to June 2022, totalling 60 offences, the majority relating to Violent and Sexual offences which totalled 32 offences. Followed by Antisocial Behaviour totalling 9 offences.

Offence	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022
Burglary/Theft	2			1	1	
Robbery						
Vehicle Crime	1	1				
Criminal Damage/Arson		1				1
ASB/Public Order/Harrasmt	1	2	2			4
Violent & Sexual Offences	1	4	4	4	6	13
Shoplifting		1		2	2	
Drugs						
Other Offences	1	2	1		1	1
Grand Totals	6	11	7	7	10	19

5.0 FINAL CONCLUSION

To reiterate, concerns around this development are:

- Two flying freeholds have been removed, only for two others to be incorporated between plots 104 and 105, along with plots 162 and 163, both have rear parking courtyards and are bin collection point areas (further information at page 2, para 1.1).
- Not all plots have garaging and around 90 plots have parking/garaging set back too far, making them more vulnerable to incursion (further information at page 2, para 1.2).
- 64 plots have rear parking, with no surveillance for their vehicles (further information at page 2, para 1.3).
- At least 13 plots have parking spaces that are too far to the side of their plots and have no active surveillance (further information at page 2, para 1.4).

- e) **There are 11 rear parking courtyards with two that have adjoining public footpaths that will make it easy for offenders to access and congregate around** (further information at pages 2-3, paras 1.5-1.8).
- f) **Five visitor parking areas are a concern** (further information at page 3, para 1.9).
- g) **There are 17 alleys incorporated** (further information at pages 3-4, paras 1.10-1.20).
- h) **The rear parking courtyard for plots 65-66 and 77-78 with its adjacent footpath opens up access for an offender and the ability to quickly flee either to the north by plot 60, or to the south east by plots 72-73. These parking plots are too far from their respective plots and could lead to vehicle owners parking elsewhere causing a vehicle nuisance** (further information at page 5, paras 1.21-1.22).
- i) **There is another footpath between the rear of plots 140 and 141, opening up the rear of these properties and access to the rear parking spaces for plots 136-145 providing legitimate access for an offender out onto the village green area. This design will be a magnet for people to use and congregate around causing antisocial behaviour and other offences** (further information at page 5, para 1.23).
- j) **The Cycle stores are a concern as there is no surveillance to over-look these areas** (further information at page 5, para 1.24).
- k) **The sub-station by plot 224 and the pumping station on the north western corner are concerns and need good security to prevent crime and especially any antisocial behaviour or damage occurring** (further information at page 5, paras 1.25-1.26).

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates preferred crime reduction elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

If you wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely



Phil Kemp, Designing Out Crime Officer,
Suffolk Constabulary.

Comments for Planning Application DC/22/03231

Application Summary

Application Number: DC/22/03231

Address: Land North West Of Church Lane Barham Suffolk

Proposal: Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).

Case Officer: Vincent Pearce

Customer Details

Name: Mr Will Steel

Address: The British Horse Society, Abbey Park, Stareton, Kenilworth CV8 2XZ

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Inadequate Access
- Increased Traffic/Highways Issues
- Other - give details

Comment: Thank you for consulting the British Horse Society. The BHS is the UK's largest equestrian charity, representing the UK's 3 million horse riders. The Society is a prescribed organisation for the purposes of notification of legal orders affecting rights of way. Nationally equestrians have use of just 22% of the rights of way network and are increasingly forced to use busy roads to access them. We work to protect the safe off-road access that does exist in the form of bridleways and byways and to ensure that new development takes proper account of equestrian interests.

We note from the Open Space Layout (Drg. No. BAR/OSL/01) that it is proposed to construct two Footway / Cyclepaths in the south east corner of the site linking the development to the existing public bridleway that connects Barham Church Lane to Sandy Lane adjacent to the church. We would request that these links are dedicated and adopted as public bridleways so as to provide a safe off-road route for all vulnerable road users including equestrians.

In particular, we ask that this approach is applied to the footway / cyclepath running along the site perimeter adjacent to Barham Church Lane and an equestrian friendly junction constructed to allow a direct crossing and connection to the bridleway which runs south from Church Lane to Thornhill Road. The development will create increased traffic flows along Church Lane and a

crossing at this point would entirely remove the need for equestrians (and other users) to travel along Church Lane when riding between the two bridleways.

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Pigeon Investment Management Ltd
Linden Square
146 Kings Road
Bury St Edmunds
Suffolk
IP33 3DJ

Applicant:

Pigeon Investment Management Ltd And Mr
John Cutting
Pigeon Investment Management Ltd And Mr
John Cutting
C/O Agent

Date Application Received: 08-May-17

Application Reference: 1856/17

Date Registered: 09-May-17

Proposal & Location of Development:

Outline planning application (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to the Church grounds, reserved site for Pre-School and Primary School and all other works and infrastructure (amended description).

Land North West Of, Church Lane, Barham, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Site Plan 016-013-002 E - Received 10/12/2018
Affordable Housing Plan 016-013-004 D - Received 10/12/2018
Storey Heights Plan 016-013-007 C - Received 10/12/2018
Church Access Plan 0068/S/001 A - Received 10/12/2018
Walking Routes 0068/1002 - Received 10/12/2018
Land Use Plan 0068/1005 - Received 10/12/2018
Illustrative Landscape Masterplan BMD.16.013.DR.001 F - Received 10/12/2018
Utilities and Services Strategy Report 11564 - 0068 - Received 08/05/2017
Tree Survey and Arboricultural Impact Assessment - Received 08/05/2017

Travel Plan 1601-86/TP/01A - Received 08/05/2017
Transport Assessment 1601-86/TA/01A - Received 08/05/2017
Sustainability and Renewable Energy Statement - Received 08/05/2017
Ecology Appraisal including Great Crested Newt Survey - Received 08/05/2017
Planning, Design and Access Statement - Received 08/05/2017
Phase 1 Contamination Assessment 773932-REP-ENV-001 3 - Received 08/05/2017
Landscape Visualisation Assessment BMD.16.013.RP.002 - Received 08/05/2017
Heritage Statement 16-1082 - Received 08/05/2017
Archaeological Evaluation BRH 006 - Received 08/05/2017
Site Location Plan 016-013-001 A - Received 08/05/2017
Flood Risk Assessment 617736-REP-CIV-FRA 6 - Received 29/06/2017
Heritage Statement Addendum - Received 22/12/2017
Ecological Survey/Report Great Crested Newts - Received 22/12/2017
Landscape Statement - Received 27/06/2018
Landscape Statement - Received 10/12/2018
Skylark Mitigation Area 0068-304 - Received 01/11/2019
Developable Area Densities Plan - Received 01/11/2019
Indicative Masterplan - Received 01/11/2019
Indicative School Layout Plan - Received 01/11/2019
Transport Assessment Addendum 1601-86-TN-01 - Received 01/11/2019
Claydon Church Lane Improvement Works 1601-86-PL13 A - Received 01/11/2019
Station Road and Norwich Road Improvement Works 1601-86-PL12 A - Received 01/11/2019
Delivery Statement - Received 01/11/2019

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **FULL AND OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

Conditions relevant to all phases of development

Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

1. Prior to the commencement of development, any changes to the current phasing of the development as shown on plan 0068/1005 Land Use (Parameters) Plan received 10th December 2018 a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall detail each element of the development including the residential dwellings, the primary school and pre-school site, community use site, highways infrastructure, SuDs/surface water drainage, areas of open space, extension to the church grounds and car park and ecology/wildlife areas. For the avoidance of doubt this condition does not need to be agreed or discharged if no changes are made to the aforementioned plan. The development shall only be carried out in complete accordance with the approved phasing plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of proper phased planning of the development.

2. The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.

Reason: For the avoidance of doubt and in the interests of proper planning of the development.

Landscaping

3. Before any works commence details of advance planting shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows and indicate any to be retained. The soft landscaping plan should also include plant species, quantity, location and sizes of the proposed planting. Tree pit details will also need to be provided for the different planting environments, where proposed.

Implementation shall be carried out in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

4. With the exception of any site clearance works, site investigation works, tree protection works and this advance planting, 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 work schedule for a minimum of 10 years for the landscaping provided by condition 3 above. Both new and existing planting will be required to be included in the plan. The approved landscape management plan shall then be implemented as agreed.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Archaeology

5. No development shall take place until an Archaeological Management Plan is submitted to and agreed in writing by the Local Planning Authority. The Archaeological Management Plan shall cover the areas indicated as Extension to Church Grounds, Agricultural Land Retained as Meadow and the Informal Open Space in between these two areas as shown on the plan 0068/1005.

Development shall only take place in accordance with the approved Archaeological Management Plan which shall confirm that there will be no below-ground disturbance in this area both during and post construction works, including the new road leading to the Church of St Mary and St Peter's from the development site and car park shown on plan 0068/1005 highlighted as "Extension to Church Grounds" which will be built up and there shall be no below-ground disturbance. Furthermore there will be no burials, ploughing, site stripping, landscaping, planting, services, fencing, attenuation or machinery movement within the areas covered by the Archaeological Management Plan.

Reason: To safeguard archaeological assets including the area of the Anglo-Saxon settlement 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 (2019). This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Building height

6. The development hereby permitted shall be restricted to up to two storeys in height, and single storey for the area highlighted in pink on plan 0068/1005 received on 10th December 2018. For the avoidance of doubt this does not permit two and a half storey buildings with accommodation in roof spaces.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development to ensure minimal detriment to residential amenity and the environment.

Foul water disposal (Anglian Water)

7. Prior to the construction above damp proof course for any building, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any development, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding.

8. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal

9. Concurrent with the first reserved matters application a site wide surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with

topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system.

The surface water drainage scheme shall include a timetable for its implementation or phased implementation and shall demonstrate that the surface water drainage necessary in adjacent phases to develop any phase will be either in place or shall be developed concurrently so as not to delay the development in any phase from being built out and brought into use.

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

10. Concurrent with the first reserved matters application for any phase agreed under condition 9 above, details of the implementation, maintenance and management of the surface water drainage scheme for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

11. Within 28 days of practical completion of the last dwelling or unit within a phase agreed under condition 9, details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register for that phase.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

12. No development shall commence on any phase agreed under condition 9 until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority for that phase. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **FULL PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

Full consent – Accesses, spine road and associated infrastructure; the following conditions (13 to 23) shall only apply to the part of the development for which Full planning permission has been granted.

Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

13. The development hereby granted Full planning permission shall be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Landscaping

14. With the exception of any site clearance works, site investigation works, tree protection works and advance planting, no development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of soft landscaping for the development hereby granted Full planning permission, 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 also 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, where proposed. The details shall be implemented as agreed.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

15. With the exception of any site clearance works, site investigation works, tree protection works and advance planting, no development for which Full planning permission has been granted shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and work schedule for a minimum of 10 years. Both new and existing planting, SuDS, surface treatments will be required to be included in the plan. The approved landscape management plan shall then be implemented as agreed.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Highways

16. Before the development is commenced, details of the spine road, accesses to/from this spine road and associated works (including layout, levels, gradients, surfacing and means of surface water drainage), the extent of which is shown on plan 0068/1005 received 10th December 2018 and as indicated on plans 1601-86-PL01-B (Preliminary Access Arrangements Overview), 1601-86-PL02 (Norwich Road residential site access), 1601-86-

PL04 (Church Lane site access opposite Thornhill Road), 1601-86-PL05 (Church Lane turning head) and 1601-86-PL07 (Church Lane diversion) appended to Transport Assessment 1601-86/TA/01A received 8th May 2017. These details shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented as such.

Reason: To ensure that suitable highway improvements are provided for the spine road and associated junctions.

17. The spine road and associated works detailed and agreed in condition 19 of this permission shall be delivered in their entirety by the 150th dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development with highway infrastructure provided in appropriate phases to ensure no detriment to highway safety.

18. Before the any access on the spine road is first used visibility splays shall be provided as shown on Drawing Nos. 1601-86-PL02 (Norwich Road residential site access), 1601-86-PL04 (Church Lane site access opposite Thornhill Road), 1601-86-PL05 (Church Lane turning head) and 1601-86-PL07 (Church Lane diversion) and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

19. Before development commences on the spine road and associated work, details shall be submitted to and approved in writing by the Local Planning Authority for the spine road and associated works showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before any of the spine road is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

20. Before development commences on the spine road and associated works, details of the construction methodology for the spine road and associated works shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.

- c) Details of how construction and worker traffic and parking shall be managed.
- d) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- e) Details of any protection measures for footpaths surrounding the site.
- f) Details of any means of access to the site during construction.
- g) Details of the scheduled timing/phasing of development for the overall construction period.
- h) Details and use of any wheel washing to be undertaken, management and location it is intended to take place and details of measures to prevent mud from vehicles leaving the site during construction.
- i) Details of the siting of any on site compounds and portaloos.
- j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority. The approved scheme shall be adhered to for the duration of the construction period in the related phase.

Reason: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Residential amenity

21. No burning of demolition or construction waste and materials shall be permitted at any time.

Reason: To ensure the amenity of residents is maintained.

22. No noise from construction or demolition works shall take place outside of the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

No works shall take place on Sundays or Public Holidays

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

23. Prior to the commencement of development on this phase, including any demolition works, a Construction Method Statement (CMS) for this phase shall be submitted in writing for approval. The CMS shall include details of the management of;
- o Construction traffic and Deliveries, including mitigation for mud and dirt on the highway
 - o Noise and Vibration
 - o Dust
 - o Lighting
 - o And any other site specific impacts that may affect off site receptors and members of the public.

The agreed CMS shall be followed unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

Outline consent – Main Residential Phase; the following conditions (24 to 52) shall only apply to the Main Residential Phase for which Outline planning permission has been granted and reference to a “phase” in these conditions (24-52) is reference to a phase within this Main Residential Phase

Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

24. Application for the approval of the reserved matters must be made before the expiration of TWO YEARS from the date of this permission. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval of the last of the reserved matters to be approved.

Reason: A reduced time limit is imposed to ensure there is a realistic prospect of housing being delivered in 5 years in line with paragraph 77 of the NPPF as the Local Planning Authority's decision to grant planning permission has been made on the basis of not being able to evidence a sufficient five year supply of housing. Furthermore a time limit is required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

25. Before any development is commenced within a phase of the Main Residential Phase, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") for that phase shall be obtained in writing from the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Landscaping

26. No works or development shall take place within a phase of development until a Tree Protection Plan (and accompanying Method Statement[s] if appropriate) have been submitted to, and approved in writing by, the Local Planning Authority for that phase. The submitted details are to be guided by the recommendations set out in BS5837 Trees in Relation to Construction. Unless otherwise agreed, all approved tree protection measures are to be installed prior to the commencement of development work to implement that phase.

The approved tree protection measures are to be maintained in good condition and observed throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:

- the storage and/or siting of:
- vehicles, fuel, materials, site huts or other buildings or ancillary equipment:
- raising or lowering of ground levels;
- installation of underground services, drains etc..

Reason: This condition is required and to be agreed pre-commencement to ensure existing trees are protected during site works to protect and conserve landscape qualities and the satisfactory appearance of the development in accordance with policy CS5 of the Mid Suffolk Core Strategy 2008. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

27. No development shall take place in a phase 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 that phase, which shall include the timetable for delivery of the scheme, any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows within that phase 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. The agreed scheme shall be implemented as such for each phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

28. No development shall take place in a phase until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years for that phase. Both new and existing planting will be required to be included in the plan. The landscape management plan shall be adhered to as agreed for that phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

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

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Highways

30. Before development commences in any phase, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging points, powered two vehicle provision, secure cycle storage for each dwelling in that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for any dwelling shall be carried out in its entirety before first occupation of the associated dwelling and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

31. Before development commences in any phase, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage) in that phase, shall be submitted to and approved in writing by the Local Planning Authority for that phase.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

32. No dwelling or building shall be occupied until the carriageways and footways serving that dwelling or building have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

33. Before development commences in any phase, details shall be submitted to and approved in writing by the Local Planning Authority for that phase showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access for that phase is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

34. Before development commences in any phase, details of the construction methodology for that phase shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:
- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
 - b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
 - c) Details of how construction and worker traffic and parking shall be managed.
 - d) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
 - e) Details of any protection measures for footpaths surrounding the site.
 - f) Details of any means of access to the site during construction.
 - g) Details of the scheduled timing/phasing of development for the overall construction period.
 - h) Details and use of any wheel washing to be undertaken, management and location it is intended to take place and details of measures to prevent mud from vehicles leaving the site during construction.
 - i) Details of the siting of any on site compounds and portaloos.
 - j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority. The approved scheme shall be adhered to for the duration of the construction period in the related phase.

Reason: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

35. Before development commences in any phase, details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved scheme for any dwelling shall be carried out in its entirety before first occupation of the associated dwelling and shall be retained thereafter.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

36. Prior to the occupation of any dwelling in a phase details of the travel arrangements to and from the site for residents of the dwellings for that phase, in the form of a Travel Plan shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority. This Travel Plan should be based on the submitted Framework

Travel Plan (dated February 2017) and current national Travel Plan guidance and also contain the following:

- o Baseline travel data based upon the information provided in the submitted Transport Assessment, with suitable measures, objectives and targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met.
- o Appointment of a Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan.
- o A suitable approach to monitoring the vehicular trips generated by residents in accordance with the Suffolk Travel Plan Guidance.
- o A suitable approach to monitoring the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan, or as agreed with the local planning authority in consultation with the highway authority, to be submitted to and approved in writing by the local planning authority for a minimum of five years, or one year after the occupation of the 269th dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring.
- o A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process.
- o A suitable scheme to provide a car and/or cycle club for all residents on the site with suitable measures, objectives and targets to reduce the vehicular trips made by residents across the whole development.
- o An indicative Travel Plan budget that demonstrates that the Travel Plan will be suitably funded.
- o A copy of a resident's travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area.

No dwelling within a phase shall be occupied until the Travel Plan has been agreed for that phase. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan unless otherwise agreed in writing by the local planning authority in consultation with the highway authority.

Reason: In the interest of sustainable development as set out in the NPPF, and objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

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

Ecology and Biodiversity

37. Prior to development progressing beyond slab level a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;

- e) persons responsible for implementing the enhancement measures;
- f) 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/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

38. Prior to first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior occupation of the development.

The content of the LEMP shall include the following.

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

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

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

39. Prior to first occupation of any dwelling within a phase, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority for that phase. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

Market housing types and sizes

40. Concurrent with the submission of reserved matters for a phase, the market housing mix for a phase shall be submitted to and agreed in writing with the local planning authority. This shall include a schedule of the mix of house types and sizes to be provided within the reserved matters, which shall be broadly in accordance with the indicative housing mix submitted at outline stage with predominantly two and three bedroom dwellings, unless housing need evidence indicates otherwise. The approved details shall be adhered to in the reserved matters applications submitted for that phase.

Reason: To ensure new housing development provides a mix of house types, sizes and affordability to cater for different accommodation needs, in accordance with policy CS9 of the Mid Suffolk Core Strategy (2008).

Service ducting for broadband infrastructure

41. Prior to the commencement of any phase of residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority for that phase. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of each phase shall be carried out in accordance with the approved strategy for that phase.

Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment and to meet the requirements of paragraph 112 of the National Planning Policy Framework 2019. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Level access

42. Prior to first occupation, a level access compliant to Part M4(1): Category 1 – VISIBLE Dwellings of Building Regulations 2010 Approved Documents (2021 as amended) shall be provided for all dwellings hereby permitted to connect the main entrance of the dwelling to paths within the curtilage and the carriageway adjacent to the dwelling, except where non-stepped access is adequately demonstrated to not be feasible, to ensure ease of access for those using wheelchairs or other mobility aids.

Reason: To ensure accessibility to all into all dwellings, to create inclusive dwellings in line with the duties under the Equality Act 2010 (as amended).

Mineral safeguarding assessment

43. With the exception of any site clearance works, site investigation works and tree protection works no development in any phase shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that phase has been

submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority. The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the safeguarding of appropriate minerals in accordance with policy MP10 of Suffolk County Council's Minerals and Waste Local Plan (2020).

Contamination

44. No development shall take place within a phase until for that phase:
- 1) A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
 - 2) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
 - 3) A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
 - 4) Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
 - 5) Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Archaeology

45. No development shall take place within a phase 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 for that phase. 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.

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 (2019). This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

46. No dwelling shall be occupied on a phase 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 Condition 45 and the provision made for analysis, publication and dissemination of results and archive deposition for that phase.

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 (2019).

Fire Hydrants

47. Prior to the first occupation of a phase on the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority for that phase. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason: To ensure the site is suitably served by fire hydrants.

Residential Amenity

48. Before submission of the first reserved matters application for any residential phase, a noise survey shall be carried out to assess the impact of noise from the A14 dual carriageway, with reference to British Standard 8233 for internal noise levels and World Health Organisation Standards for external noise levels during the day and night time periods, identify the need for any noise mitigation measures by way of site layout and design, noise barriers and façade treatments for any dwelling, and be submitted to and agreed in writing with the Local Planning Authority for that phase. The agreed scheme shall be implemented prior to occupation of any dwelling and retained as such in perpetuity for that phase.

Reason: To avoid any significant adverse impacts from road transport noise on the future occupiers and habitation of the proposed dwellings. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

49. No burning of demolition or construction waste and materials shall be permitted at any time.

Reason: To ensure the amenity of residents is maintained.

50. No noise from construction or demolition works shall take place outside of the following hours:
Monday to Friday: 08:00 to 18:00
Saturday: 08:00 to 13:00
No works shall take place on Sundays or Public Holidays

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

51. Prior to the commencement of development on any Phase, including any demolition works, a Construction Method Statement (CMS) for that Phase shall be submitted in writing for approval. The CMS shall include details of the management of;
- o Construction traffic and Deliveries, including mitigation for mud and dirt on the highway
 - o Noise and Vibration
 - o Dust
 - o Lighting
 - o And any other site specific impacts that may affect off site receptors and members of the public.
- The agreed CMS shall be followed unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

52. Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no enlargement of a single storey dwellinghouse/bungalow, including the area shown in pink on plan 0068/1005, by the construction of additional storeys or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason: To enable the Local Planning Authority to retain control over the development in terms of impact to the setting and therefore significance of adjacent heritage assets, and for that impact to remain as assessed through the planning application and to not increase in magnitude by first floor extension to single storey dwellings.

Outline consent – Community Use Site; the following conditions (53 to 80) shall only apply and are relevant to the Community Use Site

Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

53. Application for approval of reserved matters of the Community Use Site use hereby permitted must be made not later than the expiration of six years beginning with the date of this permission, and the development must be begun not later than the expiration of two

years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. An extended time limit is given to enable the marketing of the community use site as per the associated Section 106 agreement, and subsequent submission of reserved matters.

54. Before any development is commenced in relation to the Community Use Site hereby approved, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the Community Use Site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan in relation to the Community Use/ Office Space/ Local Shops Phase. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Landscaping

55. No works or development shall take place within the Community Use Site until a Tree Protection Plan (and accompanying Method Statement[s] if appropriate) have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details are to be guided by the recommendations set out in BS5837 Trees in Relation to Construction. Unless otherwise agreed, all approved tree protection measures are to be installed prior to the commencement of development work to implement that phase of this planning permission.

The approved tree protection measures are to be maintained in good condition and observed throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:

- the storage and/or siting of:
- vehicles, fuel, materials, site huts or other buildings or ancillary equipment:
- raising of lowering of ground levels;
- installation of underground services, drains etc..

Reason: This condition is required and to be agreed pre-commencement to ensure existing trees are protected during site works to protect and conserve landscape qualities and the satisfactory appearance of the development in accordance with policy CS5 of the Mid Suffolk Core Strategy 2008. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement

56. No development shall take place in the Community Use Site 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 that phase, which shall include the timetable for delivery of the scheme, any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows within that phase 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. The agreed scheme shall be implemented as such for this phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

57. No development shall take place in the Community Use Site until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years for that phase. Both new and existing planting will be required to be included in the plan. The landscape management plan shall be adhered to as agreed for that phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

58. Prior to the commencement of the construction of any development within the Community Use Site 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: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Highways

59. Before the development is commenced, details of the accesses to/from the Community Use Site and associated works (including layout, levels, gradients, surfacing and means of surface water drainage), as indicated on plans 1601-86-PL03 (Church Lane Surgery Access) appended to Transport Assessment 1601-86/TA/01A received 8th May 2017. These details shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented as such.

Reason: To ensure that suitable highway improvements are provided for the spine road and associated junctions.

60. Before the access is first used visibility splays within the Community Use Site shall be provided as shown on Drawing 1601-86-PL03 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

61. Before development commences in the Community Use Site, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging points, powered two vehicle provision, secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved scheme shall be carried out in its entirety before first use of any development in the Community Use Phase and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

62. Before development commences in the Community Use Site, details of the roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority for that phase.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

63. No building in the Community Use Site shall be occupied until the carriageways and footways serving the building have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

64. Before development commences in the Community Use Site, details shall be submitted to and approved in writing by the Local Planning Authority for that phase showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access for that phase is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

65. Before development commences in the Community Use Site, details of the construction methodology for that phase shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:
- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.

- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- e) Details of any protection measures for footpaths surrounding the site.
- f) Details of any means of access to the site during construction.
- g) Details of the scheduled timing/phasing of development for the overall construction period.
- h) Details and use of any wheel washing to be undertaken, management and location it is intended to take place and details of measures to prevent mud from vehicles leaving the site during construction.
- i) Details of the siting of any on site compounds and portaloos.
- j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority. The approved scheme shall be adhered to for the duration of the construction period in the related phase.

Reason: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

66. Before development commences in the Community Use Phase, details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved scheme shall be carried out in its entirety before the development is brought into use for that phase and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Residential Amenity

67. The use of the Community Use Site hereby permitted shall not OPERATE outside of the following times, unless otherwise agreed:

Weekdays: 08:00 to 19:00

Saturdays: 08:00 to 19:00

Sundays and Public Holidays: 10:00 to 16:00

Reason: To protect the amenity of surrounding residents from disturbance from the proposed use, and considering the potential for other uses within Class E of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking

and re-enacting that Order with or without modification) to come forward on the site at a later time under permitted development rights.

68. No deliveries shall be received at, or despatched from, the Community Use Site outside of the following times, unless otherwise agreed:

Weekdays: 08:00 to 18:00

Saturdays: 08:00 to 13:00

Sundays and Public Holidays: NONE

Reason: To protect the amenity of surrounding residents from disturbance from the proposed use, and considering the potential for other uses within Class E of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) to come forward on the site at a later time under permitted development rights.

69. Prior to the first use or occupation of the Community Use Site as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from any of the site's plant, equipment and machinery (including air conditioning plant) shall not exceed 5dB(A) above the background levels determined at facades of noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

Reason: To protect the amenity of surrounding residents from disturbance from the proposed use, and considering the potential for other uses within Class E of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) to come forward on the site at a later time under permitted development rights.

70. No burning of demolition or construction waste and materials shall be permitted at any time.

Reason: To ensure the amenity of residents is maintained.

71. No noise from construction or demolition works shall take place outside of the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

No works shall take place on Sundays or Public Holidays

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

72. Prior to the commencement of development on any Phase, including any demolition works, a Construction Method Statement (CMS) for that Phase shall be submitted in writing for approval. The CMS shall include details of the management of;
- o Construction traffic and Deliveries, including mitigation for mud and dirt on the highway
 - o Noise and Vibration
 - o Dust
 - o Lighting
 - o And any other site specific impacts that may affect off site receptors and members of the public.

The agreed CMS shall be followed unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

Biodiversity and ecology

73. Prior to development progressing beyond slab level a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) 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/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

74. Prior to first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior occupation of the development.

The content of the LEMP shall include the following.

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

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

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

75. Prior to first occupation of any building within the Community Use Phase, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority for the phase which the building is within. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

Contamination

76. No development shall take place within the Community Use Site until for that phase:
- 1) A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
 - 2) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
 - 3) A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
 - 4) Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
 - 5) Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Archaeology

77. No development shall take place within the Community Use 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 for that phase. 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.

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 (2019). This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

78. No building shall be occupied on the Community Use Site 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 Condition 77 and the provision made for analysis, publication and dissemination of results and archive deposition for that phase.

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 (2019).

Fire Hydrants

79. Prior to the first occupation of the Community Use Site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority for that phase. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason: To ensure the site is suitably served by fire hydrants.

Sustainability

80. Concurrent with the submission of any reserved matters for the Community Use Site a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation

to the construction and occupancy of the development of that phase. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

Reason: To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Outline consent – Education Phase; the following conditions (81 to 106) shall only apply and be relevant to the Primary School and Pre-School site known as the Education Phase in this decision notice

Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

81. Application for approval of reserved matters of the Education Phase hereby permitted must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

82. Before any development is commenced in relation to the Education Phase hereby approved, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the Education Phase (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan in relation to the Community Use/ Office Space/ Local Shops Phase. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Landscaping

83. No works or development shall take place within the Education Phase of development until a Tree Protection Plan (and accompanying Method Statement[s] if appropriate) have been submitted to, and approved in writing by, the Local Planning Authority for that phase. The submitted details are to be guided by the recommendations set out in BS5837 Trees in Relation to Construction. Unless otherwise agreed, all approved tree protection measures are to be installed prior to the commencement of development work to implement that phase of this planning permission.

The approved tree protection measures are to be maintained in good condition and observed throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:

- the storage and/or siting of:
- vehicles, fuel, materials, site huts or other buildings or ancillary equipment:
- raising of lowering of ground levels;
- installation of underground services, drains etc..

Reason: This condition is required and to be agreed pre-commencement to ensure existing trees are protected during site works to protect and conserve landscape qualities and the satisfactory appearance of the development in accordance with policy CS5 of the Mid Suffolk Core Strategy 2008. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

84. No development shall take place in the Education Phase 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 that phase, which shall include the timetable for delivery of the scheme, any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows within that phase 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 for that phase. 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. The agreed scheme shall be implemented as such for the phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

85. No development shall take place in the Education Phase until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years for that phase. Both new and existing planting will be required to be included in the plan. The landscape management plan shall be adhered to as agreed for that phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

86. Prior to the commencement of the construction of any development within the Education Phase details of SuDS shall be submitted to and approved in writing by the Local Planning Authority for that phase. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan. The development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Highways

87. Before the development is commenced, details of the accesses to/from the Education Phase and associated works (including layout, levels, gradients, surfacing and means of surface water drainage), as indicated on plans 1601-86-PL06 (School Access Arrangements, Visibility Splays and Pumping Station Location) appended to Transport Assessment 1601-86/TA/01A received 8th May 2017. These details shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented as such.

Reason: To ensure that suitable highway improvements are provided for the spine road and associated junctions.

88. Before the access is first used visibility splays within the education phase shall be provided as shown on Drawing 1601-86-PL06 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

89. Prior to first occupation of the school a Travel Plan must be submitted and approved in writing by the Local Planning Authority in accordance with Suffolk County Council's published School Travel Plan requirements for the Education Phase. The Travel Plan must include the following:
- a) a commitment to undertake a survey for travel to and from the site for employees, pupils and visitors within six months of occupation;
 - b) targets for modes of transport for journeys made by employees, pupils and visitors each year for a period of five years;
 - c) proposals for rectifying failures to meet modal shift targets for a period of five years following the occupation of the building;
 - d) the proposed arrangements for the monitoring of the Travel Plan for a minimum period of five years.

The Travel Plan shall be kept up to date through regular review and shall be available for examination by the Local Planning Authority at any time during the five year monitoring period.

Reason: In the interest of sustainable development as set out in the NPPF, and relevant LPA Policies.

Note: The School Travel Plan must be produced, implemented and monitored in accordance with Suffolk County Council's School Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/school-travel-plans/)

90. Before development commences in the Education Phase details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging points, powered two vehicle provision, secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority for that phase. The

approved scheme shall be carried out in its entirety before the development in that phase is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

91. Before development commences in the Education Phase, details of the roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority for that phase.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

92. No building shall be occupied until the carriageways and footways serving that building have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

93. Before development commences in the Education Phase, details shall be submitted to and approved in writing by the Local Planning Authority for that phase showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access for that phase is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

94. Before development commences in the Education Phase, details of the construction methodology for that phase shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:
- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
 - b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
 - c) Details of how construction and worker traffic and parking shall be managed.
 - d) haul routes for construction traffic on the highway network and monitoring and review mechanisms.
 - e) Details of any protection measures for footpaths surrounding the site.
 - f) Details of any means of access to the site during construction.
 - g) Details of the scheduled timing/phasing of development for the overall construction period.

- h) Details and use of any wheel washing to be undertaken, management and location it is intended to take place and details of measures to prevent mud from vehicles leaving the site during construction.
- i) Details of the siting of any on site compounds and portaloos.
- j) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition. The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority. The approved scheme shall be adhered to for the duration of the construction period in this phase.

Reason: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Ecology and biodiversity

95. Prior to development progressing beyond slab level a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) 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/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

96. Prior to first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior occupation of the development.

The content of the LEMP shall include the following.

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

h) Ongoing monitoring and remedial measures.

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

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

97. Prior to first occupation of any building within the Education Phase, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority for the phase which the building is within. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

Contamination

98. No development shall take place within the Education Phase until for that phase:
- 1) A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
 - 2) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
 - 3) A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
 - 4) Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
 - 5) Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Archaeology

99. No development shall take place within the Education Phase 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 for that phase. 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.

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 (2019). This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

100. No building shall be occupied on the Education Phase 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 Condition 99 and the provision made for analysis, publication and dissemination of results and archive deposition for that phase.

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 (2019).

Mineral safeguarding

101. With the exception of any site clearance works, site investigation works and tree protection works no development in relation to the Education Phase shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that

phase has been submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority. The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the safeguarding of appropriate minerals in accordance with policy MP10 of Suffolk County Council's Minerals and Waste Local Plan (2020).

Fire hydrants

102. Prior to the first use of the pre-school and primary school on the Education Phase, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority for that phase. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason: To ensure the site is suitably served by fire hydrants.

Sustainability

103. Concurrent with the submission of any reserved matters for the Education Phase of the development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

Reason: To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Residential amenity

104. No burning of demolition or construction waste and materials shall be permitted at any time.

Reason: To ensure the amenity of residents is maintained.

105. No noise from construction or demolition works shall take place outside of the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

No works shall take place on Sundays or Public Holidays

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

106. Prior to the commencement of development on the Education Phase, including any demolition works, a Construction Method Statement (CMS) for the Education Phase shall be submitted in writing for approval. The CMS shall include details of the management of;
- o Construction traffic and Deliveries, including mitigation for mud and dirt on the highway
 - o Noise and Vibration
 - o Dust
 - o Lighting
 - o And any other site specific impacts that may affect off site receptors and members of the public.
- The agreed CMS shall be followed unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

Outline consent – Church Grounds Extension; the following conditions (107 to 119) shall only apply and are relevant to the extension to the Church Grounds Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

107. Application for approval of reserved matters of the Church Grounds Extension Phase hereby permitted must be made not later than the expiration of five years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved. The reserved matters shall broadly follow the indicative plans submitted with this application reference Church Access Plan 0068/S/001 A received 10/12/2018.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. An extended time limit is given to enable the transfer of the land to the Church of St Mary and St Peter from the landowner and subsequently reserved matters application to be submitted.

108. Before any development is commenced in relation to the Church Grounds Extension Phase hereby approved, approval of the details of the layout, landscaping and appearance (including surfacing materials and any lighting), of the footpath to/from the extension of grounds to St Mary and St Peter's Church indicatively shown in plan 0068/1005 shall be obtained in writing from the Local Planning Authority.

Reason: To enable the Local Planning Authority to secure an orderly and well-designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan in relation to the Community Use/ Office Space/ Local Shops Phase. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

109. The footpath to/from the extension of grounds to St Mary and St Peter's Church indicatively shown in plan 0068/1005 shall be provided and made available for public use

prior to the occupation of the 250th dwelling, and thereafter remain open and free from obstruction in perpetuity.

Reason: To ensure provision of the footpath link for the benefit of the wider community.

Landscaping

110. No works or development shall take place within the Church Grounds Extension Phase of development until a Tree Protection Plan (and accompanying Method Statement[s] if appropriate) have been submitted to, and approved in writing by, the Local Planning Authority for that phase. The submitted details are to be guided by the recommendations set out in BS5837 Trees in Relation to Construction. Unless otherwise agreed, all approved tree protection measures are to be installed prior to the commencement of development work to implement that phase of this planning permission. The approved tree protection measures are to be maintained in good condition and observed throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:
- the storage and/or siting of:
 - vehicles, fuel, materials, site huts or other buildings or ancillary equipment;
 - raising of lowering of ground levels;
 - installation of underground services, drains etc..

Reason: This condition is required and to be agreed pre-commencement to ensure existing trees are protected during site works to protect and conserve landscape qualities and the satisfactory appearance of the development in accordance with policy CS5 of the Mid Suffolk Core Strategy 2008. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

111. No development shall take place in the Church Grounds Extension Phase 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 that phase, which shall include the timetable for delivery of the scheme, any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows within that phase 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. The agreed scheme shall be implemented as such for each phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

112. No development shall take place in the Church Grounds Extension Phase until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 10 years for that phase. Both new and existing

planting will be required to be included in the plan. The landscape management plan shall be adhered to as agreed for that phase.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

113. Prior to the commencement of the construction of any development within the Church Grounds Extension Phase details of SuDS shall be submitted to and approved in writing by the Local Planning Authority for that phase. This should include; detailed topographical plans, a timetable for their implementation and a management and maintenance plan.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

Biodiversity and ecology

114. Prior to development progressing beyond slab level a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) 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/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

115. Prior to first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior occupation of the development.

The content of the LEMP shall include the following.

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

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

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

116. Prior to the installation of any lighting within the Church Grounds Extension Phase hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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

117. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until: 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with paragraph 183 of the NPPF.

Residential amenity

118. No burning of demolition or construction waste and materials shall be permitted at any time.

Reason: To ensure the amenity of residents is maintained.

119. No noise from construction or demolition works shall take place outside of the following hours:

Monday to Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

No works shall take place on Sundays or Public Holidays

Reason: To protect the amenity of surrounding residents from disturbance from construction or demolition works.

Outline consent – Agricultural Land retained as Meadow; the following conditions (120 to 122) shall only apply to and are relevant the extension to the Meadow Phases as shown on Land Use Plan (0068/1005) attached to this decision notice, included for the purposes of this decision notice

Ecology

120. Prior to development progressing beyond slab level on any phase as shown in Land Use Plan 0068/1005 received 10th December 2018, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) 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/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

121. Prior to first occupation of any dwelling on any phase as shown in Land Use Plan 0068/1005 received 10th December 2018, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior occupation of the development.

The content of the LEMP shall include the following.

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

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

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

122. Prior to the occupation of any dwellings on any phase as shown in Land Use Plan 0068/1005 received 10th December 2018, a management plan for the Meadow identified on Land Use Plan 0068-1005 submitted 10th December 2018 shall be submitted and agreed in writing with the Local Planning Authority.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 15-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The plan shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the meadow area is established to a high condition and distinctiveness to secure measurable biodiversity net gains in line with the NPPF and to conserve Priority Species to allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CL03 - Major utility installations and power lines in countryside
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
HB01 - Protection of historic buildings
CS09 - Density and Mix

GP01 - Design and layout of development
HB07 - Protecting gardens and parkland of historic interest
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
CL09 - Recognised wildlife areas
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL08 - Protecting wildlife habitats
T10 - Highway Considerations in Development
CL11 - Retaining high quality agricultural land
T04 - Planning Obligations and highway infrastructure
T09 - Parking Standards
T11 - Facilities for pedestrians and cyclists
T12 - Designing for people with disabilities
T13 - Bus Service
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
SC04 - Protection of groundwater supplies
SC08 - Siting of new school buildings
SC10 - Siting of local community health services
H04- Proportion of Affordable Housing
NPPF - National Planning Policy Framework

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Section 106 Agreement Note**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

3. **Phasing of Community Infrastructure Levy (CIL)**

The phasing of community infrastructure levy (CIL) payments may be very important to your cash flow and viability of your proposed development, especially when if a major

development and/or includes any Self Build Housing aspirations. If any form of phasing is intended, you will need to ensure such phasing is expressly detailed in the planning application prior to determination.

1. You should ensure phasing is clear within the description of development, any conditions imposed and any planning obligations.
2. You will need to also ensure the planning case officer is aware of the intention to phase the development.
3. You will need to include a phasing plan with the application that shows the relevant phases of the development with a clear linear sequence of such phases that align with the phasing of CIL payments that you would find acceptable.

You are strongly advised to contact the infrastructure team (telephone 01449 724563 or email infrastructure@babberghmidsuffolk.gov.uk) prior to any planning application to discuss the detailed phasing details appropriate for your application. Please remember that any commencement of development without phasing agreed upfront is likely to trigger the entire CIL payment to be paid within a very short time period. Importantly we wish to ensure phasing intentions are supported and your development is not faced with any unexpected CIL payment/s that would be detrimental to the development.

4. **Public Rights of Way note**

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority. To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071. To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.
3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified. Construction of any

retaining wall or structure that supports the Public Right of Way or is likely to affect the stability of the right of way may also need prior approval at the discretion of Suffolk County Council.

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.

5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.

- Public footpath - only to be used by people on foot, or using a mobility vehicle.

- Public bridleway - in addition to people on foot, bridleways may also be used by someone on a horse or someone riding a bicycle.

- Restricted byway - has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a horse and carriage.

- Byway open to all traffic (BOAT) - can be used by all vehicles, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.

6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.

7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the landowner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

5. **Anglian Water note**

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

6. **Highways Notes**

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

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works,

bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

7. **Local Lead Flood Authority Notes**

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 2003.

Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution.

8. **Archaeology Note**

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

9. **Contamination Notes**

There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- Local Planning Authority
- Environmental Services
- Building Inspector
- Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay

CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 1856/17

Signed: Philip Isbell

Dated: 7th January 2022

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.



Taylor
Wimpey

LAND AT NORWICH ROAD, BARHAM

DESIGN CODE

PREPARED BY PEGASUS DESIGN ON BEHALF OF
TRUSTEES OF TAYLOR WIMPEY EAST ANGLIA
OCTOBER 2022 | P21-3283_2K

**“THE CREATION OF HIGH QUALITY,
BEAUTIFUL AND SUSTAINABLE BUILDINGS
AND PLACES IS FUNDAMENTAL TO WHAT
THE PLANNING AND DEVELOPMENT
PROCESS SHOULD ACHIEVE. GOOD
DESIGN IS A KEY ASPECT OF SUSTAINABLE
DEVELOPMENT, CREATES BETTER PLACES
IN WHICH TO LIVE AND WORK AND HELPS
MAKE DEVELOPMENT ACCEPTABLE TO
COMMUNITIES...”**

(PARA. 126, NPPF 2021)

ABOUT PEGASUS DESIGN

Pegasus Group's experience embraces all types of projects within the development industry from large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications and we have an exceptional understanding of the development control process and planning policy requirements in relation to design. Our design team is well regarded and is increasingly involved in expert design review and witness work.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

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Prepared by Pegasus Design on behalf of Taylor Wimpey East Anglia

Pegasus Design is part of Pegasus Group Ltd

October 2022 Project code P21-3283

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**Taylor
Wimpey**

An aerial photograph of a town, likely Barham, showing a mix of residential areas, green spaces, and roads. The image is overlaid with a semi-transparent dark green filter. The text is centered in the upper half of the image.

The Vision

THE DESIGN AIMS TO PROVIDE A BALANCE BETWEEN OPEN GREENSPACE AND BUILT-SPACE, TO CREATE A SAFE WALKABLE NEIGHBOURHOOD WITH A STRONG SENSE OF PLACE THAT RESPONDS TO THE EXISTING CHARACTER OF BARHAM. IN THIS CONTEXT, THE DEVELOPMENT WILL CREATE A TOWNSCAPE THAT IS VARIED AND SYMPATHETIC TO ITS ENVIRONMENT WHILST MOVING THE COMMUNITY TOWARDS A MORE SUSTAINABLE FUTURE, THROUGH AN INCREASE IN HOUSING CHOICE.

About Taylor Wimpey

TAYLOR WIMPEY ARE ONE OF THE UK'S LEADING NATIONAL HOMEBUILDERS OPERATING AT A LOCAL LEVEL FROM 23 REGIONAL BUSINESSES. THEY ARE INTEGRATING SUSTAINABILITY INTO THE WAY THEY WORK, TO CREATE A STRONGER BUSINESS FOR THE LONG TERM AND GENERATE VALUE FOR ALL THEIR STAKEHOLDERS. THEIR COMMITMENT TO SUSTAINABILITY ENCOMPASSES DESIGNING AND BUILDING THRIVING NEW COMMUNITIES FOR THEIR CUSTOMERS, OPERATING SAFELY AND RESPONSIBLY, CREATING A GREAT PLACE TO WORK FOR THEIR EMPLOYEES, AND PLAYING THEIR PART IN PROTECTING THE ENVIRONMENT FOR FUTURE GENERATIONS.



PREVIOUS TAYLOR WIMPEY DEVELOPMENTS

PREVIOUS TAYLOR WIMPEY DEVELOPMENTS

01 INTRODUCTION

- 1.1 This Design Code has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Taylor Wimpey East Anglia, in consultation with Mid Suffolk District Council, to accompany the Reserved Matters Planning Application (RMA) for the residential development of Land at Norwich Road, Barham, comprising the erection of 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, amenity space including an extension to the Church grounds, and all other works and infrastructure.
- 1.2 This Design Code is prepared in accordance with S106 obligations associated with the initial outline approval for development of the site (LPA Ref: 1856/17).
- 1.3 It is anticipated that the Design Code will include the necessary and appropriate level of detail to satisfy the local authority of the quality of design proposed, as well as developing the following key objectives:
- Build upon and refine the development principles established in the outline planning application, and the accompanying Design and Access Statement;
 - Ensure the overall coordination and consistency across the development;
 - Provide a level of certainty to the landowner, Local Authority, Developer and the community;
 - Set the context for more detailed design work and the subsequent reserved matters applications.
- 1.4 The purpose of this Design Code is:
“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”
(Para. 029, PPG, Reference ID: 14-029-20140306)

- 1.5 The Design Code achieves this purpose by adhering to a document structure that is based on the criteria set out within the National Design Guide (NDG). The NDG provides guidance on how to create well-designed and well-built places that benefit people and communities. It outlines ten characteristics which are at the core of a well-designed place.
- 1.6 According to the NDG, Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.
- 1.7 The ten characteristics for well-designed places, as set out in the NDG, are as follows:
1. Context – Enhances the surroundings;
 2. Identity – Attractive and distinctive;
 3. Built Form – A coherent pattern of development;
 4. Movement – Accessible and easy to move around;
 5. Nature – Enhanced and optimised;
 6. Public Spaces – Safe, social and inclusive;
 7. Uses – Mixed and integrated;
 8. Homes and Buildings – Functional, healthy and sustainable; and
 9. Resources – Efficient and resilient;
 10. Lifespan – Made to last



NDG CRITERIA GUIDE
 THE TEN CHARACTERISTICS OF WELL DESIGNED PLACES

1.8 The structure of the Design Code, therefore, follows the ten characteristics and explores the specific implications of the NDG’s principles of well-design places to the development at Land off Norwich Road, Barham. The following document sections are therefore set out:

	Section 1: Introduction. Outlines the purpose of this document;
	Section 2: Context. Considers the site and its surroundings in terms of the local physical, and social setting, as well as the technical and physical context;
	Section 3: Movement. Sets out site-wide codes related to multiple modes of movement, based on principles of sustainable places;
	Section 4: Nature. Establishes the principles for the design of landscaped areas and public open spaces, as well as the criteria for ecological bio-diversity and water and flood management, which are essential for a sustainable environment;
	Section 5: Built Form. Sets out codes related to the density, buildings and blocks typology, streetscenes and scale of the built form;
	Section 6: Identity. Sets out codes related to configuration of building and spaces which will respond to and consider local character, as well as meet established urban design principles aimed at increasing legibility and way-finding;
	Section 7: Public Space. Sets out codes relating to the streets typology and to the characteristics of the public open space as safe, multi-functional areas for socialising;
	Section 8: Uses. Sets out the principles for an efficient land use, outlining the extent of provision for each land use;
	Section 9: Homes and Buildings. Sets out the expected level of space standards provision and good design principles for the proposed dwellings and their private amenity spaces;
	Section 10: Resources. Sets out the requirements for energy efficient design of homes;
	Section 11: Lifespan. Sets out requirements to ensure the longevity and adaptability of the development, focusing on a management plan and the participation of the local community in place-shaping; and

Section 12: Summary.

1.9 This document and the design principles established within it have been formed with due regard to the outline parameter plans, layout, proposed access, Design and Access Statement and other supporting plans and documents that are submitted in support of the outline application.

1.10 This Design Code has been structured in alignment with the Ministry of Housing, Communities and Local Government “National Model Design Code” (NMDC), a document which aims to:

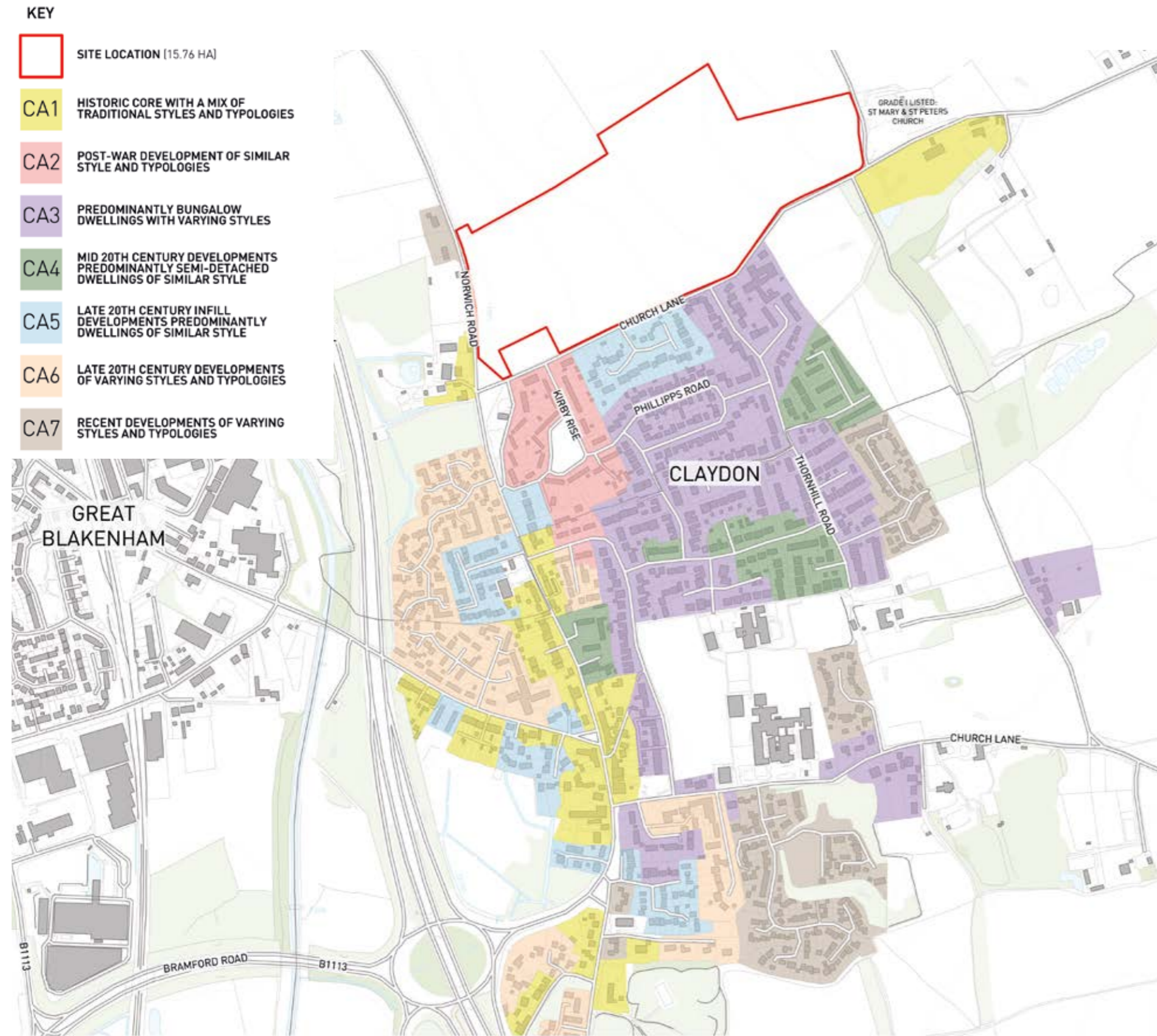
“...provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.”

(NMDC, p. 1)

1.11 As part of the Section 106 agreement associated with the approved outline planning application, a number of requirements are set out as criteria to be covered by the Design Code, as follows:

1. Good Design
2. Climate Change
3. Measurable Reductions
4. Use of Renewable Energy
5. Sustainable Travel (walking/cycling/public transport initiatives)
6. Creating a Sustainable Development
7. Creating better places to live.

02 CONTEXT



LOCAL CHARACTER ASSESSMENT PLAN

- 2.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken as a basis for informing the proposals.
- 2.2 An understanding of the context, history and the cultural characteristics of the site and its surroundings influences the siting and the design of new developments. Awareness and understanding of the context also contribute to the perception of the development forming part of a sustainable location in proximity to existing communities. Viewing the development as part of the wider context helps creating a positive sense of place, which fosters a sense of belonging and contributes to well-being, inclusion and community cohesion.

CHARACTER TYPES

- 2.3 The National Design Guide states that well-designed new development is influenced by:

"...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;"

(Para. 53, NDG 2021)
- 2.4 The Design Code considers the character and settlement form of several of the village's residential areas in more detail, illustrated on the existing character areas plan opposite, to inform the layout and design of the development proposals. Both villages of Claydon and Barham were considered as part of this character analysis, so that to establish the local vernacular at the site's context.
- 2.5 The Local Character Assessment Plan opposite identifies the distinctive characteristics of the built-form in each of the character areas. The built form, including buildings arrangement, urban grain, architectural detailing, materials and plots setting, will help inform the design principles for development proposals within the site.

CA1
HISTORIC CORE



CA2
POST WAR
DEVELOPMENT



CA3
PREDOMINANTLY
BUNGALOW DWELLINGS



CA4
MID 20TH CENTURY
DEVELOPMENTS



CA5
LATE 20TH CENTURY
INFILL DEVELOPMENTS



CA6
LATE 20TH CENTURY
DEVELOPMENTS



CA7
RECENT DEVELOPMENTS





PROMINENT MATERIALS & ARCHITECTURAL DETAILING

- 2.6 There are a range of building materials and details throughout Claydon and Barham. These vary depending on their time of construction. Within the historic core along both Norwich Road and Station Road, the Victorian properties are constructed of a mix of buff, red or red-multi brick with prominently slate roofs or clay plain tiles.
- 2.7 Painted brickwork and Render are used occasionally throughout the village, adding visual interest to the overall character. Examples can be found in both the historic core and recent developments.
- 2.8 The more modern and recent development in the local area are constructed with a mix of red and buff brick, with red and brown pantiles roofs or clay plain tiles. Articulation and interest to the building frontages is achieved in a number of ways, including the use of projecting gables and the use of coloured render.
- 2.9 Additionally, the Suffolk Design Guide, which is a Supplementary Planning Guidance document (revised in 2000), identifies the following guiding characteristics as part of the traditional Suffolk palette of materials:

TRADITIONAL COLOURS:

- Orange / Red
- Cream / White
- Grey / Black
- Roofs darker than Walls

TRADITIONAL WALLING:

- Good quality Bricks
- Avoid Yellow and Brown
- Smooth Renders (White, Ivory, Cream, Buff)
- Dark Plinths
- Black Weather-Boarding (Upper Storey or Lower Lean-to)
- Separate fully boarded Garages forming outbuildings

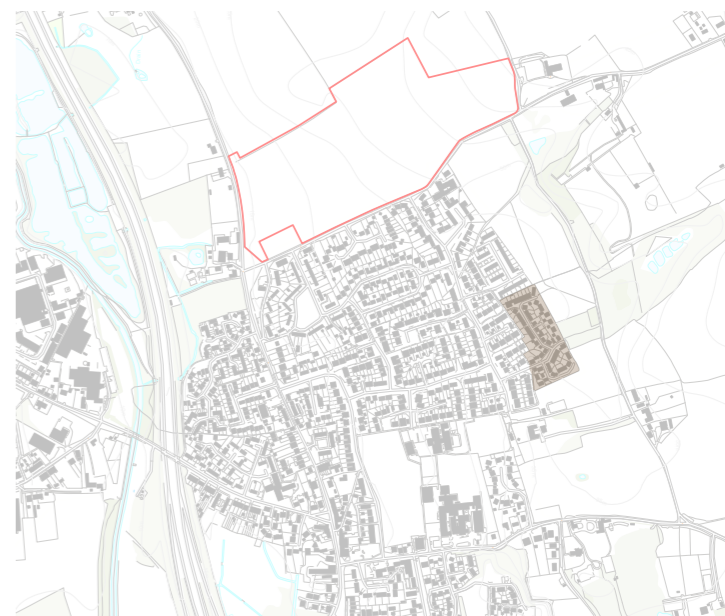
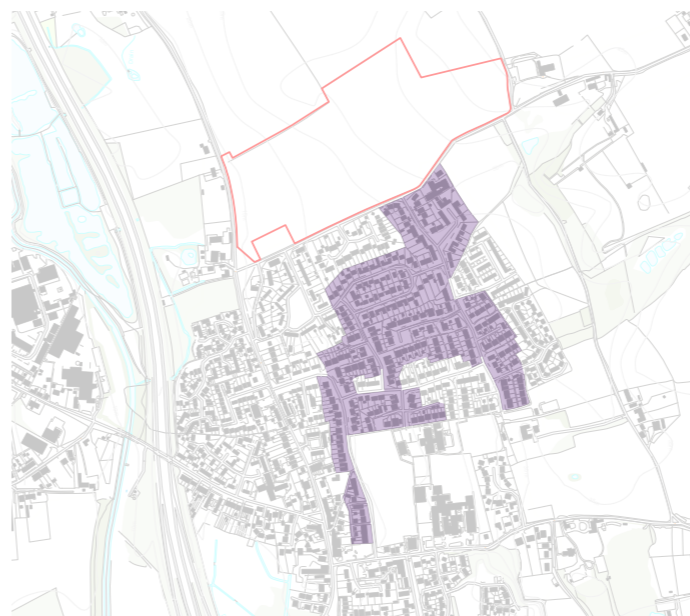
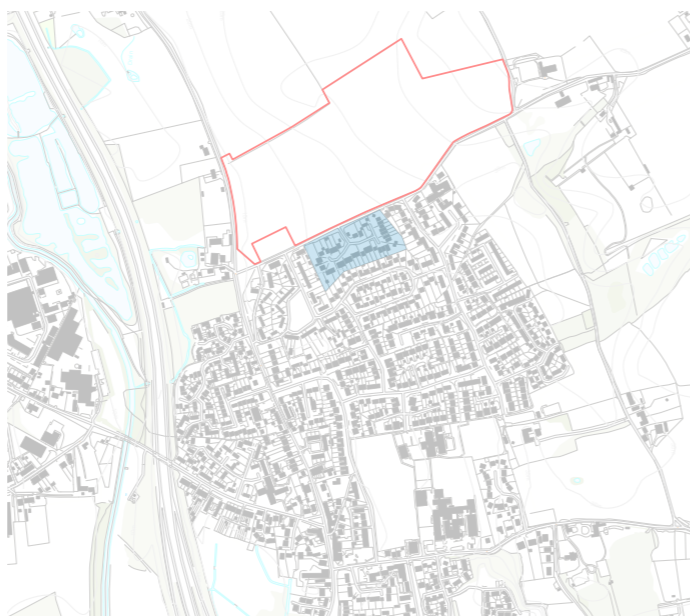
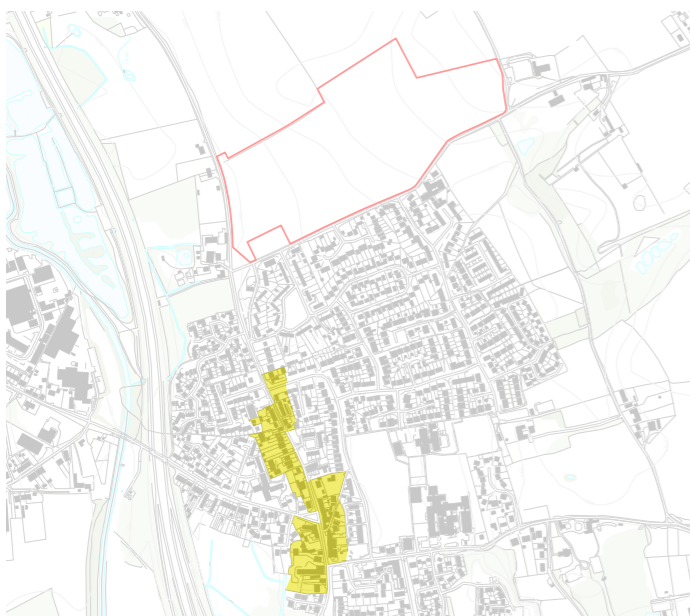
TRADITIONAL ROOFING:

- Black or Orange Pan Tiles / Grey Slates
- Clay plain tiles
- Slate tiles
- Avoid Light or Brown coloured Tiles
- Black Rainwater Goods

- 2.10 The Design Code considers four character areas out of the seven areas identified as part of the analysis. These four character areas are situated in close proximity to the site and would be relevant to informing the design proposals for the site.



SELF-BUILD DEVELOPMENT OFF NORWICH ROAD



CA1 : HISTORIC CORE : NORWICH ROAD

- 2.11 Terraced buildings line the street and are characteristically two storeys in high, with a few instances of one-and-a-half and three storey dwellings.
- 2.12 In the Village centre buildings typically sit on the edge of pavements with small front walled gardens in few locations..

CA3 : LATE 20TH CENTURY INFILL : OLD RECTORY CLOSE

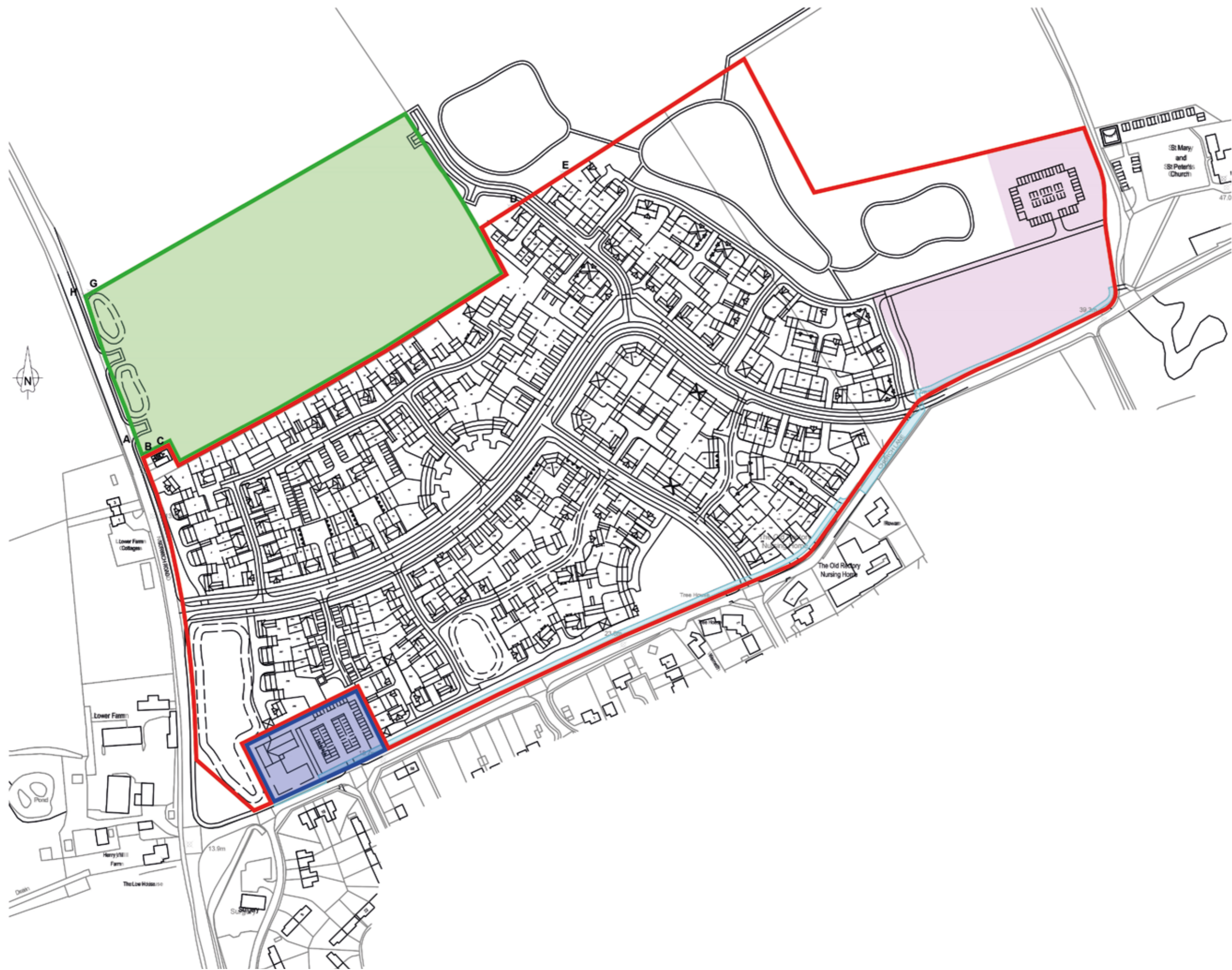
- 2.13 There are a few examples of infill developments throughout the village, with Old Rectory Close neighbouring the site. This is an inward facing development with a mix of two storey detached and one-and-a-half semi-detached dwellings, benefiting from large front gardens which provide a sense of openness.

CA5 : BUNGALOWS : PHILLIPS ROAD

- 2.14 Throughout Claydon there is a prominence of bungalows, these are generally set back from the road with large front and rear gardens. The low density and low building heights create a relaxed atmosphere.

CA7 : RECENT DEVELOPMENT : HEREFOR D DRIVE

- 2.15 This development has a distinct character; the dwellings are typically two storey with a mix of colourful render and brick. Along the green edge the larger dwellings benefit from views across neighbouring fields while those along the street create a close-knit street typology.



- KEY**
- Sale Boundary
 - Primary School Site
 - Community Use Site
 - Church Footpath
 - Church Extension Site

LAND USE CONTEXT PLAN

SITE CONTEXT

PLANNING HISTORY

- 2.16 Taylor Wimpey acquired the site which is part of the outline planning permission Ref. 1856/17 (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to the Church grounds, reserved site for Pre-School and Primary School and all other works and infrastructure. A resolution to grant outline planning permission was obtained on 27th January 2021.
- 2.17 This Design Code covers the area identified within the red line shown in the plan at opposite page, which aligns with the extent of the Reserved Matters Application for the site. Therefore, the area covered by this Design Code excludes the sites for the primary school at the north and the community hub at the south-west.



CONTEXT PARISH BOUNDARIES PLAN

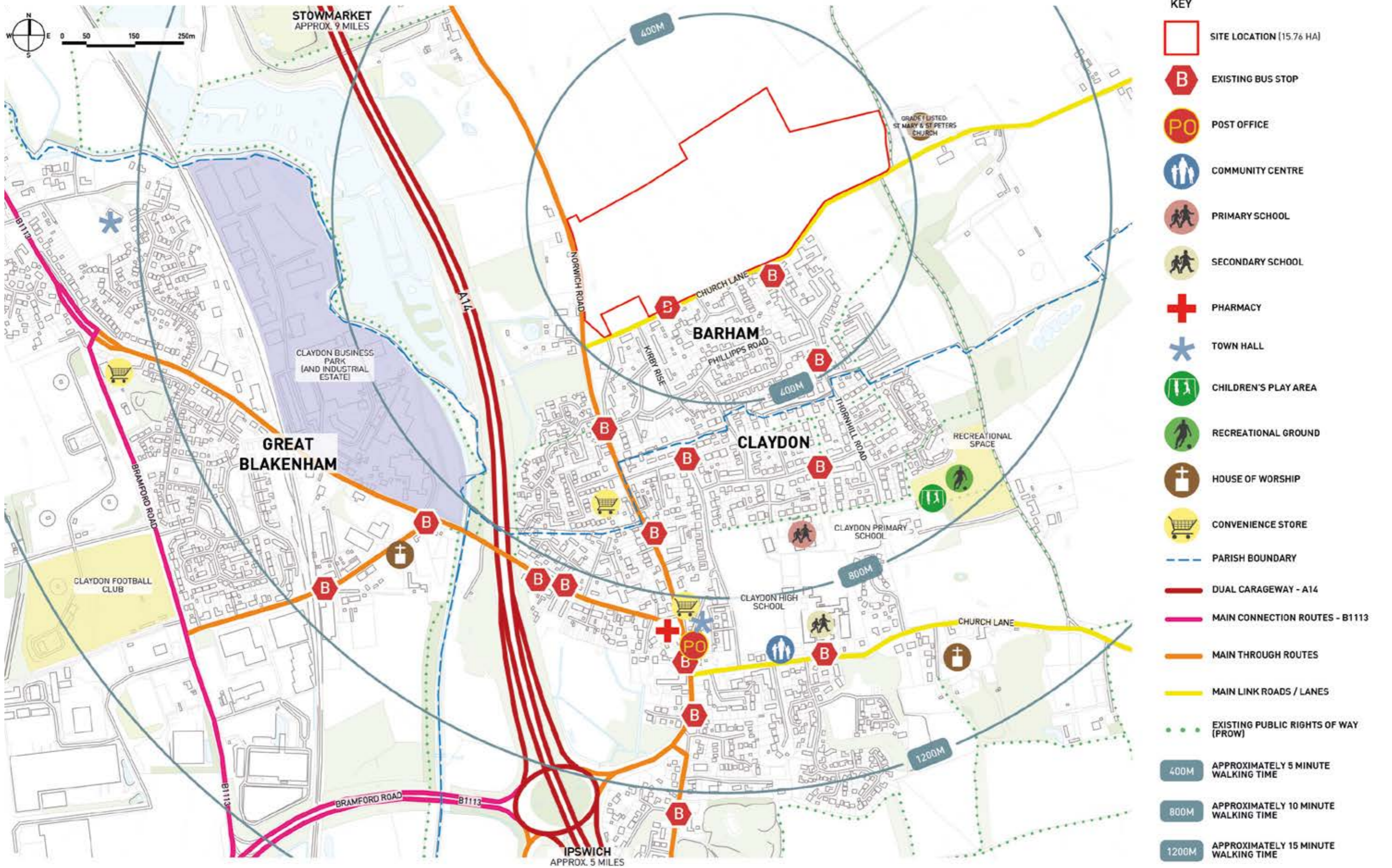


KEY
SITE LOCATION

SITE LOCATION PLAN

THE SITE

- 2.18 The site is within the boundary of Barham village and located to the south-west of the village which is formed of pockets of settlements. The 15.7 hectares site is in arable use.
- 2.19 To the south of the site is Church Lane, Barham, connecting to Norwich Road along the west boundary. These roads define a strong physical boundary to the site and provide access to residential and commercial properties to the south and west of the site. To the south of Church Lane there is a mix of residential properties, of which mainly the rear gardens front onto the lane. At the north and southern ends, the properties front the lane. There are a broad mix of housing types dating from the later C20 including bungalows, terraced, semi-detached and detached properties. The predominant height of residential buildings in the area are two storeys.
- 2.20 Along part of Church Lane there is a mature tree belt which runs along the rear gardens of the residential properties and are demarcated by close board timber fencing.
- 2.21 To the east of the site is the Grade I listed Church of St Mary and St Peter. The churchyard boundary is delineated with mature trees and hedgerows. High hedgerows run interspersed with trees along the field boundary of the site to Church Lane. To the south of the church is Barham Hall, a large, detached property set in substantial grounds, of which the garden wall and gateway are Grade II listed.
- 2.22 To the south-west corner of the site at the corner of Norwich Road and Church Lane is Barham and Claydon surgery. This is a single storey temporary structure set within a hard surfaced car park, bounded by mature hedgerow and trees. Norwich Road, bounds the site to the west. Opposite the junction with Church Lane and Norwich Road to the west is the Grade II listed Henry VIII Farmhouse. Adjacent to the farmhouse, to the west of Norwich Road, are single storey commercial units accessed off Norwich Road. Beyond to the north and west is agricultural land and the A14.
- 2.23 To the north of the site are arable fields with native hedgerows defining field boundaries. Some distance to the north is Shrubland Hall which is Grade II* listed. This is a historic complex containing a number of designated heritage assets set within the Grade I registered park and garden, which is located approximately 800m from the northern site boundary.



SERVICES & LOCAL FACILITIES PLAN

SERVICES AND FACILITIES

- 2.24 Claydon (with part Barham) is one of the largest villages in district and is designated as a Key Service Centre under Policy CS1 of the Mid Suffolk Core Strategy. It is approximately 4 miles to the north-west of Ipswich and 8 miles from Stowmarket.
- 2.25 The village of Claydon has a wide range of local services and facilities including shops, post office, pub, primary and secondary schools, Barham and Claydon surgery, community hall, as well as a range of small business units.
- 2.26 Claydon also benefits from good bus links to Ipswich and Stowmarket and other locations. The site has good vehicular access from the south by the A14, junction 51 and the A140, via Norwich Road from the north, and from junction 52 of the A14 from the south via Ipswich Road onto Norwich Road.
- 2.27 Situated in close proximity to Claydon's local facilities, coupled by good vehicular connectivity to services the village offers and to major vehicular routes in the area, and supported by a choice of alternative modes of movement such as walking, cycling and public transport, the site is within a sustainable location, making it suitable for a residential-led development.



INITIAL ASSESSMENT - LANDSCAPE OPPORTUNITIES AND CONSTRAINTS

SITE ASSESSMENT

“Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation...”

(Para. 43, NDG 2021)

2.28 Technical studies were carried out in support of the consented outline planning application, aimed at assessing the site and its potential for a residential development. The provided summaries of these reports demonstrate that the site is suitable for development and set out the required mitigation where relevant.

LANDSCAPE AND VISUAL IMPACT

2.29 The landscape of the site is a typical arable field with vegetated boundaries on all sides. The site is contained along most part of the southern boundary to Church Lane by mature hedgerow with intermittent trees. At the southern corner, the hedgerow is less dense, affording views of the fields from Church Lane. There is a small copse of trees at the junction with Church Lane and Norwich Road. Along the western boundary of the site to Norwich Road, there is an open grass verge and ditch.

2.30 The northern boundary to the site is to the adjacent open fields. An established mature hedgerow and trees form the eastern boundary to the adjacent to the Church grounds.

2.31 The site forms part of a rolling landscape with its high point at the north-east, sweeping down to the valley towards the River Gipping to the west.

2.32 The Landscape and Visual Appraisal (LVA, April 2017) submitted with the approved outline planning application provides further information on the landscape characteristics of the site. The appraisal was undertaken to understand, define and record the context, character, setting and sensitivity of the Site, in order to consider its capacity and that of the surrounding landscape and visual resource to accommodate the nature of change proposed.

2.33 The LVA has identified visual receptors that currently share intervisibility with the site and are of the greatest visual sensitivity to the type of development proposed. These comprise:-

- distant views from Shrubland Hall;
- views from the adjacent Church of St Mary and surrounding churchyard;
- residents of Barham Hall (between viewpoints 9 & 11) and other residents adjacent to the Site on Church Lane;
- users of public rights of way: to the south of the Site, on the northern edge of Claydon (viewpoint 8); running along the east boundary of the site and on to the north of the site.

2.34 The most significant views of the Site are from receptors directly adjacent to and in close proximity to its boundaries. There are distant views from Shrubland Hall but these could be mitigated through sensitive design of the layout, form and green infrastructure of the development.

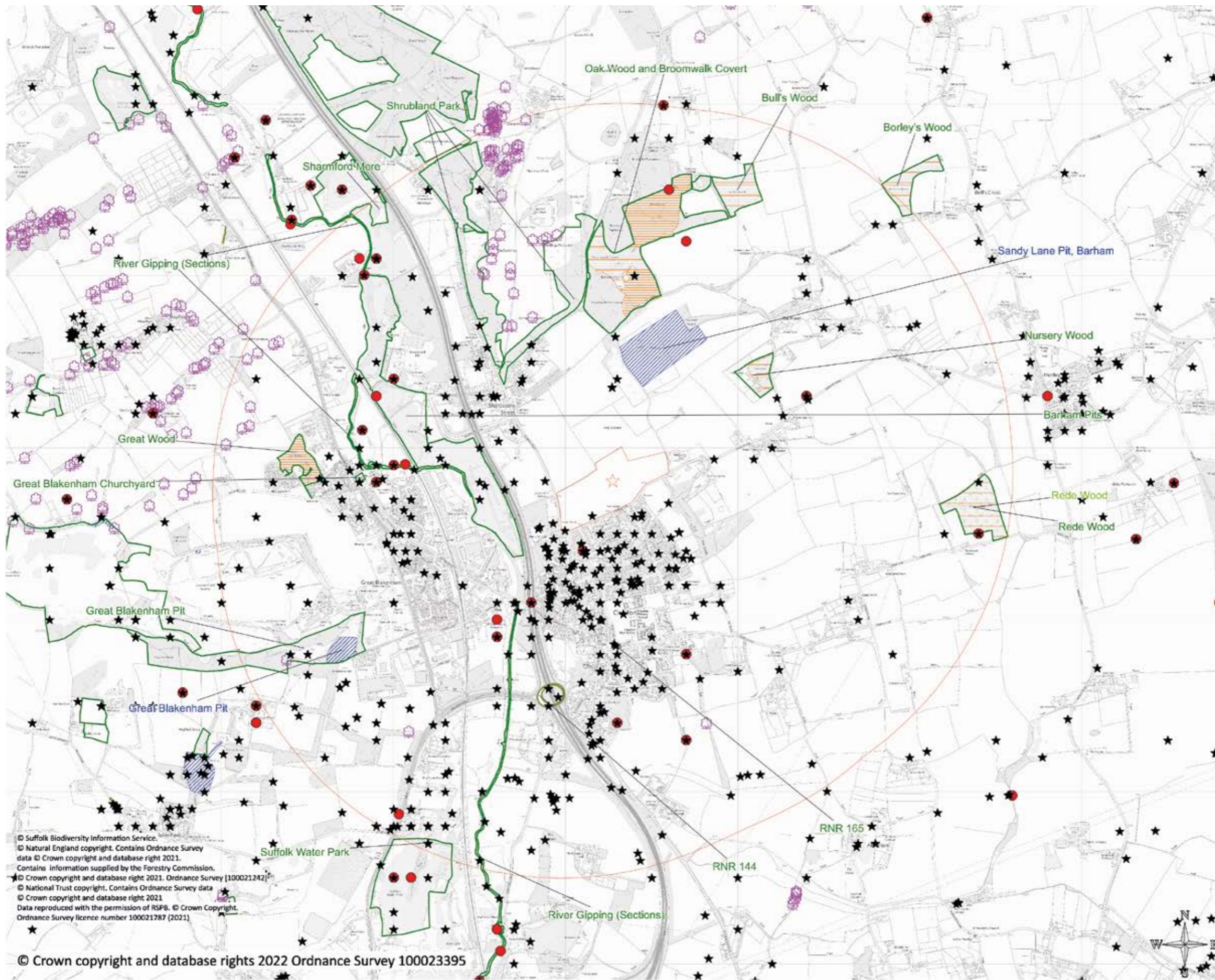
2.35 On the basis of the appraisal, the LVA has made the following design and layout recommendations:

- The scale of development should reflect that of the adjacent settlement edge of Claydon, comprising a mix of single and two storey residential properties.
- The layout should respect and maintain existing intervisibility with Shrubland Hall (with its surrounding Grade I listed Registered Park & Garden of Special Historic Interest) and the areas of the Site surrounding the Church of St Mary (Grade I), avoiding built form in the visually prominent highest north eastern corner of the Site.
- The layout should respect the existing landscape setting around the Church of St Mary. Constraining development to the existing line of the settlement on the east edge of Claydon would provide space to respect this setting, within which blocks of woodland planting can be introduced to define a public open space, as described further below.
- In achieving the above, the layout for development would be focussed on the lower areas of topography, to the middle and western areas of the Site. Lower density development should be sited toward the visually sensitive eastern parts of the site.

- Development along the boundaries should be orientated facing out, particularly along the south boundary to address Church Lane, forming a positive edge to the Site and interacting with the existing northern settlement edge of Barham.



SHRUBLAND HALL CONTEXT PLAN



- Data Enquiry**
- ☆ Search Point
 - Search Area
- Protected, Locally Scarce and Rare Species**
- ★ Record Locations (for grids of 6 fig. or greater)
- Schedule 9 Species**
- Record Locations (for grids of 6 fig. or greater)
- Ancient/Veteran/Notable Trees**
- ☆
- Roadside Nature Reserve**
-
- County Wildlife Sites**
-
- County GeoSites**
-
- SSSI**
- ▨
- LNR**
- ▨
- SPA**
- ▨
- SAC**
- ▨
- RAMSAR**
- ▨
- NNR**
- ▨
- SWT Reserve**
- ▨
- Ancient Woodland Inventory**
- ▨
- AONB**
- ▨ Suffolk Coast and Heaths or Dedham Vale
- National Park**
- ▨ The Broads
- Other Public or Conservation Ownership/Management**
- ▨ Forestry Commission, National Trust (public access), RSPB (public access)

ECOLOGY AND BIODIVERSITY

- 2.36 A Preliminary Ecological Appraisal (PEA) was carried out (April 2017) to support the approved outline planning application for the development.
- 2.37 The PEA was based on a desk study to obtain and review records of protected / notable species and habitats within a defined search area from the centre of the site. Additionally, a Phase 1 Habitat Survey was carried to obtain a baseline ecological information over the area. All habitat types present on site and dominant plant species were recorded on a map.
- 2.38 The PEA has identified three statutory designated sites within 2 km from the site:
- Sandy Lane Pit, Barham Site of Special Scientific Interest (SSSI);
 - Great Blakenham Pit SSSI; and
 - Rede Wood Local Nature Reserve (LNR).
- 2.39 Eight non-statutory designated sites were highlighted within 1 km from the site:
- River Gipping (Sections) County Wildlife Site (CWS);
 - Barham Pits CWS (including wetland habitat);
 - Shrubland Park CWS;
 - Oakwood / Broomwalk Cover CWS;
 - Nursery Wood CWS;
 - Mid Suffolk 166 CWS & Roadside Nature Reserve (RNR) 165;
 - Mid Suffolk 166 CWS & RNR 144; and
 - Mid Suffolk 188 CWS & RNR 106.
- 2.40 Two Habitats of Principal Importance were highlighted within 500 m from the site:
- Deciduous woodland; and
 - Woodpasture and parkland.
- 2.41 Suffolk Biodiversity Information Service (SBIS) holds records of plants, invertebrates, reptiles, great crested newt (GCN), birds, badger, bats, brown hare, hedgehog, and invasive species within the search radius.
- 2.42 Five habitats were identified during the Phase 1 Habitat Survey including improved grassland, arable, species-poor intact hedgerow, species-poor hedge with trees, and dry ditch.
- 2.43 Recommendations in the PEA include:
- NOTABLE HABITATS:**
- 2.44 Generic mitigation is recommended to avoid / minimise generation of excessive litter, dust, noise and vibration during the construction phases of the proposed development.
- PROTECTED SPECIES:**
- 2.45 In light of the findings it is considered further pond work for (great crested newt) GCN is required. Advisory notes have also been prepared below for reptiles, birds, badger, bats, hedgehog and brown hare in order to help achieve a neutral developmental impact for the respective species / species groups:
- Reptiles: Clearance of vegetation and any excavation works should be undertaken when the species are active and can readily disperse. This should also be timed around the nesting bird season unless an ecologist is present to check for the presence / absence of active nests. Habitat displacement / manipulation should be undertaken using a staged approach to allow reptiles to naturally move out of the area. Accordingly, this displacement / manipulation should consist of the gradual removal of suitable habitat, working west to east (dispersing any animals towards the adjacent allotment area);
 - Birds: Any vegetation removal, or actions that will impact upon vegetation, should be carried out outside of the peak nesting bird season. Works must also adhere to the schedule of reptile mitigation if clearing to ground. Any suitable habitats to be lost should be replaced within the site with native and locally appropriate species. Artificial lighting should be standardised within the development plans where it cannot be otherwise reasonably avoided. In instances where it is deemed necessary, it should be designed and positioned to minimise any adverse impacts on the retained surrounding vegetation. Such measures include the use of hoods and cowls and directional lighting away from adjacent areas of scrub / trees.
 - Badger: All site excavations and trenches must either be covered overnight or have a basic ramp fitted during the construction phase to enable any animals that fall within to easily find means of escape.
 - Bats: In terms of bat activity and disturbance, works should be undertaken during daylight hours and artificial lighting should be avoided wherever possible. Where this is not possible (i.e. during certain construction activities), light spillage onto any linear features should be avoided by the use of directional lighting (i.e. the use of hoods and / or cowls).
 - Hedgehog: Site clearance to be undertaken with due consideration for the likely presence of this species, especially around hedgerows. Hedgehog friendly fences / walls / gates also to be installed.
 - Brown hare: A dense woody buffer using native species such as hawthorn and blackthorn is recommended along the northern boundary.



FLOOD MAP FOR THE SITE AREA - EXTRACT FROM ENVIRONMENT AGENCY FLOOD MAPS FOR PLANNING

HYDROLOGY AND DRAINAGE

2.46 A specialist consultant has reviewed the hydrology and drainage issues pertinent to the development, and mitigation measures if necessary. A Flood Risk Assessment was carried out in May 2017 in support of the consented outline planning application. The Assessment concluded that:

- Fluvial Flooding – The proposed site is shown to lie in the low probability flood zone (Flood Zone 1) according to the Environment Agency flood maps.
- Other sources of flooding – Other flood risks to the site have been assessed as low and the site is therefore considered to be at a low risk of flooding from all sources. This includes risk of flooding from surface water (both off-site and on-site), infrastructure flooding, water bodies and groundwater.
- Surface water drainage strategy – Surface water drainage will be dealt with by a mix of infiltration where ground conditions are suitable and by an off-site discharge to the Anglian Water sewer where infiltration is not feasible. Connection will be to manhole O521 at a rate of 34.7 l/s.
- Foul water drainage strategy – The foul water drainage strategy shows a connection to the AW sewer at AW manhole 9300 located in Norwich Road to the south of the site. It is proposed to discharge foul water from the site via a new pumping station at a rate of 5 l/s. The AW pre-development report identified that the proposals would be likely to have a detrimental effect on the public sewerage network. A Developer Impact Assessment (DIA) was therefore produced to identify mitigation measures which confirmed that appropriate mitigation measures could be provided off-site at Norwich Road and at Claydon-Ipswich pumping station.

ACCESS

- 2.47 A Transport Assessment was prepared in April 2017, in support of the consented outline planning application.
- 2.48 The Transport Assessment provides an overview of the planning policies which are relevant to the outline application, and demonstrates that the proposals are in accordance with the National Planning Policy Framework as well as with local guidance and policies. The Assessment concluded the following:
 - An audit has been carried out of existing levels of accessibility at the site by all modes of transport and concludes that there is a good level of connection to a range of services and facilities within an easy walking or cycling distance from the site.
 - The proposed access works and internal layout have been designed with reference to relevant design guidance and are considered to represent a safe and suitable provision for the movements of people by sustainable travel modes.
 - A forecast of vehicular traffic which may be generated by the development proposal has been carried out using a trip generation database. The residential element of the results have been compared with a survey of a local residential street to ensure the forecasts are representative.
 - An assessment of the likely impact of the vehicular traffic associated with the development has been carried out. Traffic models have been created for key local junctions using recent traffic survey data for each. The application of future year scenarios, both with and without development traffic, has demonstrated that the proposals will not have a detrimental impact on the operation of the local highway network.
 - In summary, the development proposals are in accordance with the National Planning Policy Framework as the residual impacts of development are not severe.

- 2.49 Additionally, the proposals (as set out in the outline stage) align with the principles underpinned within Babergh and Mid Suffolk District Council’s Local Cycling and Walking Infrastructure Plan, according to which Norwich Road forms an integral part of the the walking and cycling network in the area.
- 2.50 As part of the Infrastructure Plan, Babergh and Mid Suffolk are set to agree a cycling and walking plan as a wishlist of 200 improvement schemes, one of which include the delivery of better segregation from traffic on B1113, between Bramford (to the south) and Claydon. The pedestrian and cycle connection point into the site off Norwich Road contributes to facilitating this strategy.



LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN –
EXTRACT FROM BABERGH AND MID SUFFOLK DISTRICT COUNCIL’S LOCAL
CYCLING AND WALKING INFRASTRUCTURE PLAN (LCWIP)



UTILITIES

2.51 A Utility Report was prepared in May 2017, in support of the consented outline application, to establish required level of utilities mitigation to be associated with the proposed development. The report's findings are as follows:

- Points of Connection are available for all services.
- The water reinforcement will be the largest element of the provision of services to the proposed site.
- The gas reinforcement costs will be covered by National Grid.
- Depending on the location of the various elements within the development there may be some diversionary action required.
- BT Fibre is available to the site.
- The loading allowances included for the three form entry Primary School allows future expansion of the development and therefore provides robust analysis of the sites utility demands.



CHURCH OF ST MARY AND ST PETER

HERITAGE ASSESSMENT SUMMARY

- 2.52 A Heritage Statement was prepared in May 2017, in support of the previously approved outline application (LPA ref. 1856/17)
- 2.53 The Heritage Statement states that the earliest record of activity within the vicinity of the site is Roman remains as the site is Combretovium – a Roman fort at a crossing point to the north on the River Gipping. There is evidence of a late C6-C9 Saxon settlement to the north of the site near the location of the mineral's extraction site.
- 2.54 Claydon was described in 1865 as being a large village featuring a railway station and a population of 501. The area of the parish was 950 acres.
- 2.55 In 1888, the south of Church Lane was another series of fields with the rectory placed within its own enclosure approximately equidistant along Church Lane between Norwich Road and Barham Hall.
- 2.56 By 1957, Claydon had expanded northwards with development along Norwich Road, however it was not until the 1960s that Claydon really grew substantially to its present size.
- 2.57 The rectory survived as part of this development but was demolished by the time of the 1978 1989 1:10,000 OS survey to make way for Old Rectory Close.

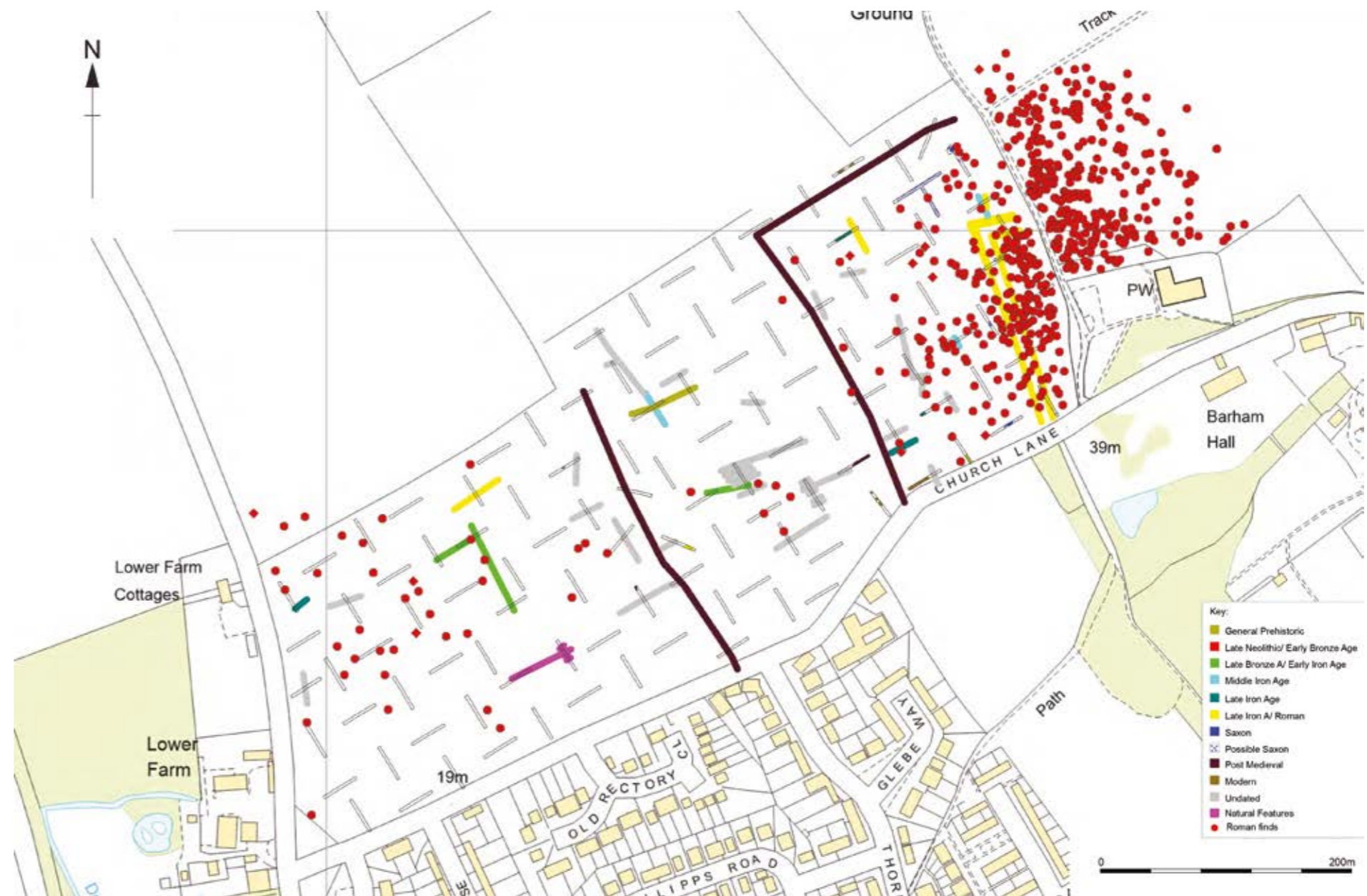
- 2.58 As set out in the Heritage Statement, nearby heritage assets with potential to be affected by the proposed development have been identified and assessed. The heritage assets potentially affected are the Grade I listed Church of St Mary and St Peter, Grade II listed Henry VIII Farmhouse, Grade II listed Barham Hall garden wall and gateway, and Shrubland Hall (Grade II* listed hall set within a Grade I registered park and garden).
- 2.59 The Statement considers the impact of the development on their heritage significance with reference to the indicative layout provided with the outline planning application. Subject to detailed design and mitigation features that can be secured at the reserved matters stage, the Heritage Assessment concluded that there is potential to accommodate the scale of development proposed with only modest adverse impact on the significance of the Church of St Mary and St Peter, and minor impact on the significance of Shrubland Hall. The scale of harm would fall within the less than substantial harm bracket with reference to the NPPF tests. The Statement concludes that, subject to detailed design, there would be no material adverse impact on the significance of Barham Hall garden wall and gateway, or Henry VIII Farmhouse.



BARHAM HALL GARDEN WALL AND GATEWAY

ARCHAEOLOGY ASSETS

- 2.60 An Archaeological Evaluation Report was carried out in January 2017 in support of the consented outline planning application.
- 2.61 One hundred and sixteen archaeological evaluation trenches were excavated on land off Norwich Road, Barham and Claydon, in order to inform any archaeological mitigation strategies associated with an application for outline planning permission.
- 2.62 The evaluation was carried out in conjunction with a geophysical survey of the site and a detailed analytical report of metal detected finds from the site was also commissioned.
- 2.63 Archaeological deposits were identified in fifty-five of the trenches with the remaining sixty-one being empty. Pottery recovered from these deposits shows activity on the site from the Neolithic through the Bronze Age and Iron Age. Settlement continued through the transition to Roman rule and on into the Anglo-Saxon period. A number of both dated and undated ditches were recorded, mainly representing a succession of field systems but also a probable Late Iron Age to Roman double ditched enclosure.
- 2.64 Analysis of the metal detected finds suggests high status Anglo-Saxon activity to the east of the site with direct evidence of settlement shown by the excavation of a sunken featured building, containing an inhumation which has been radiocarbon dated to the late sixth to early seventh centuries, and the identification of a buried dark earth deposit. Evidence of further possible structures was identified in the form of a number of postholes, again possibly relating to the Anglo-Saxon period.
- 2.65 The conclusions of the report are that there has been multi-period occupation of the site with evidence dating from the late Neolithic through to the late Anglo-Saxon periods. The surviving archaeological deposits present are of regional significance. Further archaeological mitigation may therefore be required in archaeologically sensitive areas.
- 2.66 The assessment concludes that the areas of highest sensitivity from an archaeological perspective are at the eastern end of the site in proximity to the church. Accordingly, this has been accommodated into the indicative layout with these areas kept free of residential development, retained as open space and land to be given to the church. This approach has been agreed in pre-application discussions with Suffolk County Council Archaeological Service.



DISTRIBUTION OF ROMAN METAL DETECTOR FINDS



- KEY**
- SITE LOCATION (15.76 HA)
- OPPORTUNITIES:**
- POTENTIAL AREA FOR RESIDENTIAL DEVELOPMENT
 - POTENTIAL AREA OF GREEN INFRASTRUCTURE (5.4HA) (WILL INCLUDE SUSTAINABLE DRAINAGE FEATURES & CHILDREN'S PLAY AREAS)
 - ➔ POTENTIAL PRIMARY ACCESS POINT
 - ↔ POTENTIAL SECONDARY ACCESS POINT
 - ↔ POTENTIAL FUTURE LINK TO PRIMARY SCHOOL SITE
 - ↔ POTENTIAL PRIVATE DRIVE ACCESS POINT
 - ➔ POTENTIAL PEDESTRIAN/CYCLE ACCESS POINTS
 - EXISTING PUBLIC RIGHTS OF WAY (PROW)
 - ⋯ OPPORTUNITY FOR PEDESTRIAN AND CYCLE ROUTES (INCLUDING SAFE ROUTES TO SCHOOL)
 - ↔ OPPORTUNITY FOR GREEN CONNECTING CORRIDOR
 - ✱ POTENTIAL LOCATIONS OF SUSTAINABLE DRAINAGE (SUDS) FEATURES (SWALES)
 - ✱ POTENTIAL LOCATIONS OF ATTENUATION BASINS
 - ➔ OPPORTUNITY FOR DWELLINGS TO FRONT ONTO EXISTING ROADS
 - ➔ OPPORTUNITY FOR DWELLINGS TO OVERLOOK AREAS OF PUBLIC OPEN SPACE
 - ✱ OPPORTUNITY FOR CHILDREN'S PLAY AREAS
 - ➔ OPPORTUNITY FOR STRENGTHENED PLANTING ALONG BORDER WITH THE PRIMARY SCHOOL SITE
 - ➔ OPPORTUNITY FOR STRENGTHENED BOUNDARY PLANTING
 - ➔ SENSITIVE EDGE - OPPORTUNITY FOR STRENGTHENED PLANTING ALONG BORDER WITH THE CHURCH
- CONSTRAINTS:**
- EXISTING GRADE I LISTED CHURCH OF ST MARY & PETER'S
 - ✱ NEW DWELLINGS SHOULD RESPECT THE PRIVACY AND AMENITY OF THE CHURCH
 - ✱ EXISTING TREES & VEGETATION (SUBJECT TO TREE SURVEY)
 - SITE TOPOGRAPHY CONTOURS DEVELOPABLE AREA OF THE SITE SLOPES AT APPROXIMATELY 20 M
- SITE FEATURES PLAN**

OVERVIEW OF SITE CONTEXT

2.67 The results of the various site studies were used to inform and structure the development proposals at the outline planning application stage. These are illustrated, where appropriate, on the site features plan presented opposite:

- Opportunity for the provision of a sustainable development, which can accommodate up to 300 dwellings, supported by public open space, landscaping, a new attenuation area and children's play areas;
- Proximity to the Church of St Mary and St Peter, situated to the east of the site, requires mitigation to protect the setting of this Grade I listed building, such as a landscape open space acting as a buffer;
- Proposed dwellings at the interface with this buffer will need to respect the church's setting, in scale, height and density;
- Primary access points to the site should be obtained off Norwich Road to the west and Church Lane to the south-east;
- Potential for a bus route through the site, along a primary route, supporting the existing network of public transport;
- Landscape buffer will be required along the site's southern edge, to protect the private amenity of existing plots situated in this location;
- Opportunities for additional landscape buffer along the site's western edge, incorporating Sustainable Drainage Systems, as this is the lower part of the site;
- Opportunity for dwellings fronting Norwich Road, contributing to the street scene;
- Opportunities to incorporate pockets of green amenity public open spaces, as well as 'village green' type of spaces, featuring formal children's play area, to contribute to the attractiveness and sustainability of the scheme;
- Retention and integration of vegetation in order to enhance the setting of the development, which shall assist in creating a 'sense of place';
- Opportunities for creating recreational activities within the proposed green open space, encouraging new and existing residents to use the space near their home; and
- Retention of existing hedgerows along the site's boundaries to protect and enhance existing habitats and contribute to biodiversity

03 MOVEMENT

“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.”

Para. 75, NDG 2021)

- 3.1 An audit of existing levels of accessibility at the site by all modes of transport was carried out as part of the Transport Assessment, submitted as part of the consented outline planning application. The audit has concluded that there is a good level of connection to a range of services and facilities within an easy walking or cycling distance from the site.
- 3.2 The Transport Assessment has set out the access strategy for the proposals, while placing an emphasis of alternative modes of transport, such as cycling, walking and using public transport, as attractive and reasonable means of movement within and out of the site, which contribute to the development’s sustainability. This principle is to be carried out forward and maintained as integral part of future Reserved Matters Applications to the site.
- 3.3 Proposals for Land off Norwich Road, Barham will be required to follow the **Movement** principles set out within the National Design Guide (NDG), forming part of the ten characteristics for well-designed places. Three overarching targets are outlined in the NDG to promote a sustainable movement strategy and ensure the place is accessible and easy to move around:
 - A connected network for all modes of transport;
 - Active travel; and
 - Well-considered parking, servicing and utilities infrastructure for all modes and users.

- 3.4 Design parameters for the development at Land off Norwich Road are coded for each of these overarching Movement goals, as set out below.

A CONNECTED NETWORK

- 3.5 A connected network and hierarchy of routes for all modes of transport, according to the NDG, form the circulatory system of any settlement and its design will determine how easy and safe it is to get around for all and how it links destinations to public transport. In alignment with the Ministry of Housing, Communities & Local Government’s “Guidance Notes for Design Codes” (2021), design parameters are coded for the following Movement components:
 - The street Network;
 - Public Transport; and
 - Street Hierarchy.

THE STREET NETWORK

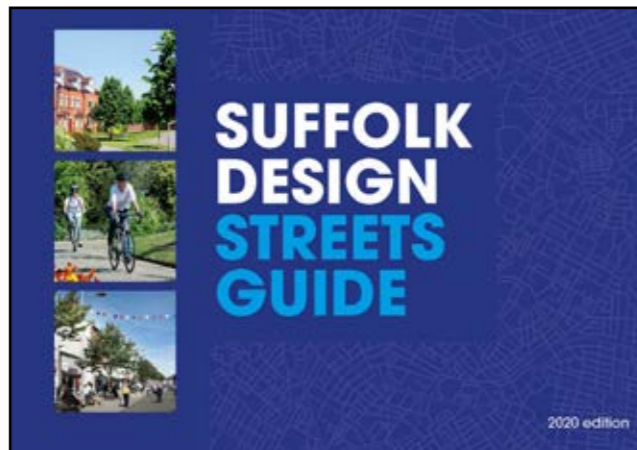
- 3.6 The “Guidance Notes for Design Codes” highlights the main characteristics of a connected street network:

“A connected street network is one that provides a variety and choice of streets for moving around a place. It is direct, allowing people to make efficient journeys. Direct routes make walking and cycling more attractive and increase activity, making the streets feel safer and more attractive. Connected street networks form the basis of most of our beautiful and well-used places. They are robust, flexible and have been shown to stand the test of time.”

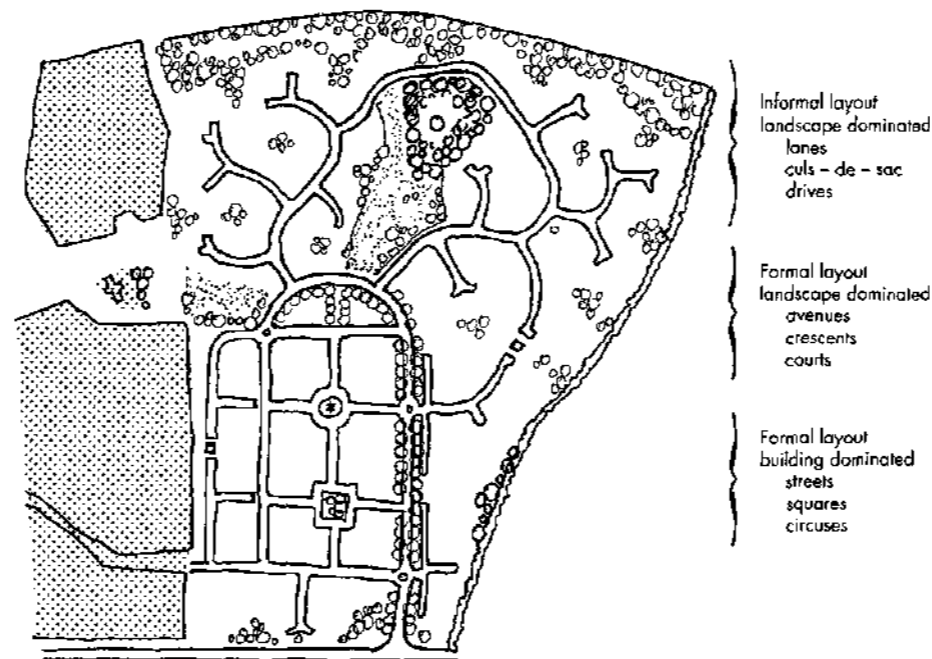
(Guidance Notes for Design Codes, p. 8)
- 3.7 A well-connected street network will be required to ensure that each street has more than one connection to another street, while cul-de-sacs are reserved for tertiary level street types. Additionally, connected streets will allow permeability for different users, offering a safe and secure movement corridor with high level street activity and passive surveillance.

3.8 The emerging “Suffolk Design – Street Guide” identifies the following design principles which underly a well-designed street network:

- Regarding the function of the street as public thoroughfare in a built environment, which has a public realm function and can cater for a variety of different users. Five principal functions are considered:
 - » Place
 - » Movement
 - » Access
 - » Parking
 - » Utilities
- Streets should be designed for users (pedestrians, cyclists, public transport users, equestrian and recreational users, as well as vehicles;
- Street should incorporate Sustainable Drainage Systems;
- Streets should facilitate crime prevention through environmental design;
- Incorporating a wide range of physical components within the street design, such as varied surfaces and kerbs, street furniture and trees and planting; and
- Incorporating utilities and lighting.



3.9 The adopted “Suffolk Design Guide for Residential Areas” SPG (revised in 2000) – Shape of Development section outlines the pattern of street networks in new developments. According to this guidance document, consideration should be given to creating road patterns more in keeping with traditional forms of settlements found in Suffolk. At the same time, it suggests that the hierarchical approach for the design of street network in a “tree-like” structure where road patterns are fanning out in a loose form, ending in cul-de-sacs may be suitable for small scale developments. Instead, in larger scale developments, there is a need to introduce road patterns which are joined in a network, lending the development shape and variety.

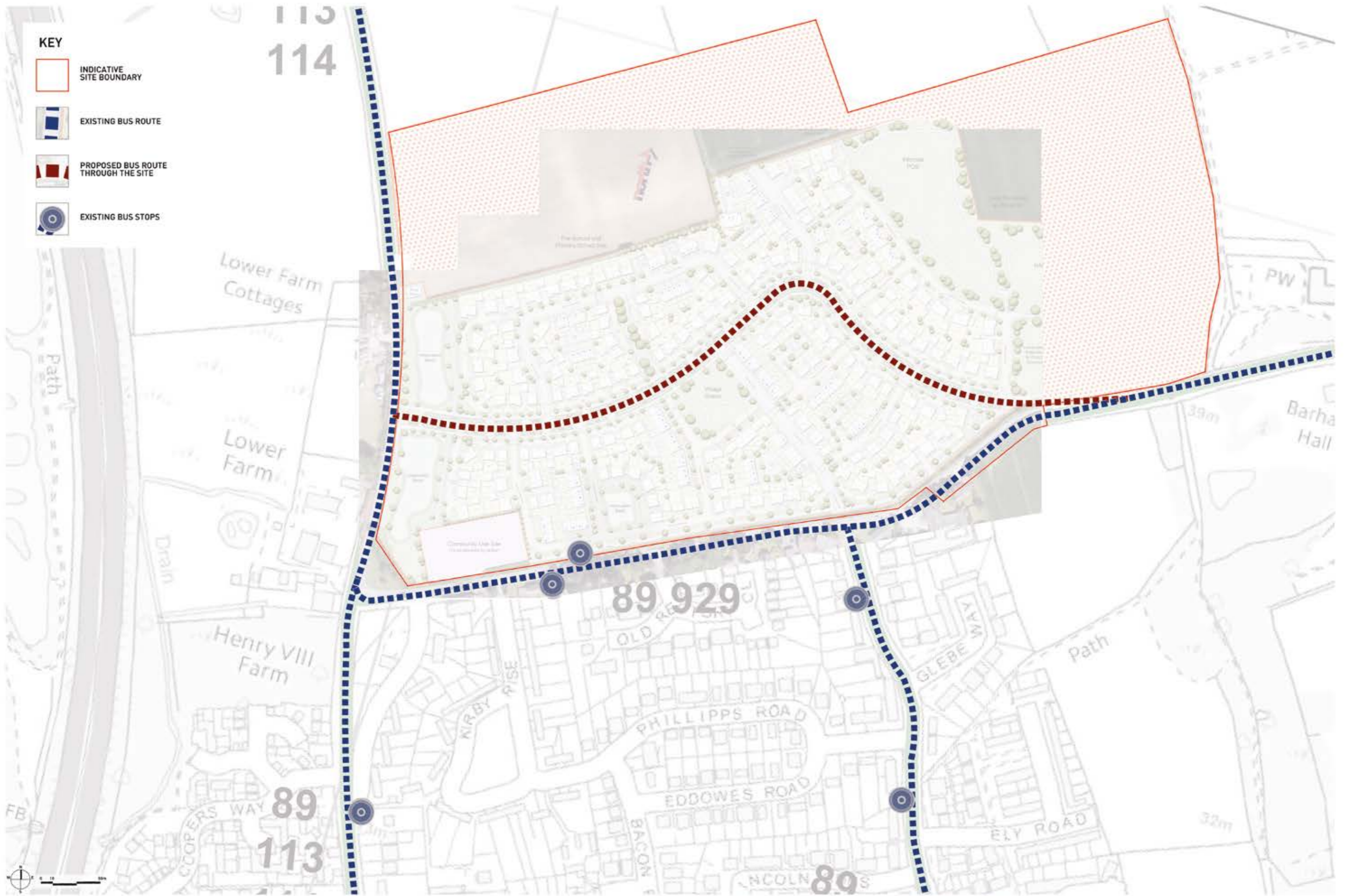


STREET PATTERNS AND THEMES – EXTRACT FROM SUFFOLK DESIGN GUIDE FOR RESIDENTIAL AREAS SPG / SHAPE OF DEVELOPMENT

3.10 In the context of the development at Land off Norwich Road, Barham, a connected street network will need to incorporate these principles, and comprise a street pattern which essentially limits the cul-de-sac arrangement, reserving it for tertiary level of streets.

3.11 At the same time, the network will need to incorporate vehicular connections and design criteria as identified in the Transport Assessment, submitted as part of the consented outline planning application, as follows:

- To achieve vehicular access to the residential development, a new priority junction is proposed from the eastern side of Norwich Road. The junction has been designed to accommodate bus movements from the site to Norwich Road.
- Visibility splays should be provided in accordance with the 85th percentile traffic speed recorded as part of the traffic survey.
- From the Norwich Road access junction, a spine road is proposed through the site in an east-west orientation. To the east, the spine road will link with Barham Church Lane where a realignment of the exiting carriageway will effectively divert Barham Church Lane traffic along the spine road.
- At this point, Barham Church Lane will be severed and closed to motorised traffic. The existing carriageway will remain, providing a link for pedestrians and cyclists.
- The spine road is proposed at a 6 metre width as discussed with Suffolk County Council. Access junctions from the spine road to development areas will be proposed as part of later reserved matters applications.
- A priority junction along the spine road will facilitate movements between the spine road towards Thornhill Road and Barham Church Lane. At Thornhill Road, the existing junction will incorporate a further arm to the north into the site. Some flexibility in the design approach to this junction is available where priorities may be altered.
- Vehicular access to the proposed doctor’s surgery will be achieved via a priority junction, located opposite the priority junction of Barham Church Lane and Kirby Rise.
- Access to the proposed primary school land may be provided via two priority junctions, one for access and one for egress, from the eastern side of Norwich Road. Alternatively, an access through the development from the proposed spine road may be provided.

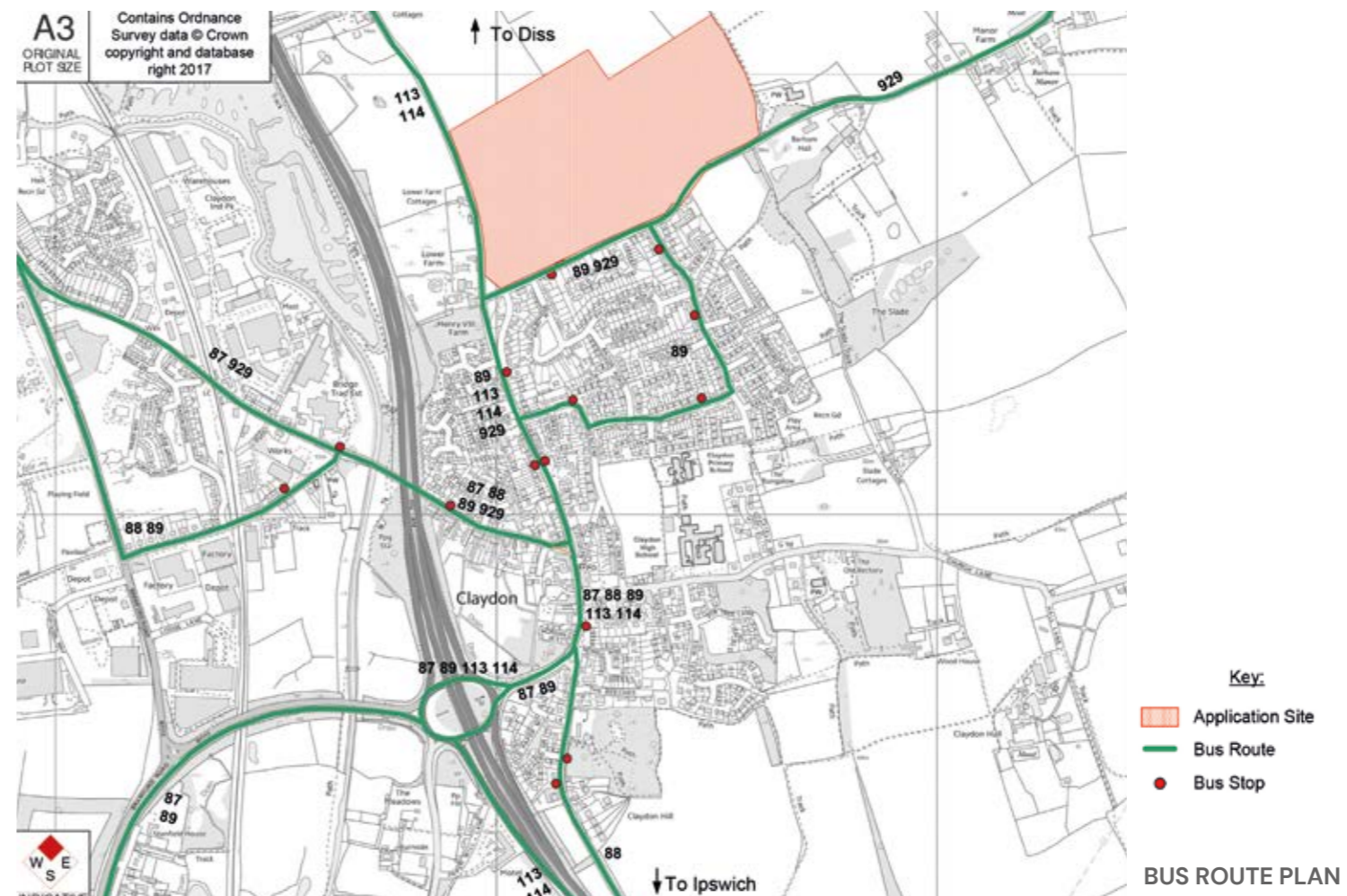


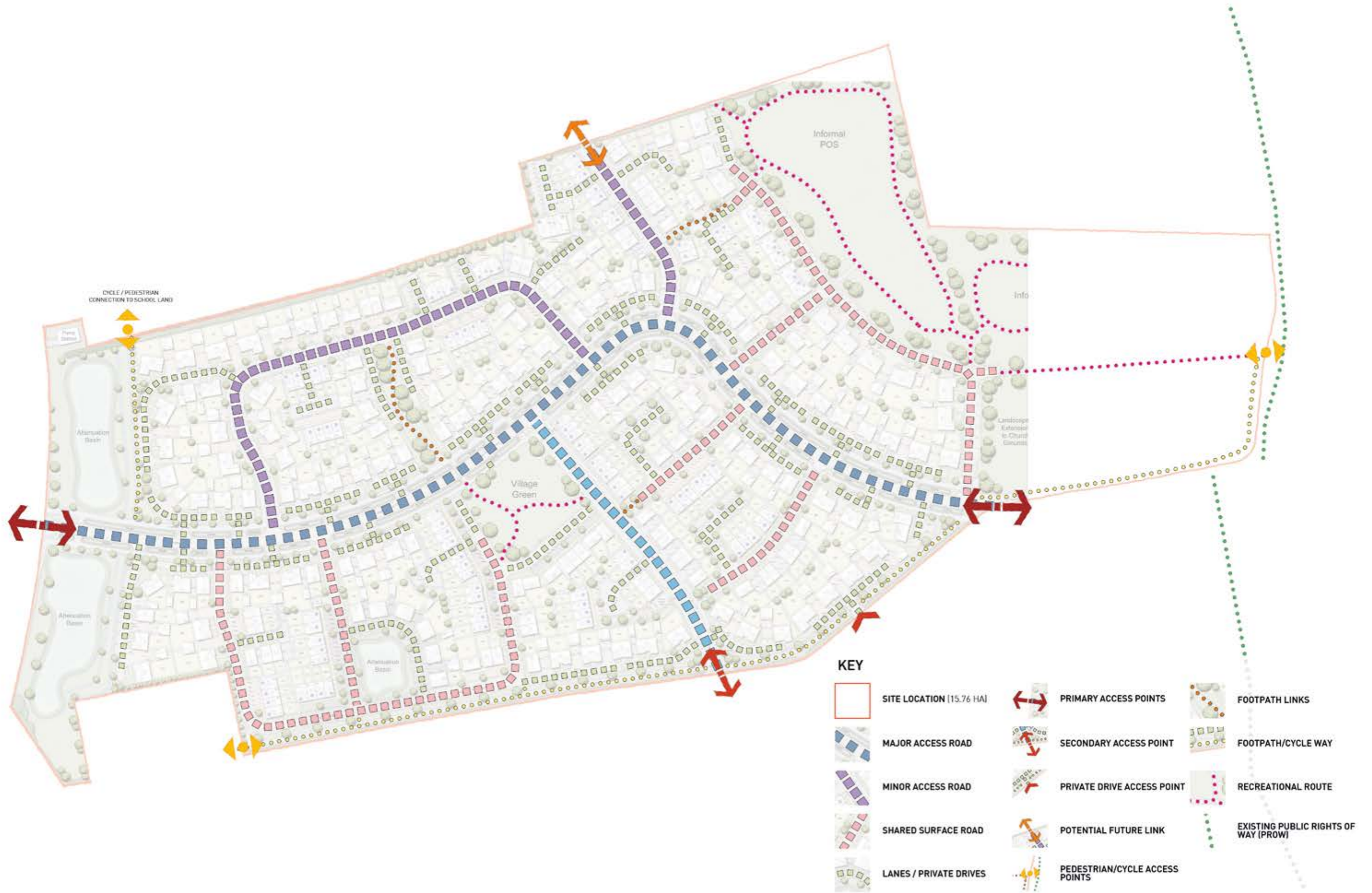
PUBLIC TRANSPORT

- 3.12 The “Guidance Notes for Design Codes” suggests that a connected network will require access to public transport, as a key to providing people with choice for everyday journeys beyond the immediate neighbourhood, as well as reduces the reliance on the private car.
- 3.13 Encouraging the use of public transport by new residents will potentially reduce the reliance on car journeys within the site’s area and contribute to a sustainable environment, which supports modes of transport other than car journeys. Future Reserved Matters Application for the development on the site will be required to demonstrate the means by which existing public transport services are incorporated into the proposals.
- 3.14 In the context of proposals for the development of Land at Norwich Road, Barham, a number of bus services operate in close proximity to the site. These include:
 - Bus route 87: Stowmarket – Needham Market – Ipswich (Sunday only, 4 services per day);
 - Bus route 88/88A: Stowmarket – Needham Market – Claydon – Bramford – Ipswich (Regular 1 hourly service during the week and Saturdays);
 - Bus route 89: Stowmarket – Needham – Claydon – Ipswich (Regular 1 hourly service during the week and Saturdays);
 - Bus route 113: Ipswich – Claydon – Mendlesham – Eye – Diss (Regular service every 1-2 hours during the week and Saturdays); and
 - Bus route 114: Ipswich – Claydon – Debenham – Eye – Diss (Regular service every 1-2 hours during the week and Saturdays).
- 3.15 The nearest bus stop to the application site is located on the southern side of Barham Church Lane, to the southern site boundary.
- 3.16 The stop is serviced by the numbers 89 and 929, operating between Stowmarket and Ipswich. The 929 is a school service that provides journeys to Otley College.

- 3.17 Old Norwich Road is located to the south of Claydon and facilitates access to the northern outskirts of Ipswich. This route provides access to residential dwellings at its northern and southern extents, however, a section of the road is a designated bus way, improving journey times for commuters into Ipswich. This busway is for local buses and forms part of the route of the bus service 88.
- 3.18 The network of bus routes provides good connections to the train stations of Ipswich (to the south-east) and Needham Market (to the north-west), both of which are situated approximately 5km from the site and offer connectivity to employment, retail and leisure opportunities further away. Both train stations provide links to nation-wide destinations, including London, Birmingham, Manchester, Peterborough, Nottingham, Oxford and Plymouth.

- 3.19 The Transport Assessment, forming part of the consented outline planning application, sets out the access strategy for the proposed scheme, whereby the proposed new priority junction at the site’s vehicular access from the eastern side of Norwich Road. The junction has been designed to accommodate bus movements from the site to Norwich Road.
- 3.20 It is anticipated that the detailed planning application for the site will incorporate a bus route along the proposed spine road, connecting the site’s access off Norwich Road at the western boundary with Church Lane and the proposed access at the site’s south-eastern corner. Such link will facilitate a desirable connection between the new development and existing destinations within Claydon village centre to the west and Barham to the east, while relying on using alternative mode of transport as a sustainable approach to access and movement.





STREET HIERARCHY PLAN

STREET HIERARCHY

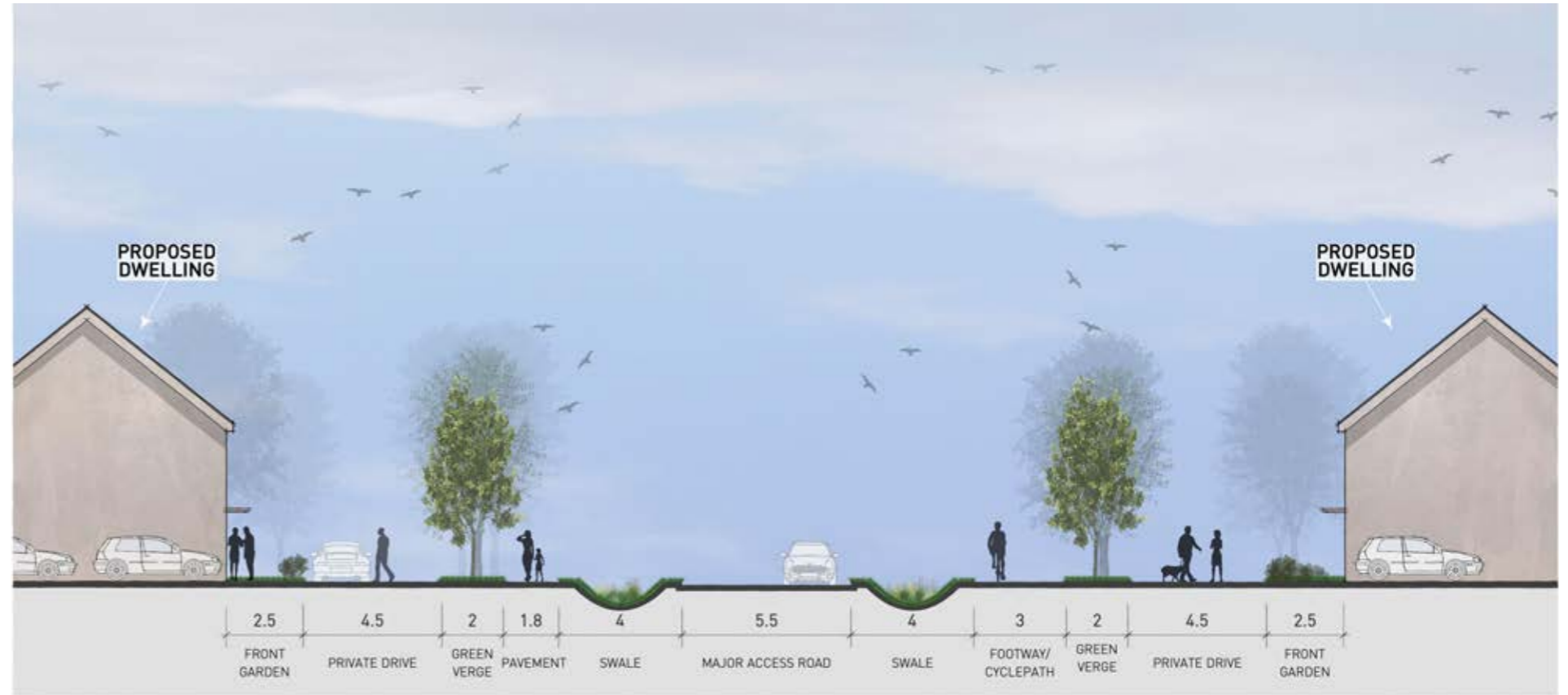
- 3.21 A connected network ought to incorporate a clear hierarchy of streets, to reflect the different role they play in a place, depending on the movement upon them, the built-form and uses around them and the design of the street space itself.
- 3.22 A clear hierarchy of streets is required to create an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.
- 3.23 The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy.
- 3.24 Suffolk County Council's "Suffolk Design Guide for Residential Areas" suggests that the scale and density of each part of a new development should reflect the type of road to which it relates, for example:
- Higher order residential roads should have dwellings set well back from the carriageway, and possibly at a lower density. [...] Lower order roads will provide the opportunity to create a more closely integrated arrangement of buildings and spaces.*
- (Suffolk Design Guide for Residential Areas SPG / Shape of Development, p. 34)*
- 3.25 According to this guidance document, the hierarchical road layout will help to ensure the progressive reduction in vehicle speeds in large development areas, assisting in accommodating pedestrians and cyclists, as well as contributing to site legibility and way-finding.
- 3.26 The Suffolk Design Guide then continues to outline the different types of road and their access requirements, as part of the hierarchical approach to the design of a connected network.
- 3.27 Residential access roads, according to the design guide, include:
- Major Access Roads:
 - Major Access Roads are residential roads with footways that would not normally serve more than 300 dwellings and may give shared direct access to dwellings;
 - Minor Access Roads:
 - Minor Access Roads are residential roads with footways that provide direct access to dwellings and parking spaces, but would not normally serve more than 100 dwellings; and
 - Shared Surface Roads
 - Shared Surface Roads are residential roads without footway that would normally serve more than 50 dwellings if looped, or 25 dwellings in the form of cul-de-sac.
 - Shared driveways are unadopted paved areas that may serve up to five dwellings.

3.28 The design of the street network within the proposals for Land at Norwich Road, Barham, should meet the access requirements set out within the Suffolk Design Guide, as well as follow the principles outlined below:

MAJOR ACCESS ROAD

3.29 The spine road through the heart of the development, connecting Norwich Road to the west with Church Lane to the south east, is a key design feature within the site. The Avenue will be informed by the following design principles:

- No direct vehicular access from the major access road into individual properties;
- 5.5 – 6m wide central carriageway;
- 4m wide swale reservation either side ;
- 1.8m wide footway to the south of the swale;
- 3m wide footway/cycleway to the north of the swale;
- 2m wide green verges either side;
- 4.5m private drives either side;
- 2m building setback from private drives;
- Predominantly 2 storey-built form;
- Use of detached townhouses;
- Garages to the side of the units.



A - AA



DEVELOPMENT FRAMEWORK KEY PLAN



SECTION KEY PLAN

MAJOR ACCESS ROAD – ILLUSTRATIVE SECTION

MINOR ACCESS ROAD

3.30 The Minor Access Road will vary depending on the nature and typology of the roads/areas to be served as below:

3.31 **Minor Access Road A** – This typology links the proposed access point off Church Lane along the southern boundary of the site with The Major Access Road, and will be informed by the following design principles:

- 6m wide carriageway;
- 1.8m wide footway along the eastern side of the Minor Access Road;
- 3m wide footway/cycleway along the western side of the Minor Access Road;

3.32 **Minor Access Road B** – This typology links The Major Access Road with the Potential Site for Primary School to the north of the site, and will be informed by the following design principles:

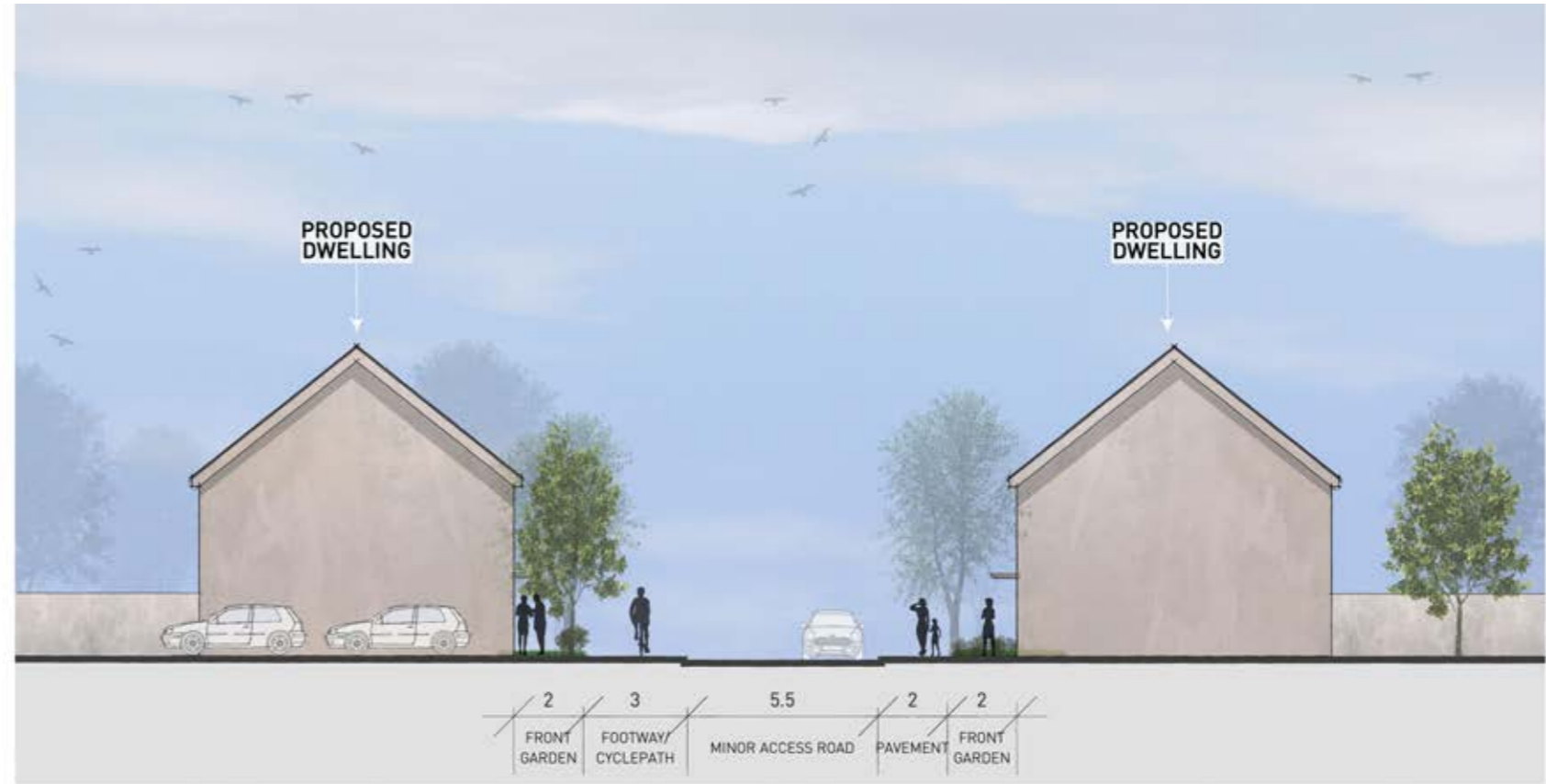
- 5.5m wide carriageway;
- 2m wide footway along the eastern side of the Minor Access Road;
- 3m wide footway/cycleway along the western side of the Minor Access Road;

3.33 **Minor Access Road C** – This typology roads will feed the other parcels of residential development and be informed by the following design principles:

- 4.8m wide carriageway;
- 1.8m wide footways either side of the Minor Access Road;

3.34 The three different categories of the minor access road will be formed by the following general design principles:

- Typically, a 2-3m building setback, but variable depending on location;
- Predominantly 2 storey-built form;
- Typically, detached smaller dwelling types, but with the opportunity for semi-detached and terraces; and
- Parking typically provided to the side of the dwelling, in a tandem arrangement, or occasionally to the front.



C - CC



DEVELOPMENT FRAMEWORK KEY PLAN



SECTION KEY PLAN

MINOR ACCESS ROAD – ILLUSTRATIVE SECTION

SHARED SURFACE ROAD

3.35 The final adoptable street-type provided within the development are shared surfaces. The shared surface streets will be informed by the following design principles:

- 5.5m wide shared surface street (which may be reduced to 4.1m where no frontage development is present);
- Streets designed to encourage low vehicle movement and speeds, with a priority for pedestrians and cyclists;
- Predominant use of block paving to further emphasise the change in priority and informal feel;
- Varying building setback depending on the parking arrangement;
- Predominantly 2 storey-built form with bungalows proposed at the eastern part of development overlooking the eastern public open space;
- Wide range of dwelling types, from bungalows, short terraces to large, detached houses; and
- Parking provided to the side of the dwelling, in a tandem arrangement, or to the front.



NOTE: THE RECREATIONAL ROUTE FORMS PART OF THE GREEN PUBLIC OPEN SPACE.



DEVELOPMENT FRAMEWORK KEY PLAN



SECTION KEY PLAN

SHARED SURFACE ROAD – ILLUSTRATIVE SECTION

LANES/PRIVATE DRIVES

3.36 Typically situated alongside proposed public open space, private drives are the least formal streets proposed within the development and typically serve up to 5 dwellings only. The private drives will be informed by the following design principles:

- Typically 4.5m, but with the opportunity to vary the width;
- Extremely low vehicle movement and speeds, with a priority for pedestrians and cyclists;
- Use of block paving to further emphasise the change in priority and informal feel;
- More generous building setback to allow for informal front gardens and landscaping;
- Predominantly 2 storey-built form;
- Typically, large, detached dwellings with garages;
- Parking provided to the side of the dwelling, in a tandem arrangement, typically with garages.



DEVELOPMENT FRAMEWORK KEY PLAN



SECTION KEY PLAN

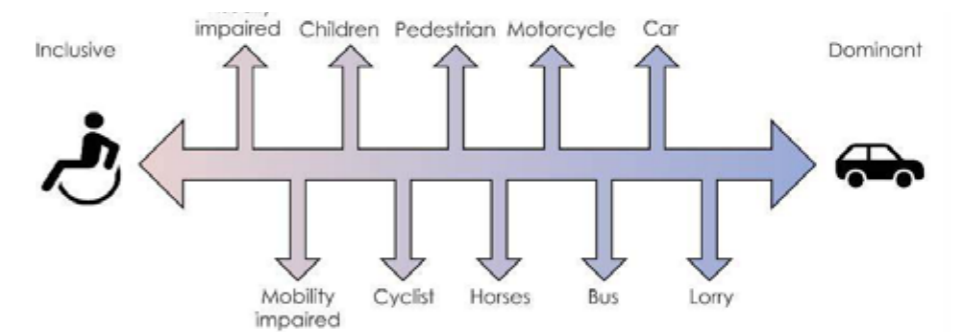
LANES/PRIVATE DRIVES – ILLUSTRATIVE SECTION



PEDESTRIAN AND CYCLE ACCESS STRATEGY

ACTIVE TRAVEL

- 3.37 “Active Travel” forms the second overarching Movement principle within the National Design Guide. The term refers to non-motorised and sustainable forms of transport, primarily walking and cycling. A well-design place will prioritise active travel by making walking and cycling easy, comfortable and attractive for all users, so they are seen as genuine choices for travel on local journeys. This means creating continuous, clear, relatively direct and attractive walking and cycling routes both within the site and into its surroundings.
- 3.38 The concept of “Active Travel” outlined in the NDG aligns with the principle of “Inclusive Streets”, which appears in the emerging “Suffolk Design – Street Guide” document. The “Suffolk Design-Street Guide” identifies the inclusion of all street users as a core principle in the design of streets, so that the two most important core principles of the street functions – “place” and “movement” – are being followed.
- 3.39 The design guide describes the range of street users on a sliding scale where users have a level of vulnerability, whereby, in general terms, vehicles (lorries, cars, buses etc.) are closer to the dominant end of the scale, and cyclists and pedestrians are at the inclusive and more vulnerable end of the scale.
- 3.40 Streets must be designed in consideration of all these users. This means a design which provides for all people regardless of age or ability.



INCLUSIVE VS. DOMINANT SCALE FOR STREET USERS; EXTRACT FROM SUFFOLK DESIGN STREET GUIDE

3.41 The design code, therefore, sets out the provisions required in order to achieve a scheme which prioritises an “Active Travel” approach, where non-motorised forms of movements are integrated into streets and open spaces to form a safe, accessible and attractive movement network. The following criteria for “Active Travel” have been outlined in this section, along with their associated design principles and requirements:

- **Walking and Cycling** – integrated approach to movement where pedestrian and cycle circulation form part of movement corridors, ensuring a safe and attractive setting for these users;
- **Junctions and Crossings** – setting out the requirements and design principles for junctions and crossings to ensure they are safe, convenient and attractive for all users;
- **Parking and Servicing** – the provision of well-considered parking, servicing and utilities infrastructure, ensuring they meet the requirements for all movement modes and users; and
- **Services and Utilities** – although private cars will usually comprise most of the flow, streets must accommodate and manage a range of vehicles, including for maintenance or emergency purposes, but also for other vehicles, such as delivery vans and refuse vehicles, all of which will require regular access.

WALKING AND CYCLING ROUTES

3.42 The development of an integrated pedestrian/cycle network within the site of Land at Norwich Road is seen as a key part of the transport infrastructure. Pedestrians are to be led into the site from links created between areas of existing and proposed residential development.

3.43 Cycle use will be encouraged through the high degree of permeability within the layout. With local facilities located nearby and low vehicular speeds proposed within the development, cyclists will therefore find it safe and convenient to use the streets for cycling.

3.44 Future Reserved Matters Application for the site will be required to meet the principles of “Active Travel” as set out above, as well as make the following provisions for pedestrian and cycle access set out within the consented outline application, which in summary, include the following criteria:

- A 3 metre wide shared footway / cycleway is proposed along the northern side of the spine road through the site. The route would continue through the site along significant linkages such the route towards the northern extent of the site and along the link towards Barham Church Lane and Thornhill Road. On the southern side of the spine road, a 2 metre wide footway is proposed.
- The shared use footway / cycleway continues from the junction with the spine road along the eastern side of Norwich Road at the frontage of the site. The route is proposed to extend northbound to the site boundary.
- An additional 3m wide shared footway / cycleway will extend off the spine road in proximity to the site’s access point from Norwich Road, and will stretch northward as part of the landscape buffer along Norwich Road, forming a safe and attractive route to the school site.
- To the south the route extends to Barham Church Lane where it continues along the northern side of the road. The route provides access to the Doctor’s surgery and continues eastwards behind the existing hedge.

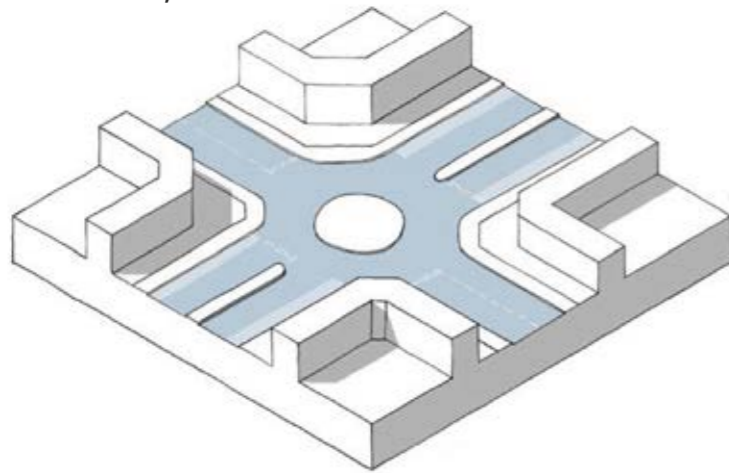
- The route continues east affording access to the St Mary and St Peter’s Church. At the eastern extent of Barham Church Lane, vehicular access is restricted, however pedestrian and cycle access will be provided across the spine road / Barham Church Lane.
- A pedestrian and cycle link will be provided at the north-eastern part of the site, connecting the spine road with the new parkland and green open space at the eastern edge of the development.
- Uncontrolled pedestrian crossings facilitate linkages across Barham Church Lane to the footway on the southern side on to Kirby Rise and Thornhill Road are proposed.
- The character of Barham Church Lane will naturally change following development and along with the proposed spine road, the local environment is likely to be conducive to cycling. This is expected to facilitate and encourage journeys by cycle to key destinations such as Claydon High School, the Co-Operative food store and the village centre, whilst an opportunity to join National Cycle Route 51 along Norwich Road is provided for journeys to surrounding areas.

JUNCTIONS AND CROSSINGS

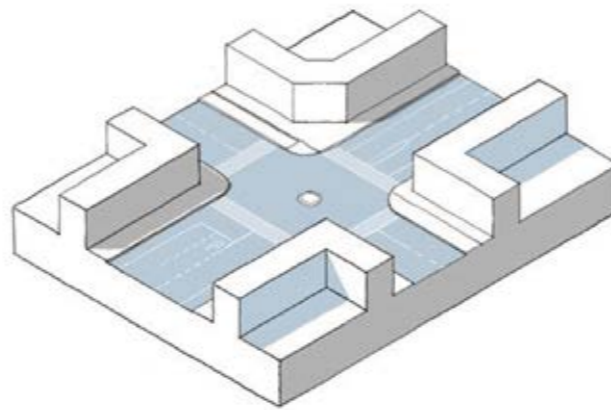
3.45 All junctions and crossings, according to the “Guidance Notes for Design Codes”, need to be safe, convenient and attractive for all users, while Manual for Streets sets out detail on different types of crossing that can be appropriate for a particular street typology.

3.46 In broad terms, the “Guidance Notes for Design Codes” outlines the following junction types:

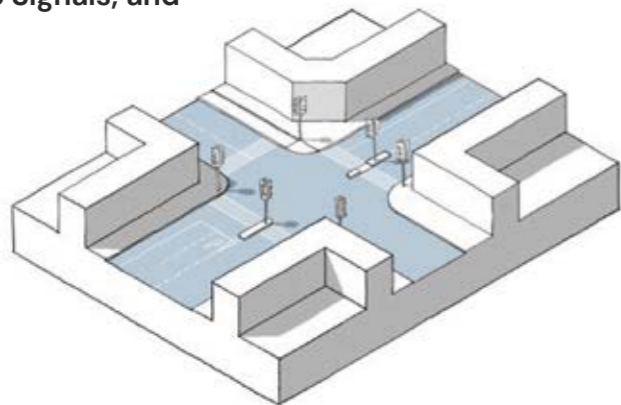
- **Roundabouts;**



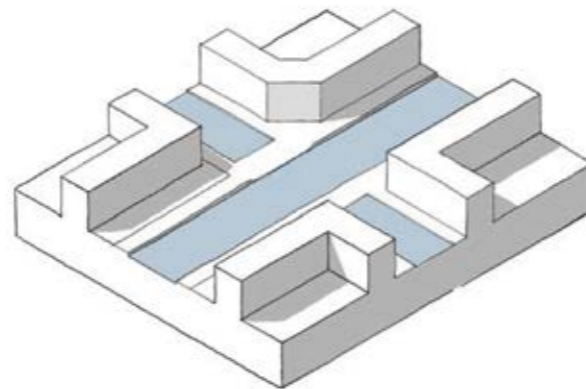
- **Mini-Roundabouts;**



- **Traffic Signals; and**



- **Simple Junctions**



3.47 Design proposals for the Land at Norwich Road will need to demonstrate that the choice of junctions and crossings is appropriate for the management of vehicular priority and pedestrian/cycle permeability on a connected street network which promotes “Active Travel”.

3.48 A key consideration in the design of junctions and crossing should be the guidance provided in The Cycle Infrastructure Design – Local Transport Note 1/20 (LTN 1/20). According to this guidance, accommodating the needs of cyclists within the movement corridors is essential for successful places. The document suggests that:

“It is essential that the needs of cyclists are taken into account in the design of all new and improved junctions, not just those on designated cycle routes, and that crossings are provided where cycle routes continue across busy highways. Safety is vital, but junctions and crossings should also enable cyclists to negotiate them in comfort without undue delay or deviation. Junctions should be designed to enable cycle movements in all permitted directions. The design of cycle facilities should take into account the volume and speed of motor traffic and the type and size of the junction.”

(LTN 1/20, p. 95)



3.49 Providing separation between conflicting streams of traffic (including pedestrian and cycle traffic) is fundamental to improving safety.

3.50 Therefore, The LTN 1/20 describes five core design principles which represent the key requirements for people wishing to travel by cycle or on foot. When people are travelling by cycle, they need networks and routes that are:

- **Coherent-**
Facilitating cycle movement in all permitted directions;
- **Direct-**
Minimising the distance and time required for cyclists to travel through a junction;
- **Safe-**
Promoting safety through the removal and management of conflicts between cyclists, motor vehicles and pedestrians;
- **Comfortable-**
Minimising the occasions when cyclists need to stop or to give way; and
- **Attractive-**
Encouraging the design of junctions as a place for people to gather.

3.51 The application of the above principles to the proposals for Land at Norwich Road should adhere to the detailed access drawings submitted as part of the consented outline planning application for the site. This includes the design of the vehicular access points and junctions, all of which are described in the detailed drawings in Appendix E of the Travel Assessment, prepared by TPA, as follows:

- The vehicular access point off Norwich Road – of a priority junction
- Church Lane surgery access – a priority junction
- Thornhill Road site access – a priority junction
- School access arrangement – a separate junction for incoming and outgoing traffic
- Church Lane diversion

3.52 To ensure a connected network of streets, junctions and crossing within the inner parts of the development should also:

- Incorporate, where possible, a raised table, designed to reduce vehicular traffic;



- Allow for ramps, paved raised tables and planting at key pedestrian crossings to facilitate a safe movement of pedestrians and enable a pedestrian/cycle priority crossing to roads in such locations;

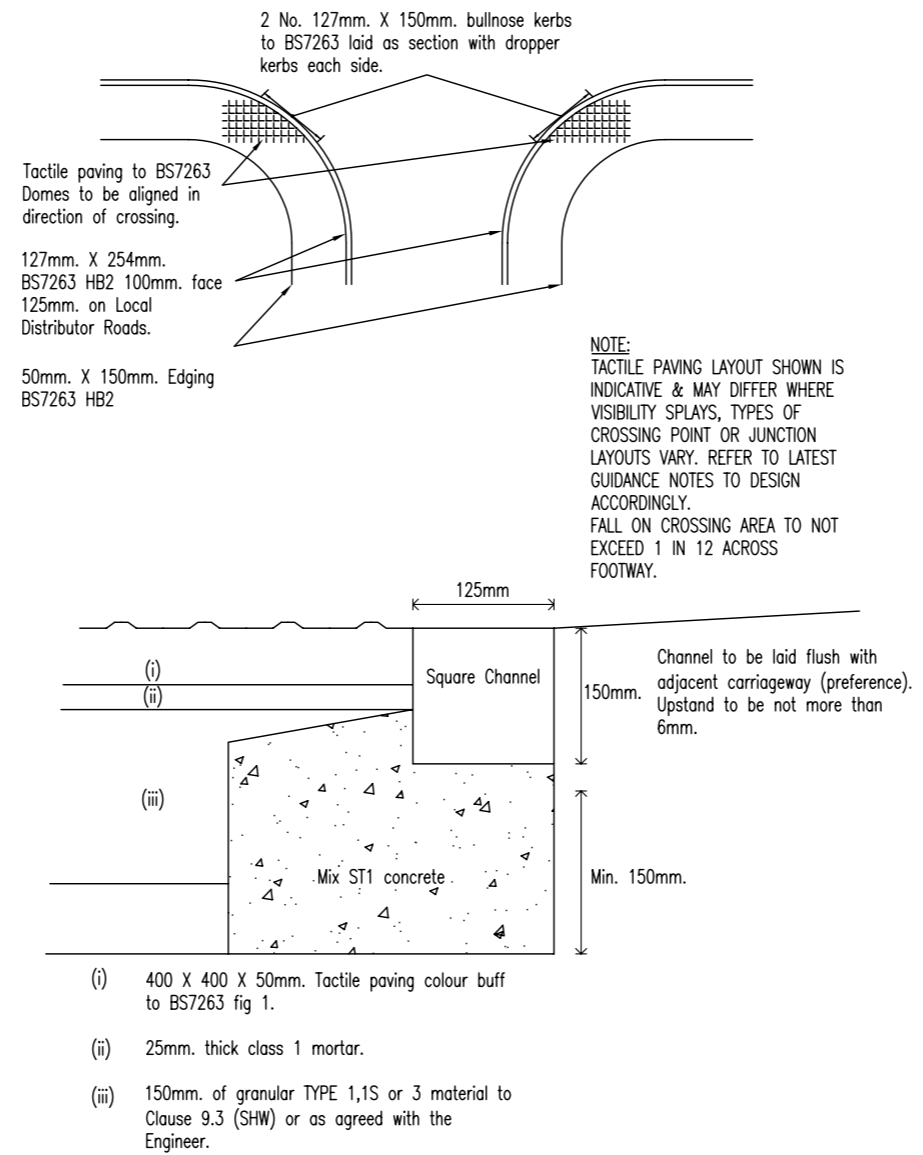


- Ramps should be introduced at junctions to delineate a change in street type, assisting in the progressive reduction of vehicular speeds, in accord with the principle of hierarchical street pattern outlined in the Suffolk Design Guide.

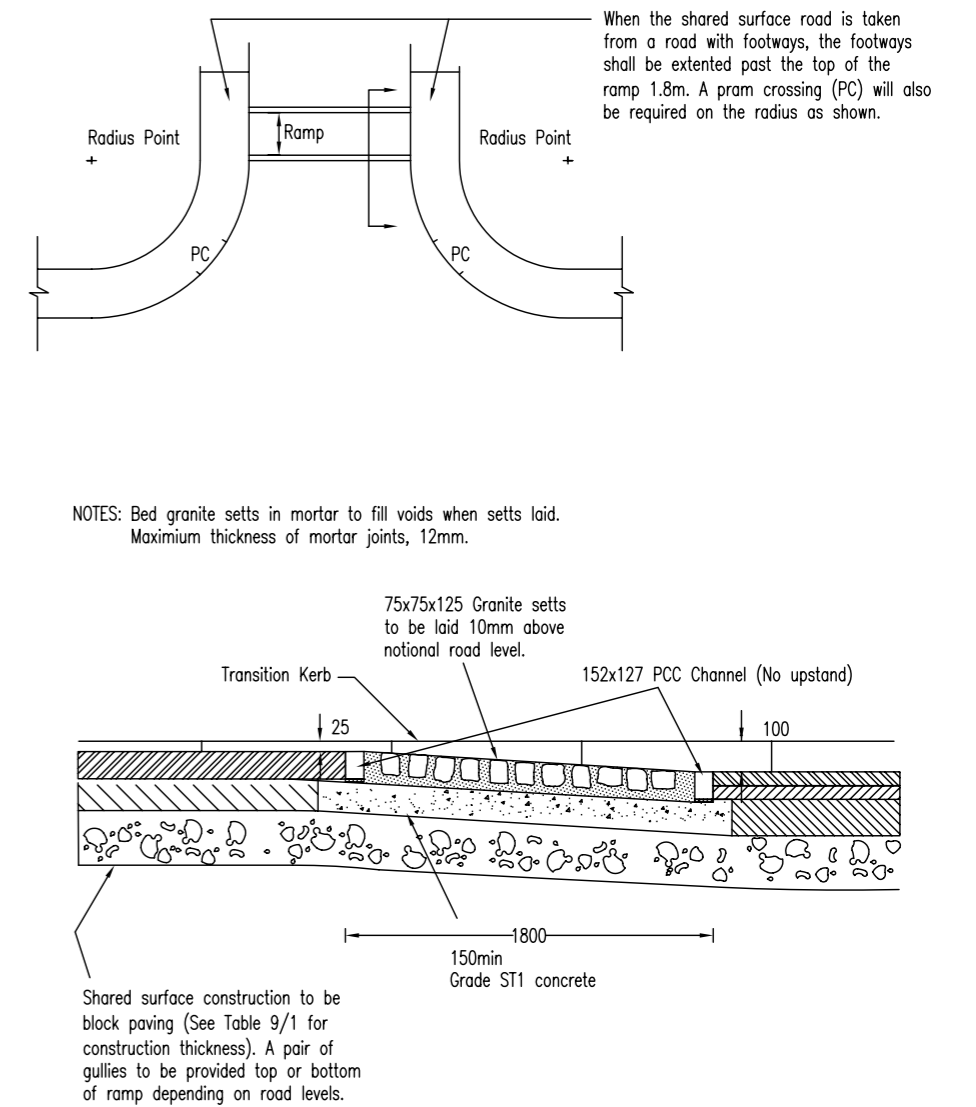


ILLUSTRATION OF A PEDESTRIAN/CYCLE PRIORITY CROSSING, INCORPORATING A PAVED RAISED TABLE AND SHRUB/TREE PLANTING TO ENCOURAGE A REDUCED VEHICULAR SPEED, ALLOWING A CONTINUOUS GREEN LINK THROUGH THE SCHEME.

3.53 The detailed design of junction will be expected to meet the requirements set out in the Suffolk County Council's "Specification for Estate Roads" (May 2007), covering junction components such as lighting, ramps configuration and tactile paving.



TACTILE PAVING SPECIFICATION
EXTRACT FROM SCC'S SPECIFICATION FOR ESTATE ROADS"



RAMP SPECIFICATION
EXTRACT FROM SCC'S SPECIFICATION FOR ESTATE ROADS"

PARKING AND SERVICING

3.54 The provision of well-considered parking, servicing and utilities infrastructure for all modes and users, form the third overarching principle for a movement strategy aimed at achieving a well-designed place, according to the NDG.

CAR PARKING

3.55 Car parking affects the quality of a place, both visually and in terms of how it is used, particularly by pedestrians, as pointed out in the "Guidance Notes for Design Codes". According to this guidance document:

"Well-considered parking is convenient, safe and attractive to use. It is also well-integrated into streets, blocks and plots and does not dominate the local environment."

(Guidance Notes for Design Codes, p. 13)

3.56 The parking standards relevant for the site at Norwich Road are set out within Suffolk County Council's "Suffolk Guidance for Parking" (adopted November 2014, third edition May 2019). This document provides a best practice guidance which can be used to develop appropriate local residential parking policies and guidance, with an emphasis on good design, as well as the ensuring the right amount is provided. At the base of this is a design-led approach to the provision of car parking spaces so that it is integrated into the public realm and streets, while being pedestrian, cycle and vehicle friendly.

3.57 Parking within the proposals for land at Norwich Road will be provided in a location that is both convenient and well overlooked. It will be designed to be as unobtrusive to the street scene as possible, with screening provided by the use of hedges and planting, where appropriate.

3.58 The main design principles for the proposed residential car parking strategy are as follows, in accordance with the Suffolk Guidance for Parking:

- Allocated parking will predominantly be provided on plot, within the curtilage, either to the front or side of dwellings, with individual bays and/or garages set back from the building line, to allow ease of access to dwellings;
- Allocated residential parking will be provided at a minimum rate of –
 - » 1 no. car space per 1-bedroom dwellings;
 - » 2 no spaces per dwelling for units with 2 and 3 bedrooms; and
 - » 3 no spaces per dwelling, for units with 4 and more bedrooms;
- Parking bay sizes are to be 5.0 x 2.5m, and for parallel parking 6.0m x 2.0m. In order to physically provide access to both sides of a parked car, those parking spaces located at the end of a row, against a boundary fence or wall of a building, will require an extra width of 300mm (total width of 3.1m). Additional width is required for disabled parking spaces to give a total width of 3.9m minimum.
- Aisle width – typically, right angled spaces require 6.0m minimum aisle width for reasonable manoeuvring, while parallel parking requires 3.0m minimum.
- Tandem parking (one vehicle behind the other, including one within a garage or car port) is acceptable on-plot, within the curtilage of a dwelling but should be avoided in areas which offer general access, e.g. parking courts.
- Where a minimum of three parking spaces is required, 'triple' tandem parking – where three spaces are provided in line, and accessed off adoptable road, should not be incorporated into the scheme, as it creates regular manoeuvring of cars and greater demand for on-street parking.
- Where parking is provided on street (via parallel or perpendicular bays) it will be carefully designed to be typically no more than 4 spaces appear in a row, and areas of landscaping and/or planting will be used to break up the appearance.

- The use of rear parking courts will only be used in exceptional circumstances. Where parking courts are utilised, they will serve no more than 6 dwellings, and will be designed to include good levels of natural surveillance and opportunities for active overlooking.
- Disabled parking will be provided in accordance with the appropriate standards.

ON-PLOT PARKING

3.59 The majority of parking spaces within the scheme would be on-plot parking arrangement, where the parking spaces are provided within the curtilage of the dwelling, such as in the form of a garage, car port, parking bay or private drive.

GENERAL GOOD DESIGN PRINCIPLES:

- Consideration should be adopted to provide accessible, secure and well supervised parking at all times.
- Allowance should be made for satisfactory vehicle manoeuvring and general highway safety.
- Care must be taken to ensure vehicles do not overhang the highway causing danger or obstruction to other road users, cycleways or footways.
- Well considered Visitor Parking should be provided to help alleviate the need for on-street parking.

TANDEM PARKING:

- Acceptable on-plot within the curtilage of the dwelling but should be avoided in areas such as Parking Courts.

TRIPLE PARKING:

- To be avoided on plots served directly from the Adoptable Highway.
- Acceptable when located on Private Driveways which are furthermore supplemented with adjacent visitor parking opportunities (Private Driveway width to be a minimum of 5m wide in this instance).

3.60 On-plot parking is to be provided in the following forms:

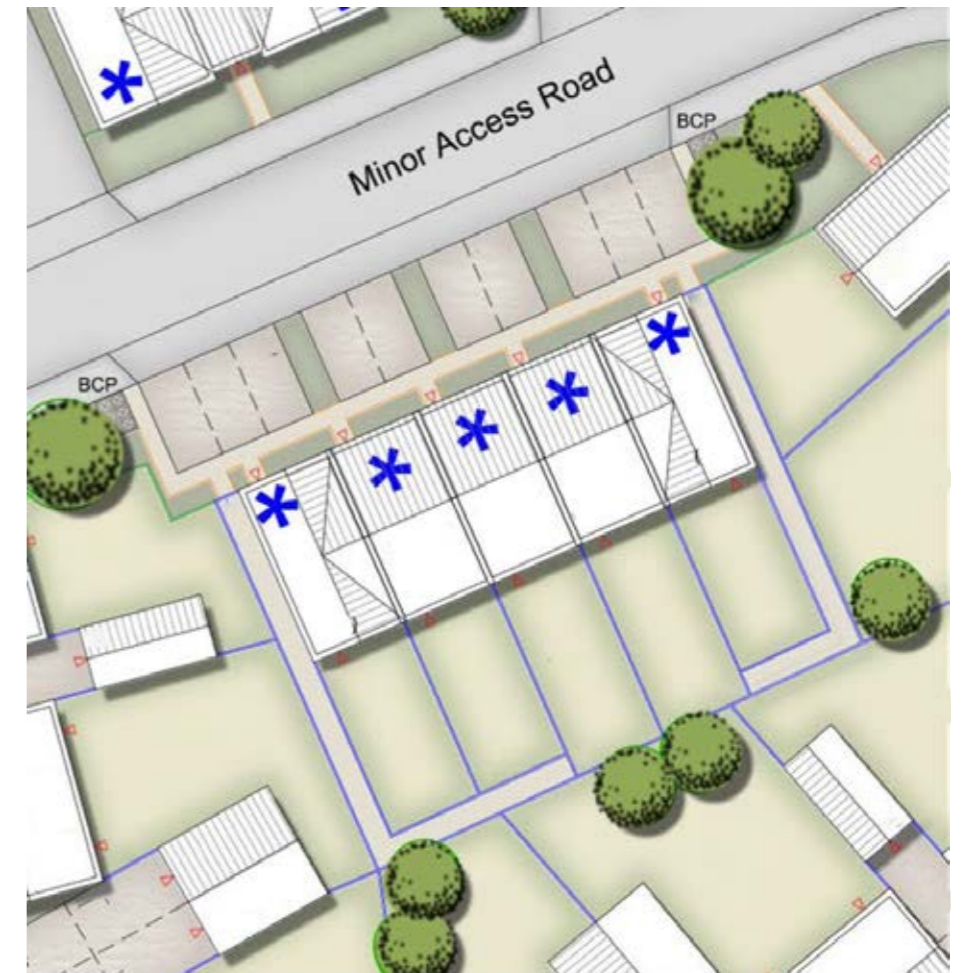
- Private Drive:
 - » Tandem parking is acceptable on-plot, within the curtilage of a dwelling but should be avoided in areas which offer general access, such as parking courts.
 - » Where a dwelling has car parking within its individual plot boundary, at least one parking space should be capable of enlargement to achieve a minimum width of 3300mm.



ON-PLOT GARAGE PARKING:
ACCESS OFF A SHARED PRIVATE DRIVE ALLOWING FOR TANDEM AND 'TRIPLE' TANDEM PARKING;
MIN. 6M IN FRONT OF THE GARAGE TO THE EDGE OF THE PRIVATE DRIVE

- Garages:
 - » Allocated garage spaces will be required to measure 7.0m x 3.0m (internal dimensions), with a clear doorway 2.4m wide. Such garages are considered large enough for the average sized family car and cycles, as well as some storage space.
 - » A garage space with clear measurement of 6.0 x 3.0m will also be acceptable, providing there is a provision of a shed, or a similar secured, covered storage, in the rear garden, to accommodate cycle storage.
 - » Garages will be set back a minimum of 6.0m from the rear edge of footpath or road to allow a car to be parked in front of the doors (and allowing room for opening) without it protruding into the highway.

- Frontage Parking:
 - » Frontage parking include allocated parking bays to the front of dwellings, within the dwelling's curtilage;
 - » Buildings should be set back from the back of the parking bay to allow sufficient depth for a 1m footpath, as well as for a semi-private front garden; and
 - » Shrub and tree planting should be incorporated in between parking spaces to soften the street scene and provide screening from the street.



FRONTAGE PARKING:
INCORPORATE SHRUB AND TREE PLANTING; AND
ALLOW FOR SUFFICIENT DEPTH TO INCORPORATE A 1M FOOTPATH AND
A SEMI-PRIVATE SPACE FOR A FRONT GARDEN.

PARKING SQUARES

- 3.61 A parking square will typically serve apartments and should be designed as a pedestrian/vehicle shared surface. The parking square will be directly fronted by buildings to ensure overlooking, and will be linked to them by a safe and attractive route. The siting of trees will be used to informally manage parking, as well as to soften the appearance of the hard landscape.

PARKING COURTS

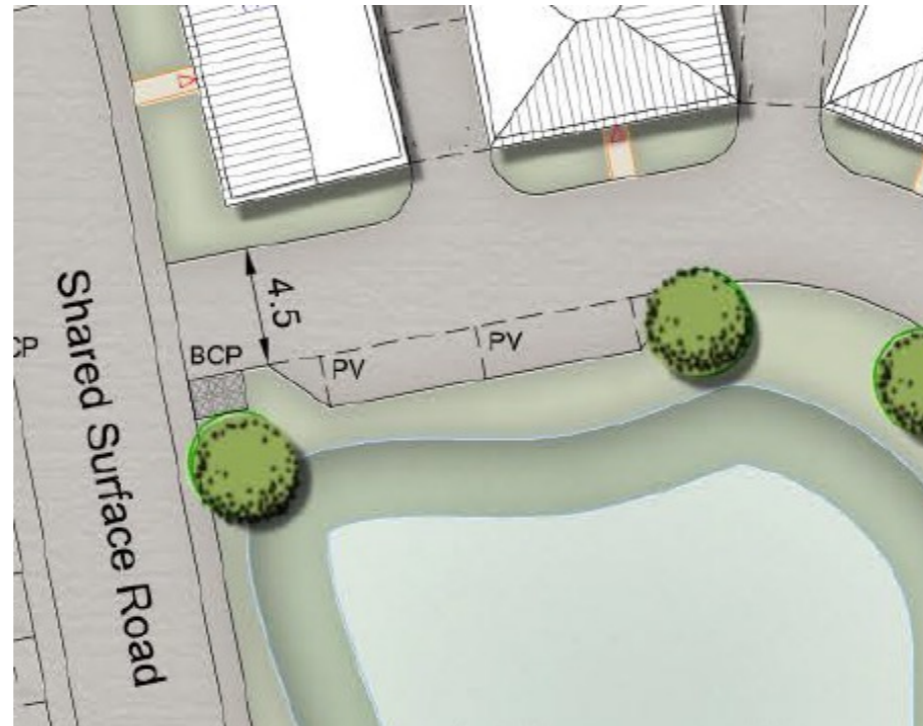
- 3.62 Parking courts would serve small groups of dwellings should be designed carefully, with connections to adjoining streets and have adequate lighting that minimise light pollution.
- 3.63 Parking courts should be designed so that the resident's parking space is located on the boundary of the rear garden. In this way, residents are more likely to use the parking court, rather than parking in inappropriate locations. Walking distance from the parking court to the resident's door should be less than 100m to encourage the use of the parking court.
- 3.64 Configuration of Parking court should follow the principles below:
- Overlooking onto the parking court should be achieved by increasing the number of habitable rooms facing it, while avoiding gable ends backing onto the court;
 - Soft landscaping and tree planting should be incorporated into parking courts to break the sequence of parking bays and to soften the court's appearance;
 - Boundary fencing should be designed to allow observation from dwellings over the parking spaces; and
 - The number of dwellings served off a parking court should be limited, and should generally be up to 10 dwellings.



PARKING COURTS:
 MAXIMISING WINDOWS OF HABITABLE ROOMS FACING THE COURT;
 INCORPORATING SOFT LANDSCAPING AND TREE PLANTING TO SOFTEN
 APPEARANCE, AS WELL AS BREAK THE HARD LANDSCAPING AND
 SEQUENCE OF PARKING BAYS; AND
 LIMIT THE WALKING DISTANCE FROM THE PARKING COURT TO THE
 RESIDENT'S DOOR TO NO MORE THAN 100M, TO ENCOURAGE THE USE
 OF THE PARKING COURT.

VISITOR PARKING SPACES

- 3.65 Visitor parking spaces include unallocated parking bays, which can be provided on-street on adoptable roads, often in the form of laybys, as part of private drives or incorporated into parking courts, alongside allocated parking spaces.
- 3.66 Allowance should be made for visitor car parking. A 0.25 space per dwelling (1 no. space per 4 no. dwellings) allowance will be made for visitor parking, in line with Suffolk Guidance for Parking.
- 3.67 Private drives could be widened to facilitate parking opportunities for visitors, in addition to the allocated spaces, within the curtilage of the dwellings. These opportunities could be utilised towards meeting the required level of visitor parking spaces set within the Suffolk Guidance for Parking document.
- 3.68 Visitor spaces are to be distributed throughout the scheme, to maximise the accessibility of this facility to all residents.



VISITOR PARKING – EXAMPLES SHOWN AS PART OF A PRIVATE DRIVES AND IN A PARKING COURT.

LOW EMISSION VEHICLE PARKING (ELECTRIC VEHICLE CHARGING)

- 3.69 The adopted Suffolk Guidance for Parking requires that all new developments in Suffolk are to provide sufficient electric charging infrastructure to cater for the growing demand of electric vehicles in the area.
- 3.70 Proposals for development on the site will be required to provide Electric Vehicle Charging facilities in compliance with the principles set out within the emerging Building Regulations part S.
- 3.71 All charging related equipment must be fully compliant with Building Regulations and certified with the relevant British Standards.
- 3.72 As set out in the emerging Approved Document S – Infrastructure for the Charging of Electric Vehicles (2021 Edition), Part S1 of the Building Regs states that a new residential building with **associated parking** must have access to an electric vehicle charge point.
- 3.73 The Approved Document defines an ‘**Associated Parking Space**’ as: ‘any parking space that is available within the site boundary of the building, for the use by the occupant of, or a visitor to, a dwelling in the building, including any parking space which is for the use of any occupant of, or any visitor to, any dwelling in a building containing more than one dwelling.’
- 3.74 The Approved Document also states that any cable route must be ‘a safe and unobstructed route from the power supply to the envisaged electric vehicle charge point location’.
- 3.75 The Note accompanying Para 1.1 in Section 1 of the Approved Document states ‘Where no associated parking spaces are provided, there is no requirement to install an electric vehicle charge point’.

CYCLE PARKING

- 3.76 Cycle parking spaces for individual dwellings will be provided within the curtilage of the dwelling, at a rate of 2 spaces per dwelling, in line with Suffolk Guidance for Parking.
- 3.77 Where cycle parking is to be accommodated within garages, then these will be of an appropriate size to ensure that there is room for both car and cycle parking. Where no suitably sized garage is available, cycle parking should be provided in secure covered areas, such as a shed at the rear garden.
- 3.78 For apartments, secure cycle parking will be provided in a communal facility



CYCLE PARKING – EXAMPLE SHOWS A SECURE COVERED CYCLE PARKING FOR A BLOCK OF FLATS, AS A COMMUNAL FACILITY.

SERVICES AND UTILITIES

3.79 Although private cars will usually comprise most of the flow, streets must accommodate and manage a range of vehicles, including for maintenance or emergency purposes, but also for other vehicles, such as delivery vans and refuse vehicles, all of which will require regular access. The geometric design for streets will be dictated by the larger vehicles.

EMERGENCY SERVICES

3.80 In most developments, ensuring adequate provision for access for a large fire appliance will enable all other emergency service vehicles to safely operate in the streets. A swept path analysis will be required to demonstrate adequate access for a fire appliance.

REFUSE VEHICLES

3.81 The Suffolk Waste Partnership is a strategic partnership of the county, district and borough councils, which work together to continuously improve waste management services throughout Suffolk and provide technical guidance for residential and commercial developments. Suffolk authorities currently operate a three-bin (recycling, garden and residual waste) system, as set out in the Partnership's guidance document: Waste Technical Guidance for Residential and Commercial Developments (February 2019).

3.82 In line with the Suffolk Waste Partnership's guidance document, adequate provision is required for waste segregation, storage and collection.

STORAGE CAPACITY

3.83 Appropriate amount of space is required to fit external storage containers for domestic waste (3 x 360 litre bins).

STORAGE AND COLLECTION POINTS

3.84 Storage points and collection points should be convenient for both the user and the service crews to access without presenting a risk to health and safety.

3.85 For individual dwellings (not flats) only, residents should not have to move waste more than 30m to any designated storage area within the boundaries of the property

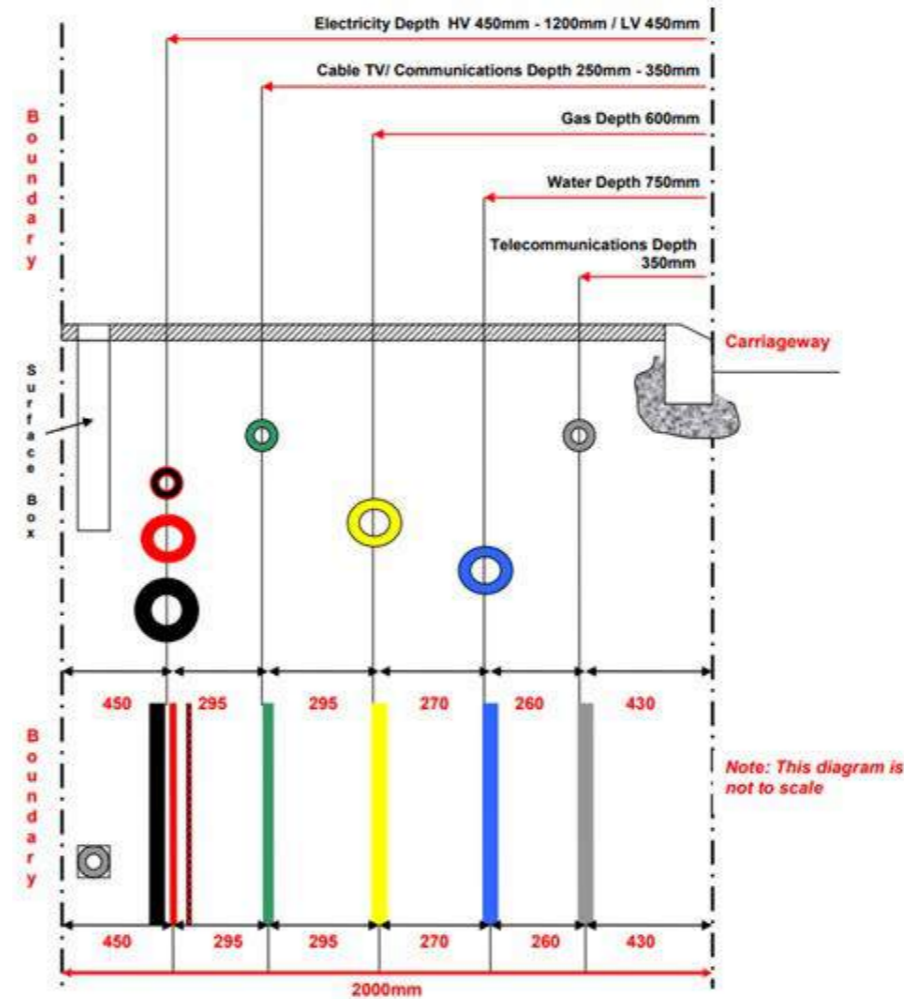
3.86 For flats only: Residents should not have to move waste more than 30m (excluding vertical distance) to any designated storage area within the boundaries of the property.

3.87 Any designated storage area within the boundaries of the property should not be more than 30m distance from the collection point, to minimise the distance householders need to move their waste.

3.88 Collection crews should not have to carry individual waste containers or move wheeled containers in order to facilitate their collection.

UTILITIES

- 3.89 The highway should also be considered a conduit for utilities. The requirement for public utilities is an essential part of development. The layout, installation, and maintenance of services all need to be considered in the design of streets to minimise obstruction and avoid barrowing of the footway during maintenance works.
- 3.90 Most streets will need to provide a route for statutory undertakers and other services and in the most cases these can be simply managed. The National Joint Utilities Group (NJUG) provides details of service arrangements and typical sections and the 2m section for typical service spacing shall be adhered to wherever possible.
- 3.91 In terms of preference, utilities should be within highway verges (not swales), then footways and least preferably within the carriageway. The utility corridors should be identified early in the development process and should not be confused with narrow 'maintenance' strips that are provided to allow the highway authority space to maintain the edge of the street and / or to include apparatus such as road signs and street-lights.
- 3.92 In shared surfaces the preference is to provide a utility corridor alongside the carriageway. This must be a minimum of 2m wide.
- 3.93 Other considerations regarding utilities applicable to the design of streets may include:
 - The proximity of current and proposed public utilities needs to be considered when planting schemes are proposed and will require liaison with the utility providers.
 - Placement of cabinets, sub-stations, covers, pumping stations and other features of utilities should be identified at an early stage of the design. The number of covers should be minimised to reduce highway clutter and cabinets shall not be placed in visibility splays.
 - Suffolk Fire and Rescue Service requires, through a condition of planning permission, the prior agreement of the location and specification of fire hydrants within developments, this normally occurs when the water mains are being agreed.



NATIONAL JOINT UTILITIES GROUP (NJUG) – 2M SECTION FOR TYPICAL SERVICE SPACING

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

COMMUNITY

OPPORTUNITY FOR COMMUNITY ORCHARD

- FORMAL AND INFORMAL PLAY LOCATIONS
- INCIDENTAL MEETING SPACES WITH SEATING
- PATH NETWORK CONNECTING THE SITE TO WIDER AREA



CHARACTER

- ORCHARD TREES
- LINEAR LANDSCAPE FEATURES WITHIN THE GREEN INFRASTRUCTURE TO REFLECT FEN-TYPE ELEMENTS (DRAINAGE DITCHES, HEDGEROWS)

VIEWS ALONG INTERNAL ROADS TERMINATE IN FOCAL TREE OR GROUP AND LEAD THE EYE TOWARDS THE GREEN EDGES AND INTERNAL GREEN SPACES

CLIMATE CHANGE

- TREES TO PROVIDE SHADE AND PASSIVE COOLING EFFECT TO THE NEIGHBOURHOOD
- RAINWATER SWALES AND BASINS AIDING RAINWATER ATTENUATION

FRUIT TREE ORCHARDS AND MEADOW GRASS AREAS PROVIDING FOOD AND HABITATS FOR WILDLIFE

PRINCIPLES OF THE NPPF

COMMUNITY

Through nodal spaces and footpath junctions incidental meeting spaces for residents will be created and equipped with seating and appealing planting.

An extensive footpath network within the site will provide unrestricted pedestrian movement within, into neighbouring parcels and the wider area.

Where space allows, community orchards will provide space to meet and expand horizons.

CHARACTER

To improve legibility and instil a sense of place and belonging, distinct character will be created through the use of a variety of landscape elements. Each residential street will have a character tree species associated with it to provide markers for recognition and way-finding.

A varied, fen-type landscape will extend the green infrastructure into the development parcel, enhancing habitat connection and ecological benefits.

CLIMATE CHANGE

In a changing climate with hotter, drier summers, torrential rain events and warmer winters the landscape will seek to establish a varied environment through the use of species rich, partly native planting, creation of a network of seasonal swales and attenuation basins to alleviate extreme rain events and providing passive cooling using a variety of trees and climbing plants near buildings.

Green infrastructure to improve habitat connection.





- Legend**
- Application boundary
 - Existing vegetation
 - Proposed native boundary planting
 - Proposed tree
 - Proposed public orchard
 - Proposed ornamental planting
 - Species rich amenity grass
 - Proposed swale
 - Informal play
 - Primary road
 - Private drive
 - Shared surface
 - Private parking area
 - Attenuation basin



LANDSCAPE MASTERPLAN

NETWORK OF SPACES

- 4.1 The development parcel is bookended between two large public open spaces at the eastern and western ends of the site, which are interconnected by the generous verges and raingardens along the central spine, thus creating a strong green and blue infrastructure link.
- 4.2 A central village green, connected by a north-south green corridor, combines well-located and overlooked play space as well as space for social interaction and gathering.
- 4.3 A smaller green pocket is situated in the lower western quadrant of the site to support the SUDs strategy and provide a doorstep green.



- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

OPEN SPACE PROVISION



PLAY REQUIREMENTS

4.4 The Fields in Trust Guidelines (FIT) set out that any development of 1 - 200 dwellings is required to provide Local Areas for Play (LAPs) within a 100m walking (60m straight line) distance of residential units as well as a Local Equipped Area of Play (LEAP) within 400m walking (260m straight line) distance.

- Attenuation basins to be multi-use and incorporate informal play opportunities
- Green corridors and incidental meeting spaces, create opportunities to include informal seating and play items as well as trim trail equipment to enhance the overall play provision across the site
- Topography to be used to improve play experience (tunnels, mounds)
- The informal POS to the east of the site provides opportunity for ball games away from residential units in lieu of formal sport pitches

LAPS

- Not formally equipped
- 100m² minimum area with seating
- Min 5m buffer to residential units
- Imaginative play space with incidental play elements such as mounding, rocks, tree stems etc
- Planting to enhance the setting and provide buffer to movement corridors

LEAP

- Formally equipped for 4 to 8 year olds with toddler provision away from main activity zones
- Min 400m² with 20m buffer to residential properties



INCIDENTAL, NATURAL PLAY FEATURES



SPACE FOR KICK-ABOUT



LAP-TYPE SPACE WITH EARTH MOUNDING, ROCKS AND SEATING



SCULPTURAL SEATING AND PLAY FEATURES



LEAP-TYPE PLAY STRUCTURE IN NATURAL SETTING



INCIDENTAL PLAY ELEMENTS

- Mostly natural play items creating imaginative play areas that blend in well with their surroundings
- Fragrant and colourful planting to frame play spaces with native buffers where appropriate



MULTI-USE PLAY SUDS



UTILISING STEEP BANKS



MULTI-USE PLAY SUDS

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

DESIGN

GREEN EDGES

- 4.5 Two wide green corridors run along the eastern and western boundaries: the Entrance Green along Norwich Road to the west and the Eastern Green Edge to the east.
- Providing recreational routes for pedestrians and cyclists which meander through a landscape created by swales and attenuation basins and are framed and separated by lines and groves of native trees
 - Providing non-vehicular access to the school site along public green spaces
 - Creating informal nodes at connection points into residential parcel containing sculpted lawn areas, natural play elements and seating
 - Small orchard grove providing a destination as part of the 'productive landscape' which strives to encourage community spirit
 - Areas for ecological enhancement, comprising a variety of grasslands with differing mowing regimes to provide a mosaic of different habitats
 - Boundaries will be planted with a native scrub mix and trees on a loose grid with woodland meadow being established beneath
 - Wetland meadow to be established at bottom of swales where water levels allow and banks to be seeded with a tussock grass mixture
 - Special pollen and nectar meadow in proximity to productive landscape elements such as the orchards to encourage pollinators and improve cropping.



COMMUNITY ORCHARD



ATTENUATION BASIN ON THE EDGE OF HOUSING



INFORMAL NODES AND MEETING SPACE ALONG PATH NETWORK

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

VILLAGE GREEN

- 4.6 Located in the centre of the residential parcel, this green space serves as a Village Green with play provision and socialising space where it can be easily accessed and overlooked.
- Located centrally at main junction of spine road and green corridor to serve all residents
 - Social gathering space with well overlooked play for all ages up to 8 years
 - Framed by tall trees and smaller, domestic varieties of natives as well as wildlife-friendly planting
 - Species-rich lawn mixture allows regular mowing whilst still providing wildlife benefits
 - Earth mounding to enhance play value, visual appearance and provide natural buffer towards streets



CENTRAL GATHERING SPACE AND PLAY AREA

POCKET GREEN

- Multi-purpose space for rainwater attenuation and incidental play
- Nodal space incorporating natural play elements and seating
- SUDs meadow to be established within the basin and banks to be seeded with a tussock grass mixture

LEAP & LAP PLAY

WELL-OVERLOOKED PLAY OPPORTUNITIES CLOSE TO HOME FOR ALL AGES UP TO 8 YEARS

ATTRACTIVE CENTRE

POCKETS OF FRAGRANT, WILDLIFE-FRIENDLY PLANTING, LARGE TREES PROVIDING SHADE AND EARTH MOUNDING TO PROVIDE A STIMULATING SPACE FOR ALL

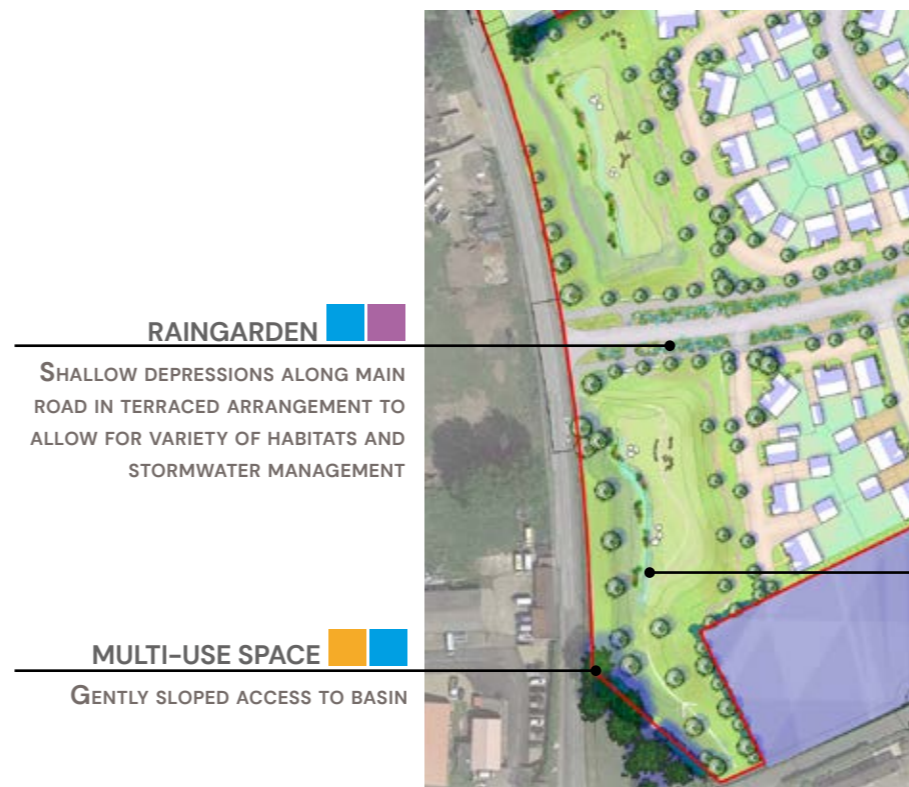


WELL-OVERLOOKED ATTENUATION BASIN

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

SUDS

- Two main attenuation basins within Entrance Green Edge – slopes to be shallow for access in key locations to allow use for recreation
- Terraces (benches) along slopes to improve access and break up long slopes
- Narrow, undulating swale within bottom of basins to permanently contain water to allow different habitat and visual enhancement
- Dense native thickets around headwalls of in- and outlets to limit access for health and safety reasons
- Opportunity for multi-functional space by creating access and providing low-key, natural, playable features within the dry, raised areas of the SUDs
- Smaller SUDs basin within central Pocket Green
- Rainwater swales along the main access road providing habitat connection and separation of footpath from road



WILLOW SCULPTURE & PLAYABLE FEATURE



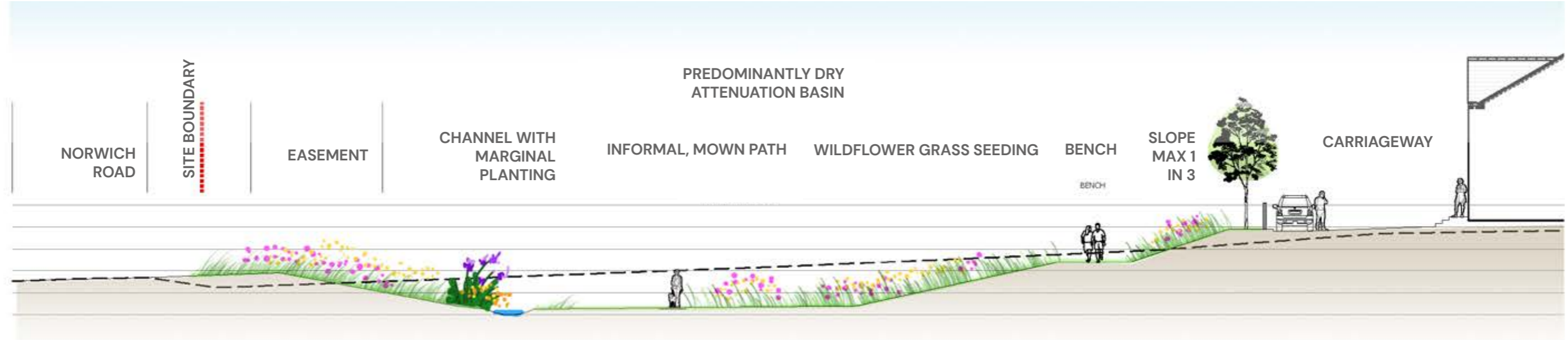
ATTENUATION BASIN (DAVENTRY) – AT CONSTRUCTION



ATTENUATION BASIN (DAVENTRY) – AFTER ESTABLISHMENT OF LANDSCAPE



ATTENUATION BASINS ALONG WESTERN SITE BOUNDARY



ILLUSTRATIVE SECTION A-AA

BIODIVERSITY



- 4.7 The choice of species proposed for any new development is not only based on locality and aesthetics but informed by climate change consideration.
- 4.8 The use of mainly native (UK) species outside of the private curtilage of dwellings ensures that plants are best equipped to thrive with the climate.
- 4.9 To respond to the hotter and drier conditions encountered the UK has been facing in recent years, we are increasingly using a higher percentage of more drought tolerant species and cultivars native to southern regions of continental Europe.
- 4.10 The rain gardens and attenuation basins will contain a species mix that is native, can withstand drought but also prolonged periods of water logging and is thus best suited for those conditions.

- NATIVE HEDGES AND BUFFER PLANTING
- NATIVE WETLAND PLANTING
- ORNAMENTAL SHRUBS AND HERBACEOUS
- WILDFLOWER MEADOW / ROUGH GRASSLAND

BIODIVERSITY AND PLANTING STRATEGY PLAN

NOTE: THE COLOUR-CODING / GROUPING OF THE IMAGES REFERS TO THE RESPECTIVE HATCHED AREAS AND ASSOCIATED LEGEND IN THE PLAN ON PAGE 64 (BIODIVERSITY AND PLANTING STRATEGY PLAN)



NATIVE HEDGE AND BUFFER MIXES



NATIVE WETLAND MIXES - SWALES AND RAINGARDENS

NOTE: THE COLOUR-CODING / GROUPING OF THE IMAGES REFERS TO THE RESPECTIVE HATCHED AREAS AND ASSOCIATED LEGEND IN THE PLAN ON PAGE 64 (BIODIVERSITY AND PLANTING STRATEGY PLAN)



ORNAMENTAL SHRUBS AND HERBACEOUS



ORNAMENTAL SHRUBS AND HERBACEOUS

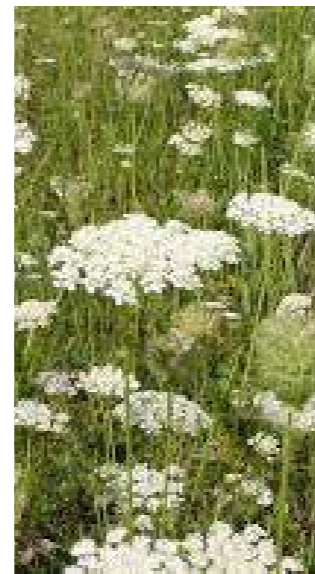
NOTE: THE COLOUR-CODING / GROUPING OF THE IMAGES REFERS TO THE RESPECTIVE HATCHED AREAS AND ASSOCIATED LEGEND IN THE PLAN ON PAGE 64 (BIODIVERSITY AND PLANTING STRATEGY PLAN)



ACHILLEA MILLEFOLIUM



CENTAUREA NIGRA



DAUCUS CAROTA



GALIUM VERUM



KNAUTIA ARVENSIS



LEONTODON HISPIDUS



LEUCANTHEMUM VULGARE



ROUGH GRASSLAND

WILD FLOWER MEADOW MIX



PLANTAGO LANCEOLATA



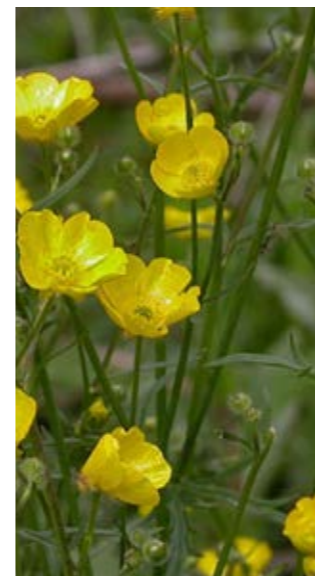
POTERIUM SANGUISORBA -
(SANGUISORBA MINOR)



PRIMULA VERIS



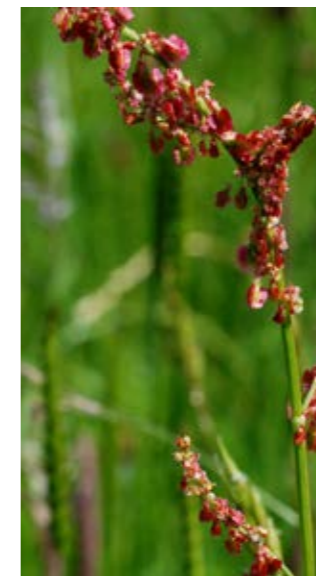
PRUNELLA VULGARIS



RANUNCULUS ACRIS



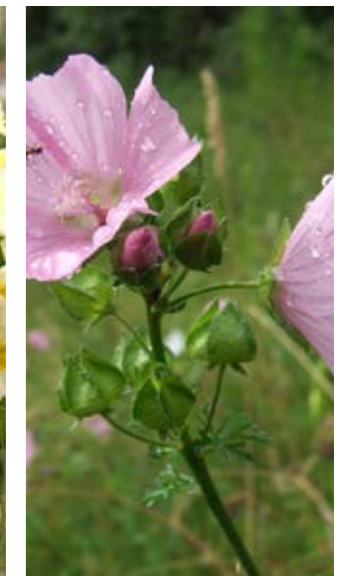
RHINANTHUS MINOR



RUMEX ACETOSA



PRIMULA VULGARIS



MALVA MOSCHATA

WILD FLOWER MEADOW MIX

STREET TREES



EXISTING BOUNDARY
TREE AND KEY WOODY
VEGETATION RETAINED
WITHIN THE PROPOSALS

- Significant new tree planting across the site with careful consideration to the species selection
- Trees to be predominately native species, especially within open spaces, or species of known wildlife value which will enhance the site's biodiversity
- Where space is restricted tree species will be small to medium and of narrow habit with relatively open crowns to allow light to filter throughout the canopies
- In open spaces, larger and longer lived, native species will be selected
- Selected to maximise the seasonal change, from spring blossom, summer fruits, autumn leaf colour and winter stem colour
- Indicative species are shown on the adjacent page. Selection to consider availability, current import restrictions and future management requirements
- Additional species (not featured) could include; *Acer campestre* 'Streetwise', *Alnus incana* 'Aurea', *Cercidiphyllum japonicum*, *Cercis siliquastrum*, *Crataegus x prunifolia*, *Tilia tomentosa* 'Brabant'

TREE STRATEGY PLAN

NOTE: THE COLOUR-CODING / GROUPING OF THE IMAGES REFERS TO THE RESPECTIVE HATCHED AREAS AND ASSOCIATED LEGEND IN THE PLAN ON PAGE 68 (TREE STRATEGY PLAN)



ACER CAMPESTRE
(FIELD MAPLE)



ALNUS GLUTINOSA
(COMMON ALDER)



CARPINUS BETULUS
(COMMON HORNBEAM)



MALUS SYLVESTRIS
(WILD CRAB APPLE)



QUERCUS ROBUR
(ENGLISH OAK)



PRUNUS AVIUM
(WILD CHERRY)



SORBUS ARIA
(WHITEBEAM)



TILIA CORDATA
(SMALL-LEAVED LIME)



BETULA PENDULA
(SILVER BIRCH)

PUBLIC OPEN SPACES



TILIA CORDATA
'RANCHO'



CARPINUS BETULUS
'FRANS FONTAINE'



PRUNUS 'SUNSET
BOULEVARD'



AMELANCHIER
LAMARCKII 'ROBIN HILL'



MALUS TSCHONOSKII



MALUS 'RUDOLPH'



SORBUS AUCUPARIA



CORNUS MAS



PYRUS X CALLERYANA
'CHANTICLEER'

SPINE ROAD

PARKING COURTS

RESIDENTIAL STREETS



“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.”

(Para. 61, NDG 2021)

COMPACT FORM OF DEVELOPMENT

- 5.1 A compact form of development will help to promote active travel to local facilities and services, so reducing dependence on the private car and enhancing the scheme’s sustainability.
- 5.2 Different levels of compactness should be offered throughout the development, to respond to the unique local context of each area within the scheme.
- 5.3 The degree of compactness within each area of the development is defined by:
 - The level of residential density; and
 - The buildings types and forms.

DENSITY

- 5.4 Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to, and enhances the existing character and context, such as interface with existing dwellings, heritage assets and open space. At the same time, the density will be required to relate to place-making components within the proposals, such as specific street types and proximity to proposed green amenity spaces or public open space.
- 5.5 A varied level of density, therefore, is expected within the proposals, to respond to and reinforce the different areas within the development, to reflect the surrounding context – existing and proposed.
- 5.6 Based on the consented outline planning application, *“development density will take into account the topography of the site, which rises to the east, as well as the potential to impact upon existing residential properties on Church lane.”* (Extract from Planning Design and Access Statement (May 2017, submitted as part of the outline planning application, p. 24)
- 5.7 In addition, the Design and Access Statement of the consented outline planning application sets out the gross density as 16 dwellings per hectare. This level of gross density excludes the site reserved for the school, and includes the significant green buffer to the church, which provides open space in excess of planning policy requirements.
- 5.8 Based on the above, it is expected that the density of the proposals for Land at Norwich Road will meet the following principles:
 - Low density should be incorporated along the eastern edge of the development, at the interface with the proposed informal public open space and the St Mary & St Peter’s Church grounds further to the east. The low density will contribute to a softer edge to the development in transition to the informal open space and the open countryside further beyond. It will also assist in protecting the setting of the existing Grade 1 Listed Church of St Mary and St Peter.

- Medium density should be incorporated into the development along the major access road, which facilitates the primary route for vehicular movement between the two access points – off Norwich Road at the western edge and off Church Lane at the south-eastern corner of the site. Medium density along this route will facilitate a formal appearance to this principal movement corridor, with dwellings – mostly detached houses – arranged along shared private drives which would restrict direct access to parking spaces. The arrangement of dwellings at medium density at this location will also offer opportunities for shrub and tree planting in front of dwellings, as part of semi-private front gardens, which will assist in providing a buffer between the main vehicular route at the public realm and the private realm.
- Medium-High Density will be expected in areas within the development which front formal green public open space, such as a “village green”, or a green corridor which comprises a key pedestrian/cycle path. Medium-high density will be achieved in these locations through incorporating semi-detached and terraced dwellings alongside larger detached houses, with a combination of shared private drives and frontage parking. The varied parking and access arrangement will assist in increasing the distance between the front of the dwellings and the public open space, forming a buffer between public and private realms.
- Higher density will be expected in the inner parts of the development, behind the houses fronting the primary vehicular routes and to the rear of dwellings fronting the open spaces. A larger portion of semi-detached and terraced houses will be proposed in these locations, alongside the larger detached houses, with private courts also used to increase the efficient use of the land.

BUILDING TYPES AND FORMS

- 5.9 A wide range of building types and forms should be incorporated into the proposed development. A variety within the built form will add interest to the street scene, aid street legibility and “way-finding”, as well as contribute to the sense of a coherent neighbourhood.
- 5.10 Taking cues from existing building types, forms and material palettes within the site’s surrounding will also assist in positively integrating the development to its local context. The design solution for the site should reflect the variety in townscape form that can be seen in Barham and in particular the area surrounding the site.
- 5.11 The distribution of different building types, sizes and forms throughout the site will be defined by the “urban grain” – a term referring to the arrangement of blocks containing buildings and plots of different sizes.
- 5.12 Similarly to the distribution of varied density throughout the site, the urban grain will affect the level of compactness in different areas within the development, as follows:
- 5.13 A loose urban grain should be incorporated along the eastern edge of the development, at the interface with the proposed informal public open space and the St Mary & St Peter’s Church grounds further to the east. The mostly large, detached family homes, arranged within relatively large plots, which are generally set back generously from the edge of the street/private drive, contribute to a softer edge to the development in transition to the informal open space and the open countryside further beyond.



LOOSE URBAN GRAIN AT THE INTERFACE WITH THE INFORMAL PUBLIC OPEN SPACE AT THE WESTERN EDGE OF THE DEVELOPMENT

5.14 A tighter urban grain, in comparison, should be provided within the inner parts of the development, such as in areas behind dwellings fronting the major access road / primary vehicular route, or behind areas fronting formal public open spaces, such as the “village green”. A tighter urban grain within these locations will contribute to an increased residential density, therefore achieve a greater compactness to the development. The frequent rhythm of change in the built form, resulting from the relatively narrow plot frontages, will contribute to adding interest to the street scene, as well as aid street legibility.



TIGHTER URBAN GRAIN WITHIN THE INNER PARTS OF THE DEVELOPMENT, FACILITATING A HIGHER RESIDENTIAL DENSITY AND A MORE COMPACT FORM OF DEVELOPMENT.

5.15 Other areas within the development, such as along the primary vehicular route, or at the frontage of formal open spaces, will display a varied, or mixed level of compactness associated with varying levels of urban grains, where larger plots accommodating detached houses are arranged alongside smaller plots, associated with semi-detached and terraced dwellings. Such “mixture” of urban grains helps achieving a balanced approach between high level of compactness which add interest to the street scene on the one hand, and a looser form which aid softening the transition from the built-up areas to the green amenity spaces on the other.



“MIXED” URBAN GRAIN AT THE FRONTAGE OF FORMAL OPEN SPACES AND ALONG THE PRIMARY VEHICULAR ROUTE: LARGER PLOTS / LOOSE URBAN FORM AROUND THE PUBLIC OPEN SPACE SURROUNDING THE LANDSCAPED AREA WITH THE ATTENUATION BASIN, AND A TIGHTER BUILDING FORM AT THE FRONTAGE OF A VILLAGE GREEN.

BUILDING LINE

5.21 Building line represents the extent by which the dwellings are set back from the street. The space in between the building and the edge of the street, defined by the building line, provides opportunities for soft landscaping, offering a semi-private buffer between the public and private realms. This space also assists in softening the transition between the built form and the amenity greenspaces, in cases where dwellings are positioned to form a frame around the public open space.

5.22 The depth of the building line, as well as the extent of its consistency, will vary across the development, as follows:

ALONG THE MAIN VEHICULAR ROUTE:

5.23 Along the main vehicular access road, building should generally be consistent and formal, resulting in coherent built form, which is appropriate to this location, where dwellings are lining the primary street through the development.

5.24 Dwellings will generally be accessed off shared private drives which stretches in parallel to the main vehicular route, increasing the opportunities for soft landscaping and tree planting, as well as allowing for a wider buffer between the private realm and the main road.

AT AREAS SURROUNDING PUBLIC OPEN SPACES:

5.25 Where fronting onto public open spaces and landscape buffers, building line will generally be irregular and inconsistent, adding to a less-formal appearance of the development in these locations. In broad terms, dwellings are to be set back behind generous front gardens in these locations, to allow for a soft transition between the built form and the green open space.

5.26 Often accessed from a shared private drive which runs parallel to the edge of the public open space, dwellings in these locations are positioned well away from the public realm, with the private drives adding depth to the semi-private area in front of dwellings.

AT INNER PARTS OF THE DEVELOPMENT:

5.27 Building line within the inner parts of the development should generally be formal and consistent, to give coherent built form along Minor Access Roads and Shared Surface Roads.

5.28 The combination of a wide range of building types, including detached, semi-detached and terraced dwellings, and a varied arrangement for car parking methods, the building line within these areas will display a degree of flexibility, resulting in an organised, consistent street scene, with some opportunities for soft landscaping to the front of dwellings.



Legend

- 
 Single Storey Dwelling / Garage shaded this
- 
 2 Storey Dwelling shaded this

STOREY HEIGHT PLAN – FORMING PART OF OUTLINE PLANNING APPLICATION

HEIGHT

- 5.29 The proposed building height will be required to meet the principles set out as part of the consented outline planning application, and the Building Height Parameter Plan submitted as part of it.
- 5.30 The Design and Access Statement of the approved outline planning application has set out the building height strategy across the site in the “Scale” section. It suggested that the development will feature a range of storey heights, from single storey to 2.5 storeys, with bungalows particularly meeting the needs of an ageing population. It continued to say that it is anticipated that the majority of the proposed properties will be two storeys. The bungalows, according to the Storey Height Plan submitted as part of the outline application, will be mostly located at the eastern edge of the development, at the interface with the public open space around the Grade I listed building of the church.
- 5.31 The Design and Access Statement also suggested that within the overall site layout, a variation in building height and form can add visual interest to streets and aid orientation and legibility.
- 5.32 Overarching design principles are to be applied to and incorporated into the proposed massing of the buildings.
- 5.33 Key development frontages, such as those overlooking areas of public open space and following the primary movement route, will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development.
- 5.34 Landmark buildings, positioned within key locations such as important street intersections or at vista stops, should be designed as such so that they reinforce their prominent location. Larger or taller buildings, or by merit of materials and detailing and more distinctly recognisable landmark buildings should be located in these key locations.

06 IDENTITY

LOCAL CHARACTER

IDENTITY. ATTRACTIVE AND DISTINCTIVE

NPPF CHAPTERS: 8, 12, 15, 16

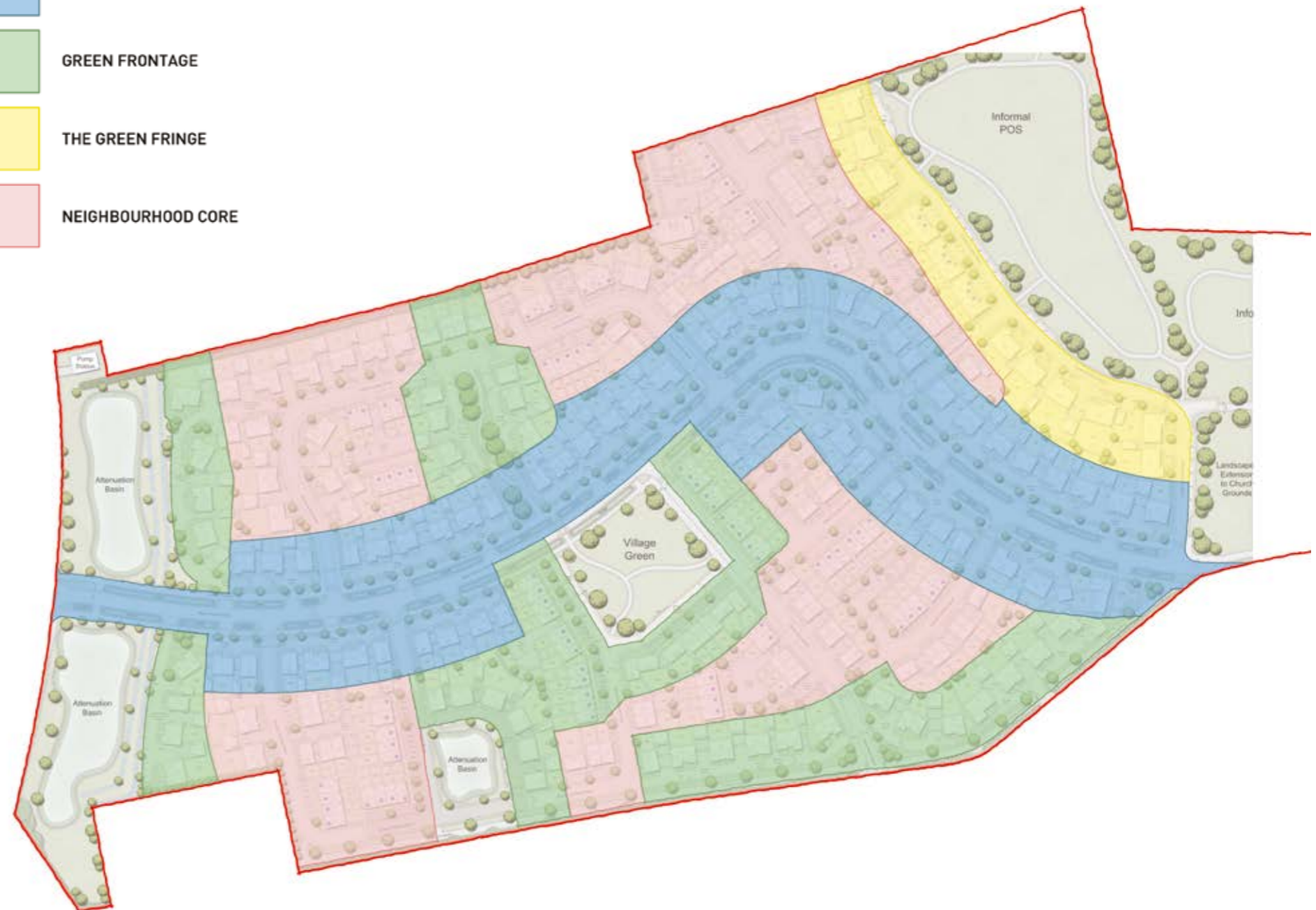
“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.”

(Para. 50, NDG 2021)

- 6.1 Character areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development.
- 6.2 The site has been split into 4 no. character areas, each with a clearly defined character relating to the site's context and surroundings. The following pages describe how the character areas should be designed in such a way to help create a varied and diverse townscape.
- 6.3 The character areas are detailed below as follows:
- CA1: Avenue Character Area
 - CA2: Lanes & Private Drives Character Area
 - CA3: Neighborhood Core Character Area
 - CA4: Green Fringe Character Area
- 6.4 Each character area is defined via a range of design components including building typology, density, height, enclosure, building detail, building materials and other key elements that shape the overall appearance of the identified character areas.

KEY

	SITE LOCATION (15.76 HA)
	THE AVENUE
	GREEN FRONTAGE
	THE GREEN FRINGE
	NEIGHBOURHOOD CORE



CHARACTER AREAS PLAN

**CHARACTER AREA 1
THE AVENUE**

- 6.5 The Avenue character area runs adjacent to the Major Access Road, which runs through development linking Norwich Road to the west and Church Lane to the south east, and is characterised by the most formal development.
- 6.6 Green verges along the Major Access Road will be provided on both sides to accommodate Swale.
- 6.7 As The Avenue runs through the site, the consistency of street tree planting will help to provide a cohesive green character.
- 6.8 No direct vehicular access from the major access road into individual properties as they will be served by Private Drives off the major access road, with parking typically to the side of the property. Garages and parking spaces will be set back behind the building line, to avoid car dominating the street scene.
- 6.9 The use of consistent building lines and setbacks from the street will aid a cohesive character and help to define a more formal character.



CA1 THE AVENUE LOCATION PLAN

**CHARACTER AREA 2
GREEN FRONTAGE:**

- 6.10 The Green Frontage character area will cover dwellings in the centre of the site, and those overlooking Norwich Road, Church Lane, and the proposed small pocket of village green along the eastern half of the southern boundary of the site.
- 6.11 Dwellings will be accessed via private drives.
- 6.12 Varied building alignments will give the character area a more informal residential feel, with street alignments designed to provide convenient pedestrian routes through development to open space.
- 6.13 Wherever possible, views through development towards amenity open space or areas of planting will be incorporated.
- 6.14 The presence of smaller more intimate focal spaces and areas of soft landscaping to both the public and private realm will contribute to a more informal residential character.



CA2 GREEN FRONTAGE LOCATION PLAN

**CHARACTER AREA 3
GREEN FRINGE**

- 6.15 The Green Fringe character area contains development overlooking the proposed public open space within the eastern part of the site, adjacent to the existing Grade I Listed Church of St Mary and St Peter to the east.
- 6.16 Characterised by an informal and green character, the proposed dwellings located within the Green Fringe will be bungalows and benefit from views across areas of open space or landscaped planting, aiding the transition between built form and open space.
- 6.17 Dwellings within this character area will tend to be served via shared surface and private drive street typologies, thus creating more of an irregular street pattern to aid in the creation of a more informal character.



CA3 THE GREEN FRINGE LOCATION PLAN

**CHARACTER AREA 4
NEIGHBOURHOOD CORE**

- 6.18 The Neighbourhood Core character area covers development along the northern boundary of the site together with development to the south of the Avenue character area.
- 6.19 Characterised by a more formal character, the majority of dwellings within the Neighbourhood Core will be served via a mix of Minor Access Road, Shared Surfaces, and Private Drives depending on the nature of public realm to be created.
- 6.20 Parking predominantly to the side of the property with few cases of parking to the front of the property. Private parking areas are proposed in several locations serving small groups of dwellings.



CA4 NEIGHBOURHOOD CORE LOCATION PLAN

LEGIBILITY

6.21 Legibility of the development should be achieved through incorporating the following characteristics:

- A clear and walkable network of streets and other routes;
- Street hierarchy whereby movement is organised along a hierarchical network of streets of distinct character, as set out in the "Movement" section (section 03) of this document; and
- Landmark and keynode buildings – these should be positioned within key locations such as important street intersections or at vista stops, and should be designed as such so that they reinforce their prominent location. Larger or taller buildings, or by merit of materials and detailing and more distinctly recognisable landmark buildings should be located in these key locations, in order to aid site legibility and way-finding.

MASTERPLANNING

- 6.22 Consistent masterplanning principles should be applied to the design proposals, so that to create a distinctive local identity to the development, yet at the same time, facilitating the integration of the development into its surroundings.
- 6.23 Generating local identity within the development should be achieved through incorporating the following characteristics:
- Incorporating a consistent and hierarchical network of streets, following the street typologies and street configuration set out in Section 3: Movement, will aid contribute to a consistent appearance of the public realm;
 - Implementing a consistent planting and landscaping strategy, whereby the appearance and specification of hard surfaces and soft landscaping are consistent throughout the site and are reflective of the character areas identified to guide the development; and
 - Incorporating distinctive design to landmark buildings, to break the uniformity and hence aid site legibility and way-finding.
 -

THE IDENTITY OF BUILDINGS

- 6.24 The design of buildings should follow principles which correspond with the identified character areas set out in Section 06: Identity, so that a sense of place and local character is being reinforce in response to the local context.
- 6.25 The design of building should therefore follow the principles set out in the following pages, with specific reference to:
- Building types and forms; and
 - Blocks characteristics.

TYPES AND FORMS – CA1: AVENUE

CHARACTER AREA	Character Area 1 – THE AVENUE	
BUILDING TYPOLOGY	Detached houses predominantly; occasional semi-detached	
ROOFSCAPE	Broadly consistent ridge heights along Private Drives; Predominance of gables	
MATERIALS	Proposed	Reference to Local Character Area
	<p>Facing materials: Predominantly plain red brick, with multi-red brick at buildings within key locations, such as at key intersections or at vista stops. Occasional use of white render at front elevations, above dark plinth – at keynote buildings.</p> <p>Roofs: A combination of concrete red pantile and grey slate tile, with the latter predominantly at buildings in key locations.</p>	
BUILDING DETAIL	<p>Contemporary design approach.</p> <p>Plain contemporary casement windows with central vertical bar;</p> <p>Window reveal returns of 75mm.</p> <p>Plain contemporary door style.</p> <p>Flat entrance canopies.</p> <p>Bay windows could be used to define keynote dwellings.</p> <p>Chimneys /brick banding could be used to define keynote dwellings.</p> <p>Projecting gables with feature windows could be used adding interest to the street-scene.</p>	CA1 Historic Core (Chimneys, Bay Windows), CA7 Recent Development along Hereford Drive to the south of the site (more contemporary design approach).

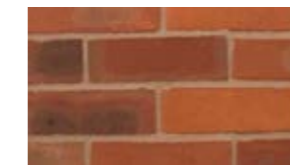
INDIVIDUAL PROPERTY IS SERVED BY PRIVATE DRIVES



- ROOF – SLATE TILES
- WINDOW – PLAIN CONTEMPORARY CASEMENT WINDOWS, GREY
- FACADE – RED-MULTI BRICK
- FLAT ENTRANCE CANOPY
- DOOR – GREY
- PARKING TO SIDE OF DWELLINGS OFF PRIVATE DRIVES, SET BACK BEHIND BUILDING LINE

GENERAL DWELLING – POTENTIAL FEATURES

MATERIALS PALETTE



MULTI-RED BRICK

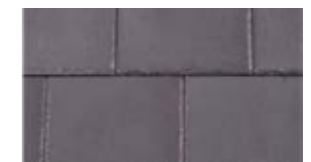


PLAIN RED BRICK

ROOF TILES



FENLAND FARMOUSE RED PANTILE



CAMBRIAN GREY SLATE TILE

TYPES AND FORMS – CA2: GREEN FRONTAGE

CHARACTER AREA	CHARACTER AREA 2 – GREEN FRONTAGE	
BUILDING TYPOLOGY	Dwellings are predominantly detached with the exception of few semi-detached dwellings when overlooking public open space along the western half of the southern boundary of the site.	
ROOFSCAPE	Pitched roofs with gables and occasional hipped roofs to animate public realm frontages.	
MATERIALS	Proposed	Reference to Local Character Area
	<p>Facing materials: Predominantly plain red brick, with multi-red brick at buildings within key locations, such as at key intersections or at vista stops. Occasional use of white, sand or ivory render at front elevations at keynote buildings.</p> <p>Roofs: A combination of duo pan red tile, clay plain tile and grey slate tile, with the latter predominantly at buildings in key locations.</p>	<p>CA5 Late 20th Century Infill Development (Old Rectory Close) – A mix of buff brick, red multi, and plain red brick works.</p>
BUILDING DETAIL	<p>Flat entrance canopies.</p> <p>Dwellings to be designed to ensure no blank walls front onto the public realm.</p> <p>Bay windows could be used to define keynote dwellings.</p>	<p>CA7 Recent Development along Hereford Drive to the south of the site (more contemporary design approach).</p> <p>CA4 Mid 20th Century development (a presence of flat entrance canopies throughout development).</p>

MATERIALS PALETTE



RED PLAIN BRICK



MULTI-RED BRICK

ROOF TILES



CAMBRIAN GREY SLATE TILE



FENLAND FARMOUSE RED PANTILE



ROSEMARY CLAY CRAFTSMAN PLAIN TILE



GENERAL DWELLINGS – POTENTIAL FEATURES

TYPES AND FORMS – CA3: GREEN FRINGE

CHARACTER AREA	CHARACTER AREA 3 – THE GREEN FRINGE	
BUILDING TYPOLOGY	Dwellings are predominantly detached or semi-detached.	
ROOFSCAPE	Pitched roofs with prominent gables to animate public realm frontages.	
MATERIALS	<p>Proposed</p> <p>Facing materials: Predominantly multi-red brick; black weather-boarding and black window and roofing components.</p> <p>Roofs: A combination of traditional pantile and clay plain tiles, with the latter predominantly at buildings in key locations.</p>	<p>Reference to Local Character Area</p> <p>CA3 Predominantly Bungalow Dwellings with Varying Styles – Phillips Road (Predominantly Plain Red and Red Multi Brick Works).</p>
BUILDING DETAIL	<p>Flat entrance canopies. Mono pitch canopies. Dwellings to be designed to ensure no blank walls front onto the public realm. Occasional use of projecting plinths.</p> <p>Cottage casement windows and cottage styled entrance doors.</p> <p>Occasional appearance of dormers, and typically positioned at the rear elevation of the dwelling.</p>	<p>CA7 Recent Development along Hereford Drive to the south of the site.</p>

MATERIALS PALETTE



MULTI-RED BRICK



PLAIN RED BRICK

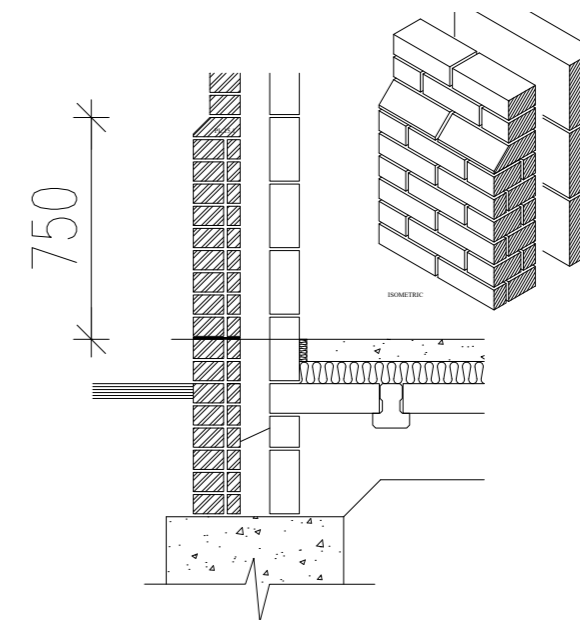
ROOF TILES



ROSEMARY CLAY PLAIN TILES



FARMHOUSE RED PANTILE



PROJECTING PLINTH

TYPES AND FORMS – CA4: NEIGHBOURHOOD CORE

CHARACTER AREA	CHARACTER AREA 4 – NEIGHBORHOOD CORE	
BUILDING TYPOLOGY	A mix of detached, semi-detached, and terraces.	
ROOFSCAPE	Broadly consistent ridge heights along Minor Access Road and Shared Surfaces; Occasional gable fronted building to mark intersection and to provide further interest.	
MATERIALS	<p>Proposed</p> <p>Facing materials: Predominantly plain red brick, with multi-red brick at buildings within key locations, such as at key intersections or at vista stops. Occasional rendered panels.</p> <p>Roofs: A combination of concrete pantile roofs and grey slate tiles.</p>	<p>Reference to Local Character Area</p> <p>CA5 Late 20th Century Infill Development (Old Rectory Close) – A mix of buff brick, red multi, and plain red brick works.</p>
BUILDING DETAIL	<p>Flat entrance canopies.</p> <p>Chimneys could be used to add interest to the roof-scape along the Minor Access Roads.</p> <p>Occasional gablets could be used where dwellings front onto key locations.</p> <p>Occasional appearance of dormers.</p>	<p>CA7 Recent Development along Hereford Drive to the south of the site.</p>

MATERIALS PALETTE



PLAIN RED BRICK



PLAIN RED BRICK

ROOF TILES



GREY PANTILE



RUSTIC RED PANTILE



FARMHOUSE RED PANTILE



SLATE - SANDTOFT



INDICATIVE STREET-SCENE ILLUSTRATES POTENTIAL FEATURES WITHIN THE NEIGHBOURHOOD CORE CHARACTER AREA

BLOCKS – CA1: AVENUE

CHARACTER AREA	Character Area 1 – THE AVENUE
URBAN FORM	No direct vehicular access from the major access road into individual properties. Individual properties will be served by Private Drives off the major access road. Dwellings create a strong and formal frontage, with a greater presence and continuity of urban form. Consistent sense of massing and high-level of enclosure to the public realm. Dwellings on corners typically to be dual frontage. Strong rhythm in the street scene.
STREET TYPES	Major Access Road and Private Drives beyond.
PARKING	No parking provided along the Major Access Road. Parking to the side of dwellings off Private Drives, set back behind building line.
HARD LANDSCAPING	Major Access Road: Standard Tarmac. Raised Tables: Block Paving – Omega Charcoal – Various Patterns Options. Footway/Cycleway: Standard Tarmac. Private Drives: Block Paving – grey or brindle colour, various patterns options.
BOUNDARY TREATMENTS	Frontages – Hedgerows, low-level planting. Side boundaries facing public realm – green screen.

HARD LANDSCAPING



MAJOR ACCESS ROAD – STANDARD TARMAC



RAISED TABLES/PRIVATE DRIVES – BLOCK PAVING IN COLOUR GREY OR BRINDLE; VARIOUS PATTERNS OPTIONS



FOOTWAY/CYCLEWAY – HERITAGE FINISH TARMAC (BUFF CHIPPINGS)

BOUNDARY TREATMENT PALETTE



FRONTAGES – HEDGEROWS – LOW



SIDE BOUNDARIES FACING PUBLIC REALM – GREEN SCREEN

NOTE:
A MAINTENANCE REGIME DOCUMENT WILL BE SUBMITTED AS PART OF RESERVED MATTERS APPLICATION.

BLOCKS – CA2: GREEN FRONTAGE

CHARACTER AREA	CHARACTER AREA 2 – GREEN FRONTAGE
URBAN FORM	Semi-formal development covers dwellings in the centre of the site, and those overlooking Norwich Road, Church Lane, and the proposed small pocket of village green along the eastern half of the southern boundary of the site, with variation in massing and levels of enclosure provided through variation in the built form. Dwellings on corners typically dual frontage to increase natural surveillance. More informal arrangement of dwellings to create variation in character. Direct access to dwellings off private drives (p). Dwellings will be accessed via private drives.
STREET TYPES	Private Drives (p), Private Parking Area (o).
PARKING	Parking to side of dwellings.
HARD LANDSCAPING	Private Drives: Block Paving – Grey or Brindle colours. Shared Surfaces: Block Paving – Grey colour.
BOUNDARY TREATMENTS	Frontages – Low level hedgerow. Side boundaries facing public realm – Side boundaries facing public realm – green screen.

HARD LANDSCAPING



SHARED SURFACES – BLOCK PAVING – COLOUR: BRINDLE



PRIVATE DRIVES – BLOCK PAVING – COLOUR: GREY VARIOUS PATTERNS OPTIONS

BOUNDARY TREATMENT PALETTE



SIDE BOUNDARIES FACING PUBLIC REALM – GREEN SCREEN



FRONTAGES – HEDGEROWS – LOW

NOTE:
A MAINTENANCE REGIME DOCUMENT WILL BE SUBMITTED AS PART OF RESERVED MATTERS APPLICATION.

BLOCKS – CA3: GREEN FRINGE

CHARACTER AREA	CHARACTER AREA 3 – THE GREEN FRINGE
URBAN FORM	Less-formal development frontage, with greater variation in massing and levels of enclosure to create a greener and more permeable transition from development to open space to the east. All dwellings on corners to be dual frontage. More informal arrangement of dwellings to create variation in character. Direct access to dwellings off shared surfaces (p) and Private Drives (o).
STREET TYPES	Shared Surface Roads (p) and Private Drives (o).
PARKING	Parking to the front of dwellings (p). Parking to side of dwellings(o)
HARD LANDSCAPING	Private Drives – Block paved, colour: Brindle. Shared Surfaces – Block Paving – Colour: Grey.
BOUNDARY TREATMENTS	Frontages – Low level hedgerows and groundcover planting. Side boundaries facing public realm – Side boundaries facing public realm – green screen.

HARD LANDSCAPING



SHARED SURFACES – BLOCK PAVING – GREY



SHARED SURFACES – BLOCK PAVING – BRINDLE

BOUNDARY TREATMENT PALETTE



SIDE BOUNDARIES FACING PUBLIC REALM – GREEN SCREEN



FRONTAGES – HEDGEROWS – LOW

NOTE:
A MAINTENANCE REGIME DOCUMENT WILL BE SUBMITTED AS PART OF RESERVED MATTERS APPLICATION.

BLOCKS – CA4: NEIGHBOURHOOD CORE

CHARACTER AREA	CHARACTER AREA 4 – NEIGHBORHOOD CORE
URBAN FORM	<p>Development along the northern boundary of the site together with development to the south of the Avenue character area.</p> <p>More formal character with the majority of dwellings served via a mix of Minor Access Road, Shared Surfaces, and Private Drives street typologies depending on the nature of public realm to be created.</p> <p>All dwellings on corners to be dual frontage.</p> <p>Parking predominantly to the side of the property with few cases of parking to the front of the property. Private parking areas are proposed in several locations serving small groups of dwellings.</p>
STREET TYPES	Minor Access Road, Shared Surfaces, and Private Drives.
PARKING	Parking to the side of dwellings (p), Parking to the front of dwellings (o). Private Parking Areas off Minor Access Road.
HARD LANDSCAPING	<p>Minor Access Road – Standard Tarmac.</p> <p>Shared Surface Road – Block Paving – Colour: Grey or Brindle.</p> <p>Private Parking Areas – Block Paving – Standard tarmac and occasional block paving.</p>
BOUNDARY TREATMENTS	<p>Frontages – Low hedgerows and lawn.</p> <p>Side boundaries facing public realm – Side boundaries facing public realm – green screen.</p>

HARD LANDSCAPING



MINOR ACCESS ROAD – STANDARD TARMAC



SHARED SURFACES – BLOCK PAVING – COLOUR: GREY



SHARED SURFACES – BLOCK PAVING – COLOUR: BRINDLE

BOUNDARY TREATMENT PALETTE



FRONTAGES – HEDGEROWS – LOW




SIDE BOUNDARIES FACING PUBLIC REALM – GREEN SCREEN


NOTE:
A MAINTENANCE REGIME DOCUMENT WILL BE SUBMITTED AS PART OF RESERVED MATTERS APPLICATION.


LANDSCAPE CHARACTER




ARCHITECTURAL CHARACTER AREAS

- 


CA-1: THE AVENUE
INCORPORATING PRIMARY STREET CORRIDOR AND RAINGARDENS WITH AQUATIC PLANTING (SWALES). FRONTAGES TO BE FORMED BY OPEN GRASS PRIVATE AREAS WITH DEFENSIBLE STRIP OF PLANTING UP AGAINST THE BUILDINGS
- 


CA-2: GREEN FRONTAGES
DELIVERING OPEN FRONTAGES ONTO ADJACENT OPEN SPACES WITH LOW TIMBER KNEE RAIL FENCING TO BOUNDARIES
- 

CA-3: GREEN FRINGE
FRONTAGES TO BE FORMED BY TIMBER POST AND RAIL Paddock FENCING. OPPORTUNITY TO REINFORCE THE BOUNDARIES WITH STRUCTURAL HEDGE PLANTING. PLANTING PALETTE TO DELIVER ADDITIONAL SEASONAL INTEREST THROUGH SOFTER AND SHADE TOLERANT MIXES.
- 

CA-4: NEIGHBOURHOOD CORE
FRONTAGES TO BE FORMED BY LOW CLIPPED HEDGEROWS OR GRAVEL STRIP TOWARDS BUILDING AND IF SPACE ALLOWS GRASS AREAS PROVIDING THE INTERFACE WITH THE CARRIAGEWAYS. OPPORTUNITY FOR MULTIPLE SUB-CHARACTER AREAS DELIVERED THROUGH INDIVIDUAL PLANTING PAlettes AND BY SELECTING DOMINANT TREE AND HEDGE SPECIES.


LANDSCAPE CHARACTER


- 


LCA-5: POS AREAS
AMENITY OPEN SPACES INCORPORATING PLAY AND SUDS FEATURES
- 

LCA-6: WESTERN EDGE GREEN
INCORPORATING SUDS ATTENUATION BASINS WHICH IS TO BE ACCESSIBLE TO THE PUBLIC

LCA-7: EASTERN EDGE GREEN

- 

LCA-7A: GREEN INTERFACE
AREAS OF THE EASTERN OPEN SPACE WHICH ABUT THE PROPOSED RESIDENTIAL AREAS. THIS RELATIONSHIP TO BE CAREFULLY DESIGNED TO PROVIDE OPEN & ATTRACTIVE VIEWS INTO OPEN SPACE. OPPORTUNITY FOR GRASS SWARDS WITH AREAS OF LONGER GRASS TO ENHANCE VISUAL, AMENITY, LEISURE APPEAL AND ECOLOGICAL VALUE, WITH INFORMAL GROUPS OF TREE PLANTING.
- 

LCA-7B: NATURAL GREEN SPACE
PREDOMINANTLY SPECIES RICH AMENITY GRASS AREAS WITH FRAMING OF ROUGH / WILDFLOWER GRASS SEEDING; PROVIDING OPPORTUNITIES FOR INFORMAL PLAY / KICK-ABOUT / PICNICS / FORAGING TRAIL
- 

LCA-7C: WILDERNESS AREAS
OPPORTUNITY FOR CREATING LOW MAINTENANCE AREAS WHICH WOULD FOCUS ON HABITAT CREATION AND PROTECTION; OPPORTUNITY FOR FORAGING TRAIL

LANDSCAPE CHARACTER AREAS RELATING TO CHARACTER AREAS



DEFENSIBLE MIXED PLANTING AND FORMAL HEDGE WITH GRAVEL TO PRIVATE FRONTAGES AND ROBUST MIXED PLANTING TO STREETS



GREEN FRINGE



THE AVENUE PLANTED RAINGARDENS



ILLUSTRATIVE EXAMPLE YOUNG NATIVE SHRUB PLANTING BEHIND HEADWALLS WHICH TO DISCOURAGE ACCESS



ILLUSTRATIVE EXAMPLE OF TIMBER POST AND RAILS TO BE IMPLEMENTED TO THE TOP OF HEADWALLS TO PREVENT FALL HEIGHT ISSUES



INFORMAL PLAY ELEMENTS



WILDERNESS AREA - UNDERSTOREY



LOW TIMBER KNEE RAIL DEFINING BOUNDARIES



TREE LINED PATHS IN CHURCH EXTENSION



WESTERN EDGE GREEN - SUDS BASIN WITH WATER CHANNEL



EASTERN EDGE GREEN - SPECIES RICH GRASS AND TREE PLANTING



MEADOW WITH INFORMALLY MOWN PATHS

07 PUBLIC SPACE

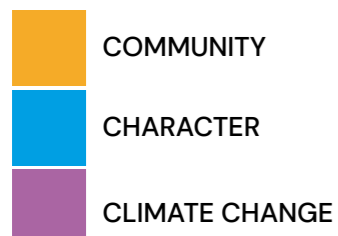
NATIONAL PLANNING POLICY FRAMEWORK CHAPTERS

8, 9, 12

“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”

(Para. 99, NDG 2021)

- 7.1 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.
- 7.2 The quality of public spaces is partly about the way they are enclosed by buildings and partly the way that they are designed. Detailed proposals for the site will need to meet the requirements and follow the principles set out below, in relations the different types of street, along with their associated hierarchy principles outlined in Section 04–Movement, as well as with regard to public spaces.
- 7.3 Additionally, Manual for Streets defines common street types and functions, which this design code seeks to align with.
- 7.4 The Public Space section, therefore, outlines the principles for:
 - Streets – facilitating placemaking, in addition to enabling movement, with specific reference to the street hierarchy and typology outlined in Section 04–Movement; and
 - Social Interaction – outlining the design principles for streets and other public spaces, such as public squares, enabling them to fulfil a social function to bring people together and to act as a focus for community life.



STREETS

PRIMARY ROAD



- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

RAINGARDEN SWALES

BOTH SIDES OF SPINE ROAD TO FEATURE PLANTED RAINGARDEN SWALES TO ENHANCE HABITAT CONNECTION AND BIODIVERSITY

TREE AVENUE

AVENUE TREES IN GREEN VERGES ALONG BOTH SIDES OF THE SPINE ROAD TO CREATE A GREEN CORRIDOR THROUGH THE CENTRE OF THE DEVELOPMENT

PEDESTRIAN PRIORITY

RAISED TABLE CROSSING AT KEY INTERSECTIONS TO PROVIDE PRIORITY TO NON-MOTORISED TRAFFIC

- Main access from Norwich Road and Church Lane via Major Access Road - CA: The Avenue)
- Double-sided arrangement of raingardens and separate verge with avenue trees, segregating foot/cycle path from road
- Private frontages to be formed by open lawns where depth allows with defensible strip of planting up against the buildings
- Residential dwellings served by Minor Access Roads and via smaller shared surface streets and drives off The Avenue

RAINGARDEN TO RECEIVE SURFACE RUNOFF FROM ROAD AND FOOTPATH



SEGREGATED FOOTPATH VERGE WITH STREET TREE

INDICATIVE SECTION THROUGH SPINE ROAD

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

MINOR ACCESS ROAD



GREEN FRONTAGES

STRONG DEFINITION OF PRIVATE DEMISE THROUGH GREEN FRONTAGES

OFF-STREET PARKING

TREE BAYS TO BREAK UP PARKING BAYS ALONG THE ROAD VERGE AND TO PROVIDE CONTINUOUS TREE PLANTING

PEDESTRIAN PRIORITY

RAISED TABLE CROSSING AT KEY INTERSECTIONS TO PROVIDE PRIORITY TO NON-MOTORISED TRAFFIC

PLANTED TREE POCKETS

IN SUITABLE LOCATIONS TREES TO BE WITHIN PLANTED POCKETS

- Footpaths on both sides and tree planting on one side to provide shading to the public realm
- Private boundaries defined by low hedges with gravel strips or larger gravel areas with specimen shrubs
- Road surfaces and footpaths will be asphalt
- Parking bays demarcated with darker toned pavers in charcoal
- Raised block-paved tables in key locations to create safe crossing places for pedestrian priority



PLANTED TREE POCKETS



PARKING BAYS WITH TREE PLANTING

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

SHARED SURFACE ROAD & PRIVATE DRIVES



SHARED SURFACE STREET WITH OFF-STREET PARKING AND PLANTING



SHARED PRIVATE DRIVE OVERLOOKING OPEN SPACE

PARKING COURTS



PARKING COURTS WITH TREE PLANTING

- Shared-surface with some street trees in key locations
- Private boundaries defined by low hedges with gravel strips or larger grass or gravel areas with feature shrubs

- Domestic character and dedicated off-street parking to limit car dominance on the streets
- Block paved with greening to edges



STREET TREES

SHARED SURFACE STREETS WITH TREES IN KEY LOCATIONS

PRIVATE PARKING

MAXIMISING GREEN EDGES WITHIN PRIVATE PARKING COURTS TO SOFTEN APPEARANCE, NARROW CROWNED TREES WHERE SPACE ALLOWS

PEDESTRIAN SPACE

PRIORITY OF PEDESTRIANS AND CYCLISTS ON SHARED SURFACES WITH LOW DESIGN SPEEDS AND TRAFFIC CALMING MEASURES

PLAY STREET

PRIVATE DRIVES WITH VERY LOW DESIGN SPEED TO FUNCTION AS PLAY STREETS WITH PRIORITY TO PEDESTRIAN TRAFFIC AND USE; NO FORMAL TREE PLANTING EXCEPT ASSOCIATED WITH PRIVATE FRONTAGES

OFF-STREET PARKING

RUNS OF PARKING BAYS BROKEN UP BY TREE PLANTING BAYS TO CREATE GREEN COVER AND PASSIVE SHADING

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

SOCIAL INTERACTION

MEETING PLACES



INFORMAL PLAY & SEATING

INCIDENTAL PLAY AND MEETING SPACES WITHIN GREEN CORRIDOR. NATURAL OR SCULPTURAL PLAY FEATURE AS WELL AS TRIM TRAIL EQUIPMENT AND SEATING TO ENCOURAGE SOCIALISING AND PROVIDE BREAK OPPORTUNITY, TREE PLANTING TO PROVIDE SHADE

PLAY SPACE

FORMAL PLAY SPACES WITHIN THE DEVELOPMENT TO PROVIDE PLAY FOR ALL AGES, SEATING AND SURVEILLANCE. FRAGRANT AND STIMULATING PLANTING FRAMING THE SPACE AND CREATING BUFFER TO STREETS. PARKLAND TREES TO PROVIDE SHADE.



IMAGINATIVE SEATING ALONG THE WAY

MULTI-USE SUDS

ATTENUATION BASINS TO PROVIDE INCIDENTAL PLAY OPPORTUNITIES WHEN DRY AS WELL AS CREATING WILDLIFE HABITAT

SEATING OPPORTUNITIES

ALONG KEY FOOTPATH LINKS PROVIDE SEATING AT REGULAR INTERVALS TO ENCOURAGE USE BY ALL. PLACEMENT UNDERNEATH TREES FOR SHADING

INFORMAL NODES

INCIDENTAL MEETING SPACES TO FURTHER THE COMMUNITY SPIRIT, CREATE FOCAL POINTS AND ENHANCE WAYFINDING. OPPORTUNITY TO PROVIDE SEATING ELEMENTS



PLAYABLE SCULPTURES AND SEATING



VISUAL AND INTERACTIVE MULTI-PURPOSE ELEMENTS

- COMMUNITY
- CHARACTER
- CLIMATE CHANGE

MULTI - FUNCTIONAL STREETS

- All street types to include greening to private frontages and tree planting
- Private drives to function as play streets with very low vehicular speeds to allow safe space for use by residents
- Seating to informal nodes to encourage journeys by foot and community spirit
- The Avenue raingardens to alleviate rainfall and transport rainwater to basins at the bottom of the site



LOW SPEED PRIVATE DRIVES AS BUFFER TO GREEN SPACES



SEATING TO INFORMAL NODES



SHARED SURFACE STREET WITH OFF-STREET PARKING AND PLANTING



INCIDENTAL NODE AT STREET JUNCTION



RAINWATER ACCUMULATION IN RAINGARDEN



LAND USE PLAN

USES. MIXED AND INTEGRATED

NPPF CHAPTERS: 2, 5, 6, 7, 8, 12

“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

VARIETY AND ACTIVITY

8.1 The site covers a total area of 15.7 hectares. The proposals encompass the following uses:

RESIDENTIAL

8.2 The proposals incorporate a residential development area, providing up to 300 dwellings, at a gross density of 16 dph (excluding the school/doctors surgery site and including the extension to the church grounds), in line with the approved outline planning application.

8.3 The housing mix will include a range of house types, sizes and tenures. 35 % of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.

GREEN INFRASTRUCTURE

8.4 The proposals will include green infrastructure in line with the approved outline planning application, and will comprise the following components:

PUBLIC OPEN SPACE

8.5 The proposed development will consist of a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents.

8.6 Children’s play areas are to be provided as part of the landscape proposals, in line with the principles set out within the outline planning application, and in accord with subsequent discussions with the local authority. At the detailed design stage, the play areas will be designed to complement their attractive setting by incorporating natural materials and play elements, and new landscaping. The play areas will also be designed to offer disabled children the same play opportunities as other children.

8.7 The areas of open space accommodated on the Land Use Plan will provide a substantial new asset for informal recreational activities, including walking, picnicking and informal play.

EXTENSION TO CHURCH GROUND

8.8 Part of the open space at the eastern end of the site will be allocated for uses associated with the Church, including an additional access/egress to enhance safety and the creation of new overflow parking provision for peak events such as weddings and christenings. It is intended that this will be a low key construction with a new shingle-type drive providing an attractive entrance, and the car park in a ‘grasscrete’ style form to reduce any potential visual impact.

AMENITY AREAS

8.9 Part of a network of public open space designed to create a sense of place. These areas will have a more ‘cared-for’ appearance.

SUSTAINABLE DRAINAGE FEATURES (SUDS)

8.10 To accommodate the provision of drainage basins to manage excess surface water run-off during periods of heavy or persistent rainfall. The sustainable drainage (SuDS) features will also be designed to create new habitats for wildlife and contribute to the setting of the new homes.



LAND USE PARAMETERS PLAN – EXTRACT FROM OUTLINE PLANNING APPLICATION

HOUSING MIX

- 8.11 A successful community contain a rich mix of people, which will require a variety of housing in terms of tenure, type and construction. The development proposals will need to allow space for a range of dwelling types suitable for people of different ages and lifestyles.
- 8.12 The Design and Access Statement accompanying the consented outline planning application has set out in principle the mix for the proposed development. According to this Statement, a maximum of 300 units, including 35% affordable homes were proposed. The mix of units, according to this document, will reflect local needs and will include bungalows and self-build plots.

HOUSING FOR ALL

- 8.13 In accordance with development plan policy, 35% of the housing provided would be affordable, amounting to 105 units (out of up to 300 dwellings, as proposed in the approved outline planning application). This meets with the requirements of amended saved policy H4 of the 1998 Local Plan. Affordable housing will be provided in line with development plan and central government guidance, and will form an integral part of the total housing provision.
- 8.14 The precise amount, type, mix and tenure will be agreed with Mid Suffolk District Council Planning and Housing Officers at the time of a Reserved Matters application, but would accord with development plan policy.
- 8.15 This level of affordable housing provision is also in line with the S106 agreement associated with the approved outline planning application (local authority reference 1856/17), according to which 35% of the dwellings provided on site are to be affordable, unless otherwise agreed in writing with the District Council. The expected tenure split, according to the S106 agreement, is 71% of affordable housing are to be Affordable Rented Housing, and the remaining 29% of affordable units are to be Shared Ownership.

- 8.16 S106 Agreement requires that an affordable housing scheme is to be submitted to the District Council as part of the reserved matters application, incorporating the following mix, unless otherwise agreed with the District Council in writing:
- 10% x 1 bed 2-person flats
 - 6% x 2 bed 4-person flats
 - 9% x 2bed 3 and 4-person bungalows
 - 48% x 2bed 4-person houses
 - 27% x 3 bed 5 and 6-person houses

TYPE

- 8.17 As required by policy CS9 of the 2008 Core Strategy the scheme will incorporate a variety of houses for a range of households particularly families and elderly people. The scheme submitted as part of the outline planning application proposes a maximum of 300 dwellings. This would comprise a wide range of house types and sizes in line with the market demand and housing need as identified by Mid Suffolk District Council.
- 8.18 The Strategic Housing Market Assessment (2012) sets out an indication of the estimated proportionate demand for new housing stock by 2031 in Mid Suffolk, as follows:
- 1 bedroom: 14%
 - 2 bedroom: 25%
 - 3 bedroom: 43%
 - 4 bedroom+: 16%
- 8.19 The proposed scheme would provide a housing mix within these ranges or as otherwise agreed with Mid Suffolk District Council at Reserved Matters stage when the details of the layout and design are prepared.
- 8.20 S106 agreement also requires that the affordable housing are constructed in accordance with the outline planning permission, in agreed locations, and in clusters of no more than 15 units. They should be built to a standard of construction that meets HE requirements, NDSS 215 and Building Regulations part M4(2) and M4(3), provided that no more than 5% of the affordable housing units shall be required to meet Building Regulations part M4(2) and M4(3), unless otherwise agreed in writing through a reserved matters application.

COMMUNITY

- 8.21 Community facilities should be designed as integral part of the residential development, promoting a sustainable community.
- 8.22 The proposals forming part of the consented outline planning application include the following land use components:
- School;
 - Community Facilities; and
 - Local Services.

SCHOOL

- 8.23 According to the proposals within the approved outline planning application, and as included in the signed S106 agreement, land is to be reserved for education provision, in the form of a pre-school and a 3-form entry primary school, and is situated to the north of the residential development.
- 8.24 The education facilities will be brought forward by others and separately from a reserved matters application for the housing parcel.

COMMUNITY FACILITIES

- 8.25 The public open space incorporated within the proposals, in line with the approved outline planning application, will need to include:
- Local Areas of Play;
 - Green Public Open Spaces, including extension to the Church Grounds (including a new access/egress and the creation of a new overflow parking provision associated with the church) and in line with the principles set out in the Illustrative Landscape Masterplan, forming part of the approved outline planning application; and
 - Green corridor – aligning with the Illustrative Landscape Masterplan.

LOCAL SERVICES

- 8.26 Part of the site has been allocated as land for either a doctors surgery or another use to be agreed with the council, as part of the outline planning application. This will include space for car parking with vehicular access from Church Lane, with pedestrian and cycle links, and is due to be delivered by the current landowner.
- 8.27 As in the case of the provision of a school, the provision of a doctors surgery or alternative use, will be brought forward by others and separately from a reserved matters application for the housing parcel.



ILLUSTRATIVE LANDSCAPE MASTERPLAN – EXTRACT FROM APPROVED OUTLINE PLANNING APPLICATION

09 HOMES & BUILDINGS



NPPF CHAPTERS: 8, 12

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.”

(Para. 120, NDG 2021)

- 9.1 Ensuring the delivery of well-designed homes and buildings will depend on providing dwellings that:
- Meet a specific level of **Housing Quality**; with specific reference to-
 - » space standards; and
 - » accessibility.
 - Promote **Health and Well-Being**, with reference to-
 - » Lighting aspect and privacy; and
 - » Security; and the design of Gardens and balconies.

SPACE STANDARDS

- 9.2 New homes are to meet the following standards
- Nationally Described Space Standards (2015) a national document which sets out the minimum size of dwellings in relation to the bedspaces, and the expected level of associated storage;
 - The principles set out within the adopted Suffolk Design Guide for Residential Areas; and
 - S106 agreement, which sets out the specific space standard requirements for affordable housing. It requires that the affordable housing are constructed in accordance with the outline planning permission, in agreed locations, and in clusters of no more than 15 units.
- 9.3 Good practice principles should be followed at the detailed design as, as part of a reserved matters application, such as:
- Allowing for a minimum 1.9m-2m space between the front of the building and the edge of the footway or the parking bays, facilitating a semi-private space as a buffer between public and private realms, as well as offering opportunities for soft landscaping;
 - Allowing for a minimum of 1.5m between buildings; and
 - Minimising the use of gable end wall facing the street or other elements of the public realm, such as public open space.
- 9.4 It is expected that the arrangement of dwellings withing the street and their design will follow the principles set out within "Manual for Streets" 1 and 2.

Number of bedrooms	Number of bed spaces (persons)	1 Storey dwellings	2 Storey dwellings	3 Storey dwellings	Built-in storage
1b	1p	39(37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

NATIONALLY DESCRIBED SPACE STANDARDS.

ACCESSIBILITY

- 9.5 Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability.
- 9.6 Incorporating measures to increase accessibility within the scheme will contribute to the development's sustainability, by ensuring the needs of varied groups of people are being met, particularly older or disabled people.
- 9.7 The signed S106 agreement requires that the proposed affordable housing meet further standards, increasing their accessibility to a more diverse age groups and lifestyles.
- 9.8 Affordable housing should be built, according to S106, to a standard of construction that meets HE requirements, NDSS 215 and Building Regulations part M4(2) and M4(3), provided that no more than 5% of the affordable housing units shall be required to meet Building Regulations part M4(2) and M4(3), unless otherwise agreed in writing through a reserved matters application.

FLEXIBLE HOMES

- 9.9 The increasing need for flexible homes has become more apparent in the past few years, where residents aspire to have the option of working from home in a home-office environment, as well as expect their homes to promote the occupants' health, wellbeing and fitness.
- 9.10 Future homes within the site's development are expected to accommodate opportunities for working from home, to meet this increasing demand, as well as minimise the need to travel and enhance the development's sustainability.
- 9.11 Parallel to the provision of a flexible home, proposals will be expected to promote the occupants' health and wellbeing by improving access to nature for communities through regenerating the natural environment on the site. Additionally, integrating green infrastructure into the new development, including parks, playing fields, woodlands and gardens, sustainable drainage features and planting, will enhance the quality of the natural environment in the immediate and wider context of the new homes. In turn, the integration of nature into the development helps creating a strong sense of place, supports water management, reduces flood risk and helps to enhance biodiversity.

LIGHTING ASPECT & PRIVACY

- 9.12 The Guidance Notes for Design Codes document suggests that:
“Good quality housing creates a pleasant indoor environment with adequate levels of natural lighting, and sunlight, without problems of overheating, good quality ventilation and privacy from overlooking.”
- 9.13 Guidance Notes for Design Codes, p. 75
- 9.14 Promoting such an indoor environment depends on:
- Internal layouts that maximise access to natural light;
 - Appropriate levels of glazing to ensure adequate internal lighting without problems of overheating;
 - Dual aspect apartments particularly on north facing blocks;
 - Application of privacy distances and their effect on layout; and
 - Front gardens and privacy strips.
- 9.15 Suffolk Design Guide for Residential Areas should be used as guidance for the arrangement of dwellings, particularly the section of “Shape of the Development” within this guide. In the “Privacy and Overshadowing” chapter of the Suffolk Design Guide (Shape of Development), the following principles are set out:
- Care will be needed to secure a good degree of personal privacy within the layout, to prevent the overlooking of areas of private gardens;
 - Upper floor windows of conventional cill height should be carefully located to avoid direct views into neighbouring private gardens;
 - Views into living rooms from the public side of buildings also require protection, achieved, for example, by means of screening large, front facing living room windows; and
 - A reasonable size of private garden size should always be provided, and a major part of that space should be arranged to receive sunlight, particularly during the months of British Summer Time.
- 9.16 In addition to meeting the requirements set out in the Suffolk Design Guide for Residential Areas, consideration should also be given to good practice design principle, such as:
- House frontages should be carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window; and
 - Internal habitable rooms should have high-levels of natural daylight and connect well to gardens and terraces.

SECURITY

- 9.17 Homes should be built to promote the sense of security for both its inhabitants and their neighbours.
- 9.18 The layout of dwellings should ensure that homes and places are easy to move around and safe and secure as set out in Secured by Design guidance. Layouts need to ensure natural surveillance from buildings to public spaces, encourage community interaction, engagement and participation and environmental control.
- 9.19 The Secured by Design / Homes 2019 document is a police initiative aimed at guiding specification, design and build of new homes to adopt crime prevention measures. The document sets out measures such as the design of dwellings boundaries, layout and orientation of dwellings, access, parking, planting and street lighting, all contributing to the safety of homes and streets.
- 9.20 In addition, the NPPF sets out the principle of safe homes as follows:
- “...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”***
(Para. 130 (f), NPPF 2021)

- 9.21 In addition to measures introduced within the Secured by Design document, good practice principles for designing crime out of developments will include:
- Convenient, safe and direct access for all residents;
 - Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in the methods of enclosure of private spaces;
 - Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities;
 - Control of access to private areas, particularly rear gardens and parking courts;
 - Clearly define public and private areas to create secure spaces:
 - » Provide public spaces with definable boundaries and clear functions;
 - » Use surface and/or boundary treatments to clearly indicate the transition between public and private space.
 - Design car parking provision that is secure and overlooked:
 - » Provide car parking provision either in private space/on the street or within designated spaces which are visible from a routinely habitable (Kitchen/Living) room window of that property.
 - » Provide carefully designed rear parking areas which are appropriately secured.

- Layout of roads and footpaths:
 - » Vehicular and pedestrian routes should be designed so that they are open, well used and direct.
 - » Where it is desirable to limit access, features such as rumble strips, change of surface or narrowing the carriageway should be used.
- Ensure good lighting:
 - » Reduce the fear of crime and create a safe place for pedestrians and vehicles.
 - » Areas within the Public open space should be overlooked as much as possible. These should discourage anonymous movement routes for persons up to no good.
 - » Ensure adequate maintenance
 - » Details of the long-term management of spaces within the development will be provided to minimise neglect and anti-social behaviour.
 - » Secure by Design: To reduce opportunities for crime, houses should be built to a minimum of SBD part 2 standard.



GARDENS AND BALCONIES

THE AVENUE

- Properties set well back from road and separated from it by wide raingardens and green verges
- Defensible planting to building frontages
- Private drives to function as play streets with very low vehicular speeds to allow safe space for use by residents

GREEN FRONTAGE

- Property frontages overlooking green spaces vary in depth
- Defensible planting to buildings, evergreen backbone species with colourful accents



VARIED, FLORIFEROUS MIXED PLANTING



MIXED PLANTING WITH ORNAMENTAL GRASSES



NARROW PLANTING STRIP TO BUILDING FRONTAGE FACING GREEN SPACE



MIXED FLOWERING PLANTING



PLANTED FRONTAGE



NARROW FRONTAGE WITH DEFENSIBLE PLANTING



HEDGE BOUNDARY WITH MAINTENANCE STRIP AND PLANTING TO BUILDING



FLOWERING HEDGE

GREEN FRINGE

- Large front gardens to be framed by clipped 1.5m high hedge with species-rich grass areas and narrow planting strip to building facade
- Narrow front gardens to be planted in their entirety to provide defensible space and screening from parking bays



CLIPPED HEDGE FRAMING FRONTAGE



FLOWERING, EVERGREEN HEDGING (CHOISYA TERNATA)



NARROW PLANTING TO PROVIDE DEFENSIBLE SPACE



MIXED FRONTAGE PLANTING

NEIGHBOURHOOD CORE

- Defensible clipped hedge planting to front
- Depth of front garden up to 2m: gravel with specimen shrubs
- Deeper frontages: maintenance strip to back of hedge and planting to facade



HEDGE TO FRONTAGE WITH MAINTENANCE STRIP BEHIND



CLIPPED HEDGE TO FRONT GARDEN EDGE



LOW HEDGE



HORNBEAM HEDGE

10 RESOURCES

NATIONAL PLANNING POLICY FRAMEWORK CHAPTERS 12, 14

“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

- 10.1 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:
- An economic objective – to build a strong, responsive and competitive economy;
 - A social objective – to support strong, vibrant and healthy communities; and
 - An environmental objective – protecting and enhancing the natural, built and historic environment
- 10.2 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

PRIMARY TARGETS

- 10.3 Taylor Wimpey is highly committed to the delivery of sustainable places and communities and its overarching targets are set out below. In particular, Taylor Wimpey is committed to provide a consistent response within their developments to issues arising from climate change, as set out in this section of the design Code.

Our targets in brief

Our strategy focuses on three key areas and will see us make changes across our operations, supply chains and customer homes.

Climate change

Defend the planet and our future by playing our part in the global fight to stop climate change.

Key target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

Key metric

- Greenhouse gas emissions per 100sqm completed homes (scope 1, 2 and 3) Tonnes CO₂e/100m².

Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.

Key target

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

Key metrics

- Percentage increase in natural habitats on new sites.
- Percentage of new sites with our priority wildlife enhancements and number of enhancements implemented.

Resources and waste

Protect the environment and improve efficiency for our business and our customers by using fewer and more sustainable resources.

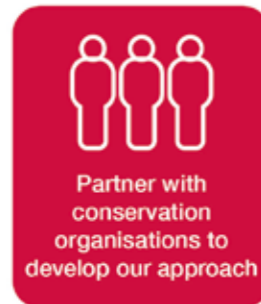
Key target

Cut our waste intensity by 15% by 2025 and use more recycled materials. By 2022, publish a towards zero waste strategy for our sites.

Key metric

- Tonnes of construction waste per 100m² build.

6 Building a better world Taylor Wimpey plc Environment Strategy 2021



PLACEMAKING, DESIGN AND WELLBEING

- 10.4 Taylor Wimpey are committed to deliver schemes that promote social, environmental and economic sustainability, and the wellbeing of future residents. The aim is to encourage walking and cycling and to enable residents to adopt healthier lifestyles by integrating nature and green spaces, as well as access to leisure facilities. Factors such as noise, natural light, air quality and preventing overheating are considered inside all new homes.
- 10.5 Placemaking standards are based on best practice, such as the Building for a Healthy Life standard as below:
- Schemes that are well connected and integrated into their surroundings
 - Layouts that are responsive to the context of the site, including topography, landscape, and existing buildings
 - Distinctive character and good architectural quality
 - Well defined streets and spaces with plenty of visual markers
 - Good walkable neighbourhoods that prioritise pedestrians and cyclists
 - Attractive public and green spaces
 - An interconnected network of green spaces and parks
 - Easy access to community facilities, such as shops, schools and workplaces
 - Well-designed homes and a mix of housing to suit local requirements
 - Good provision for cycle and bin storage

ENHANCING ECOLOGICAL VALUE

- 10.6 The aim is to improve access to nature for customers and communities by regenerating the natural environment on their sites. Also, integrate green infrastructure into new developments including parks, playing fields, woodlands and gardens, sustainable drainage features and planting. This helps create a strong sense of place, supports water management, reduces flood risk and helps to enhance biodiversity.

GREEN TRAVEL

- 10.7 Taylor Wimpey aims to design walkable neighbourhoods that prioritise pedestrians and cyclists and where customers can enjoy an active lifestyle and make sustainable transport choices. Placemaking standards encourage layouts that integrate paths and cycle routes that connect with existing networks and street design that encourages slower vehicle speeds and safer cycling conditions.
- 10.8 It is important to invest in public and community transport, walkways and cycle paths through the planning obligations and aim to install this infrastructure at an early stage.

COMMUNITY NETWORKS

- 10.9 When moving into a new home, people want to quickly feel part of a thriving community. However, it can take time for social networks to establish on new developments. We're exploring how we can accelerate this process.

ENERGY EFFICIENCY

- 10.10 Taylor Wimpey's house type portfolio demonstrates a commitment to energy efficiency and considers a response to climate change, ensuring that the homes they build are suited for the energy challenges we face at present and in the future. Their homes also incorporate a range which takes account of customer insight and has been further informed by the experiences of how people use their homes during the Covid 19 Pandemic.
- 10.11 Overall, Taylor Wimpey's new houses are better designed to integrate the services and equipment that are required to meet carbon reduction: WWHR (Waste Water Heat Recovery), FGHR (Flue Gas Heat Recovery), PV, car charging points and eventually air source heat pumps.
- 10.12 This aligns with the Government's approach to ensure that homes we build today are 'zero carbon ready' and to encourage low carbon, sustainable ways of living.
- 10.13 The new houses will have improved insulation and fabric efficiency to meet the new FEES requirement (Fabric Energy Efficiency Standard) which may include increased cavities or changes to other elements, such as windows or a combination of both.
- 10.14 The layout and design of the houses is predicated on emphasising the qualities of light and space, as well as a connection with outside, all qualities that contribute to health and well-being.
- 10.15 The houses include sustainable design features, from energy-efficient walls and windows, to insulated loft spaces. This reduces running costs for our customers and helps cut carbon emissions.
- 10.16 Inside the homes, energy-efficient fixtures and fittings are being used, including 100% low energy light fittings and LED recessed downlights.
- 10.17 All Taylor Wimpey homes have water meters fitted, as well as low flow taps and showers, and dual flush toilets.
- 10.18 Off-site construction techniques are being integrated, which can improve the performance of finished homes.
- 10.19 Taylor Wimpey's focus on build quality helps ensure that the finished homes achieve the specified energy efficiency standards, and that ventilation systems are installed correctly to provide good indoor air quality.

OPPORTUNITIES TO INCORPORATE NATURE AND SUSTAINABILITY

OUR VISION

"Our world – our home – is in trouble and we aren't standing on the sidelines watching. We want to be part of the solution – working together to minimise the impact we have on climate change and protecting our planet for future generations. We are committing to challenging, measurable targets based on science, to making changes in the way we work and to reducing our footprint. By thinking globally and acting locally, we will play our part to create a greener, healthier home for us all. Let's build a better world together."
(Taylor Wimpey Environment Strategy 2021)

INTEGRATING SUSTAINABILITY INTO OUR DEVELOPMENTS

- 10.20 Taylor Wimpey are committed to build great homes and create thriving communities by focusing on improving environmental performance, fostering community networks, supporting local economic activity, and helping customers adopt a more sustainable lifestyle.

ENERGY EFFICIENCY

- 10.21 New dwellings will include a range of sustainable design features ranging from highly energy efficient walls and windows, to insulated loft space. This reduces running costs for the new residents and helps cut carbon emissions.

BUILDING REGULATIONS

- 10.22 The proposed development will accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements.
- 10.23 The image below reflects Taylor Wimpey current standard specification in compliance with the 2013 building regulations Parts L&F:



FUTURE HOMES 3D ILLUSTRATIONS TAYLOR WIMPEY CURRENT HOME

10.24 However, The 2021 Part L&F is due to be published shortly and come into force in June 2022 with a 1 year transition to June 2023, where all plots not started will transition to the 2021 L&F specification. The specification illustrated on the enclosed render below reflects Taylor Wimpey understanding at this time based on information available currently, these images and the fabric and technological improvements are subject to change when the government FEES and Overheating consultation are published towards the end of 2021 and the SAP software is finalised in Spring 2022. At this time, Taylor Wimpey are committed to issue any revisions to the renders as their confirmed specification for 2021 L&F.

10.25 The 2025 FHS render below illustrates the variety of fabric and technological enhancements that Taylor Wimpey believe will be necessary for their House Type range to meet the FHS 2025. The exact specification would vary depending on the house type and construction methodology however this represents their 'best guess' at the moment. The government are due to issue a consultation on 2025 Future Homes Standard in early 2023 and this particular render, fabric and technological proposals at that point will be revisited and re-issued.

10.26 The render below intended to support the successful delivery of Taylor Wimpey Environment Strategy which illustrates how their environmental strategy will be delivered on their developments and homes.



FUTURE HOMES 3D ILLUSTRATIONS BUILDING REG 2022



FUTURE HOMES 3D ILLUSTRATIONS BUILDING REG 2025



FUTURE HOMES 3D ILLUSTRATIONS NATURE INTERVENTIONS BY 2023"

ENERGY COMMITMENTS

10.27 Taylor Wimpey recognise the incipient need to build sustainable homes and developments along with the emerging regulations that will shape how people use and live in their homes. As outlined in **Section 10 Energy Efficiency** of the Design Code document, Taylor Wimpey will look to provide energy commitments ahead of regulations where possible, i.e. Air Source Heat Pumps. This will be further detailed and established as part of the Reserved Matters Application for the residential phase.

EMBODIED ENERGY

10.28 Embodied energy is the energy consumed by all the processes associated with the production of a building.

10.29 Reducing embodied energy can be achieved by remodel and reuse of buildings where possible rather than rebuild, using low energy materials, designing to use materials efficiently, reducing the energy used in construction, the re-use of materials and design for disassembly and adaptability so that the carbon locked in the building can be retained or reused in future. This can be achieved by:

- Reuse and refurbishment in preference to new construction;
- Energy used in construction;
- Reuse of materials;
- Design for disassembly; AND
- Foundations that accommodate trees.



10.30 Taylor Wimpey's response to climate change incorporates measures to reduce embodied carbon. They already source many materials with lower embodied carbon and energy, for example:

- Timber frame can have a significantly lower carbon footprint than traditional "brick and block" building techniques, due to the materials and use of off-site construction techniques;
- The glass mineral wool insulation used is made from recycled glass bottles;
- Recycled uPVC makes up over 60% of the material used in Taylor Wimpey's window frames and cavity closers;
- Use of recycled aggregates and recycled bricks and blocks; and
- Chipboard flooring contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council (FSC) certified.

SUSTAINABLE MATERIALS AND CONSTRUCTION TECHNIQUES

10.31 All demolition and construction processes and materials production and application have environmental impacts. In addition to embodied energy, issues relate to the impacts of extraction, pollution, ozone, water extraction, and waste disposal.

10.32 Taylor Wimpey test sustainable build technologies, including cross-laminated timber with wood fibre insulation and energy efficiency solutions, for example:

- Selecting, and partnering with responsible sourcing of suppliers who meet high standards of sustainability;
- Sourcing timber from sustainably managed forests, certified by recognised schemes such as the FSC and PEFC, while requiring that all suppliers provide timber from legally logged sources, in line with Taylor Wimpey's Supply Chain policy and the EU Timber Regulation; and
- Construction waste – waste reduction through providing guidance to relevant teams and introducing incentives for compliance.

10.33 Taylor Wimpey aim to use more sustainable and recycled materials in the homes, to reduce waste from sites and to adopt modern methods of construction that can improve efficiency and reduce environmental impacts.

10.34 Examples of more sustainable products and materials include:

- Glass mineral wool insulation supplied by Knauf, is made from recycled glass bottles. Around 6 million bottles were used to create the insulation for our homes in 2020
- Recycled uPVC makes up over 60% of the material used in our window frames and cavity closers supplied by Eurocell, our main window frame supplier that supplied almost half our window frames in 2020
- Around 93.5% of timber supplied by Group suppliers is FSC or PEFC certified
- Around 60% of the sanitary ware, 55% of timber frame, 81% of blocks and 80% of the bricks we buy are BES 6001 certified (the standard for responsible sourcing of construction products)
- Some sites are using 100% recycled aggregates and 75% recycled concrete blocks supplied by Sheehan Group
- Off-site construction techniques can improve the performance of finished homes. For example, Taylor Wimpey use off-site pre-insulated panelised systems for the top storey of 'room in the roof' house types and system roof which are pre-formed roof panels, including insulation that are placed together on site. Also, a wide range of pre-fabricated GRP canopies and chimneys stacks, floor cassettes and spandrels panels are used.

MODERN METHODS OF CONSTRUCTION (MMC)

10.35 'Modern methods of construction' is a term that embraces a range of off-site manufacturing and on-site techniques that provide alternatives to traditional housebuilding. Such techniques can contribute to the efficient use of resources.

10.36 MMC approaches, such as panelised systems and sub-assemblies, are seen to be enhancing the build process by increasing the speed of construction and improving quality; given the concerns about full volumetric construction, these alternatives are providing solutions sufficient for many housebuilders' and housing associations' needs at present.

10.37 Sub-assemblies and components (i.e. off-site manufactured gable spandrel panels and cassette roofs, door sets, floor cassettes, GRP dormers and canopies) and panelised construction (i.e. Timber Frame, Large Format Block (LFB) Structural Insulated Panels (SIPs) and Light Gauge Steel Frame (LGSF) are most widely adopted forms of MMC, and consideration should be given to maximising their use within the development.

WATER EFFICIENCY

10.38 Water scarcity is already a challenge in some parts of the UK and climate change will exacerbate this. Taylor Wimpey aim to reduce water use in their operations, to design their homes to be water efficient, in line with building regulations and to protect water quality during construction and remediation on their sites.

10.39 They integrate measures to manage surface water and reduce flood risk on their completed developments.

10.40 We have a target to reduce our metered mains water consumption by 10% by 2025.

10.41 All new Taylor Wimpey homes have low flow taps and showers, and dual flush toilets water and, in England and Wales, all homes have water meters fitted. Some developments include additional water saving features.

11 LIFESPAN

MANAGEMENT PLAN

- 11.1 Management and maintenance of places incorporate the processes associated with preserving their quality or condition. Good management and maintenance contribute to the resilience and attractiveness of a place and allows communities to have pride in their area.
- 11.2 According to the S106 agreement, the management plan will incorporate the following:
- **Affordable housing units** – these are to be transferred to a Registered Provider agreed with the District Council
 - **Open Space** – prior to implementation of the open space specification, the site owner will be request from the District Council a confirmation on whether the Parish Council Intends to be the Nominated Body for the maintenance and management of the open space. In the event that the open space is to be transferred to a Management Company instead, the site owner shall obtain the District Council's written approval of the details of the proposed Management Company;
 - **Church Extension Site** – the site owner is to offer this area to be transferred to the Church. In the event this transfer is not successful, the owner shall submit a Meadow Scheme to the District Council for approval for the Church Extension Site to form part of the area of land set aside as a Meadow. The owner will, thereafter, be responsible for the management and maintenance of this area, in accordance with the approved specification;
 - **Meadow** – the owner shall submit the Meadow Scheme for the Meadow to the District Council for approval. The owner shall implement the Meadow Scheme and shall, thereafter, be responsible for its management and maintenance in accordance with the Meadow Scheme. The same applies to the Additional Meadow.

PARTICIPATION

- 11.3 Participation has been integrated into the process of preparing the design code, in order to improve transparency, help to build trust, allow for valuable knowledge to be gained, increase a sense of ownership over the completed development and help to build community cohesion.
- 11.4 Taylor Wimpey is fully committed to consulting the local community and stakeholders about its proposals to bring forward a cohesive and sustainable scheme that delivers attractive housing and complements the villages of Barham and Claydon.
- 11.5 The consultation process was undertaken during the months of April and May 2022. Alongside engagement with local political stakeholders, including Barham Parish Council and Claydon & Whitton Parish Council, Taylor Wimpey ran two community workshops, using a range of tools to ensure local residents were notified of the consultation and encouraged to participate.

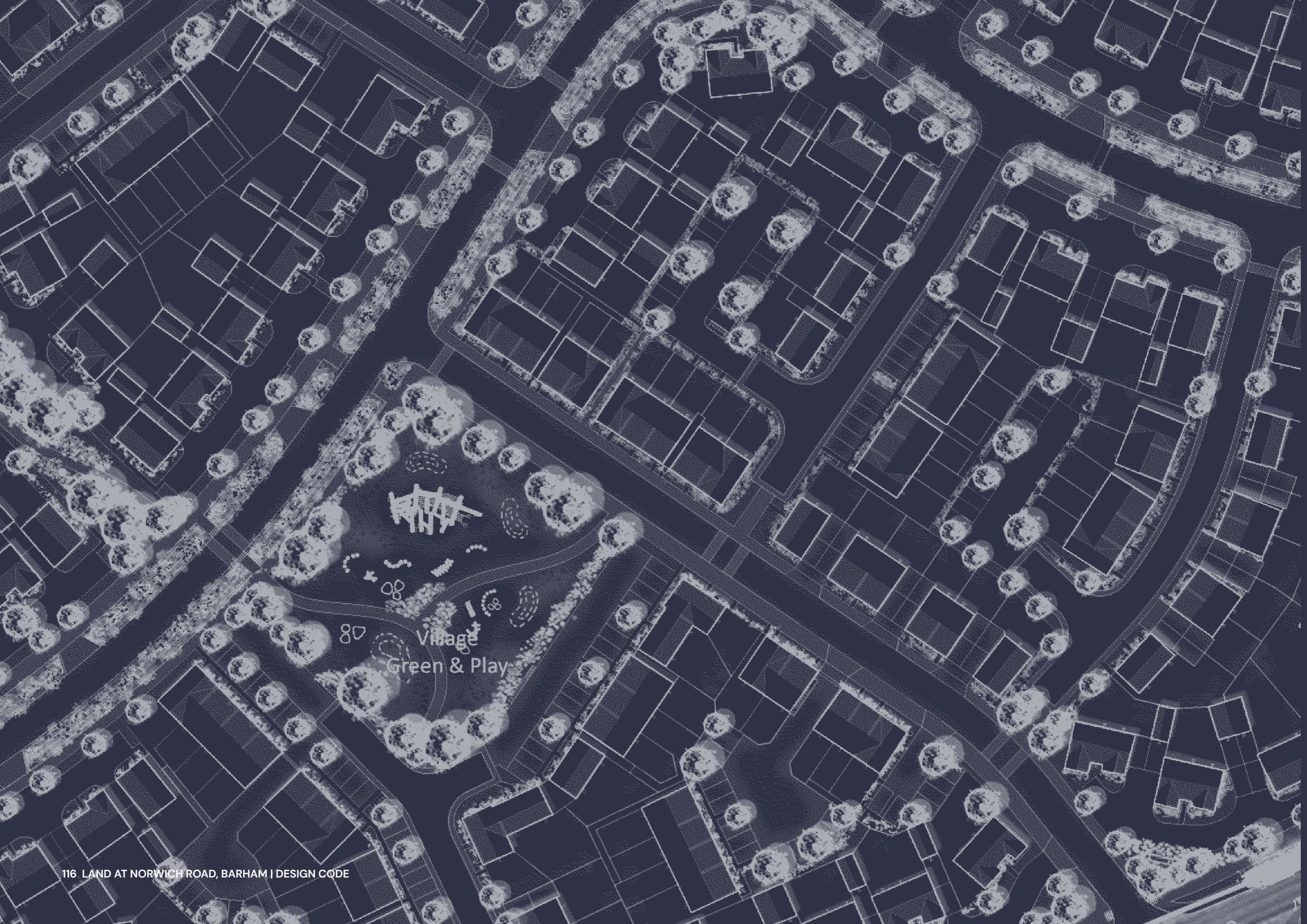
11.6 The feedback received from the local community and stakeholders has informed the development principles set out within the design code. The detailed layout for the site should therefore incorporate the following:

- The proposed village green will be positioned at the centre of the site. In the plans shown at consultation, the green was situated on the northern edge of Barham Church Lane. Residents suggested it was unsafe to place an open space designated for play next to one of the busier roads in the area, regardless of mitigation. This is in accord with additional further feedback from the MSDC officers preferring a more central village green.
- Existing hedgerow along northern edge of Church Lane to be fully retained and 'gapped-up' where necessary (with the exception of agreed locations where new roads are to be cut through).
- 2m wide landscape strip on northern edge of proposed Cycle Path running parallel with Church Lane to be retained, to offer further Landscape Buffering.
- Southern village green & central pair of Local Areas for Play are to be combined in to one meaningful central open space to accommodate a broader range of users due to its size.
- New, enlarged central village green is to provide opportunities for suitable landscape buffering between play spaces and adjacent roads.
- New 'Green Footpath Link' to be added to northern section of the development, providing attractive link to new central village green.
- Some lower density housing to be accommodated on the southern boundary.
- More organic approach to housing facing Norwich Road to be proposed.
- Generous visitor parking to be proposed to housing facing Norwich Road to prevent un-controlled parking on existing carriageway.
- Affordable housing to be partially redistributed in southern section of development (note: maximum 15no. unit clusters).
- Natural speed restraints to be added to central spine road (i.e. raised tables).

COMMUNITY MANAGEMENT

- 11.7 Community management is the management of a common resource by the people who use it through the collective action of volunteers and stakeholders. The community management of neighbourhoods is a valuable way of engendering a sense of ownership and responsibility as well as building social cohesion.
- 11.8 Community management could be facilitated in a number of ways, for example:
- Encouraging, or setting informal community management groups, which would oversee and look after community projects, such as tree planting;
 - Neighbourhood Planning Groups;
 - Community management of public spaces;
 - Community management of buildings and facilities; and
 - Community management of local energy networks.





Village
Green & Play

12 SUMMARY

- 12.1 This Design Code has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Taylor Wimpey East Anglia, in consultation with Mid Suffolk District Council, to accompany the Reserved Matters Planning Application (RMA) for the residential development of Land at Norwich Road, Barham.
- 12.2 The document is prepared in accordance with S106 obligations associated with the initial outline approval for development of the site (LPA Ref: 1856/17).
- 12.3 The Design Code will be a key document in the implementation of development at Norwich Road, Barham and will be used by the developer for delivering dwellings, infrastructure, services and setting out the landscape framework for the new community, in the process of bringing forward reserved matters application.
- 12.4 Structured on the basis of the National Design Guide and the ten characteristics of well-designed places it outlines, the Design Code covers key components essential for the design of an environment which facilitates a successful and sustainable community.
- 12.5 Specific documentation associated with the Reserved Matters Application for the site is to be agreed with the local authority.
- 12.6 The timetable for the delivery of the residential component of the development on the site is as follows:
- Submit Reserved Matters Application: June 2022; and
 - Site start date (excluding infrastructure works) – August 2023.
- 12.7 Reserved Matters documentation – checklist to be agreed with the local authority

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Key

	Primary School Site
	Additional Meadow
	Open Space
	Community Use Site
	Meadow
	Church Extension Site

Rev	Date	Description
-	-	-
-	-	-

PIGEON
 Pigeon Investment Management Ltd
 Linden Square
 146 King's Road
 Bury St Edmunds
 IP33 3DJ

Project
 0068 BARHAM AND CLAYDON

Drawing Title
 S106 PLAN
 1856/17

Drawn	Check	Scale	@
JK	SBF	1:2500	A3
Date	Drawing No.	Rev	
24/05/2021	0068/108	-	



Key

Site Boundary

Area for Skylark mitigation
(13.06ha)



Notes

1. Do not scale from this drawing

Rev	Date	Description



Pigeon Investment Management Ltd
Linden Square
146 King's Road
Bury St Edmunds
IP33 3DU

Project

Land off Church Lane,
Barham

Drawing Title

Skylark Plot
Mitigation Area

Drawn	Check	Scale	@
AP		1:5,000	A3

Date	Drawing No	Rev
20/12/17	0068/304	

This Deed is made the 9th day of December 2021

Between:

- (1) **MID SUFFOLK DISTRICT COUNCIL** of Endeavour House, 8 Russell Road, Ipswich IP1 2BX ("**the District Council**")
- (2) **SUFFOLK COUNTY COUNCIL** of Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX ("**the County Council**")
- (3) **MR JOHN PHILIP CUTTING** and **MARGARET JACINTHA CUTTING** of White Lodge Farm, Church Lane, Barham, Ipswich IP6 0PU ("**the Owner**")

INTRODUCTION

1. The District Council is a local planning authority for the purposes of the Act for the area in which the Site is situated
2. The County Council is the local highway authority (except for trunk roads) the local education authority and is also a local planning authority for the purposes of the Act for the area in which the Site is situated and by whom the obligations contained in this Deed are enforceable
3. The ownership and other interests in the Site are as set out in the First Schedule
4. The Applicant has submitted the Application to the District Council for the Development and the District Council has resolved to grant planning permission for the Development pursuant to the Application subject to the prior completion of this Deed to regulate the Development and to secure the planning obligations contained in this Deed
5. The District Council enters into this Deed to the intent that the requirements of the District Council's policies are met and that any objections by the District Council to the grant of planning permission on the basis of those policies are overcome

6. The District Council and the County Council consider and the Owner acknowledges that the Development should not take place until certain restrictions regulating the use of the Site are imposed in the manner hereafter appearing and pursuant to Section 106 of the Act the parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed
7. The District Council in resolving to approve the Application is satisfied that the planning obligations sought under the provisions of this Deed meet the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended)

NOW THIS DEED WITNESSES AS FOLLOWS:

1. DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meanings:

- | | |
|----------------------------|--|
| "Act" | the Town and Country Planning Act 1990 (as amended) |
| "Additional Meadow" | means the 1ha of land indicatively identified on the Plan and shaded blue to be provided as meadow pursuant to Part 9 of the Third Schedule or if agreed in the District Council's absolute discretion in its capacity as local planning authority such other land as may be agreed between the Owner and the District Council in writing subject to a satisfactory planning permission and section 106 agreement (unless otherwise agreed in writing) |
| "Additional Meadow Scheme" | means the specification and timing for delivery of the Additional Meadow including the specifications plans and drawings showing but not limited to the location, layout and design and future maintenance and management of the Meadow (but FOR THE AVOIDANCE OF DOUBT not including the identity of the management body) to be agreed in writing with the District |

Council, in accordance with paragraph 1 of Part 9 of the Third Schedule

"Affordable Housing"

subsidised housing that will be available to persons who cannot afford to rent or buy housing generally available on the open market in accordance with and defined in Annex 2 of the NPPF

"Affordable Housing Nomination Agreement"

an agreement substantially in the form set out in the Seventh Schedule (subject to such amendments as may be reasonably required by the Registered Provider with a view to ensuring that the objectives of that agreement are met) dealing with the allocation of the Affordable Housing by a Registered Provider which shall apply to all of the Affordable Housing Units and "Nomination Agreement" shall have the same meaning

"Affordable Housing Scheme"

means the affordable housing scheme to be submitted to the District Council as part of the reserved matters application for written approval by the District Council for the provision of Affordable Housing as part of the Development detailing the following (unless otherwise agreed in writing):

- i) the plots and location;
- ii) bedroom numbers per Dwelling based on an indicative mix of (unless otherwise agreed in writing);

10% x 1 bed 2-person flats

6% x 2 bed 4-person flats

9% x 2 bed 3 and 4-person bungalows

48% x 2 bed 4-person houses

27% x 3 bed 5 and 6-person houses

iii) Dwelling size; and

iv) tenure

"Affordable Housing Units"

means thirty-five per cent (35%) of the Dwellings to be provided on the Site pursuant to the Planning Permission to be Occupied as Affordable Housing in accordance with the Affordable Housing Scheme and for the avoidance of doubt and unless otherwise agreed in writing with the District Council (such agreement not to be unreasonably delayed or withheld) will have a tenancy split of seventy-five per cent (75%) Affordable Rented Housing Units and shall be Occupied by persons allocated in accordance with a Choice Based Letting Scheme to which the District Council is a party or otherwise nominated by the District Council pursuant to the Nomination Agreement (as varied from time to time) and twenty-five per cent (25%) Shared Ownership and shall be Occupied by persons in accordance with the Government's Help to Buy Scheme (or any subsequent scheme)

BLLP on behalf of Mid
Suffolk District Council,
Suffolk County Council &
the owner

BLLP on behalf of Mid
Suffolk District Council,
Suffolk County Council &
the owner

"Affordable Rented Housing Units"

means housing made available by a Registered Provider as low-cost rental accommodation (as defined by the Housing and Regeneration Act 2008 Section 69) with a rent charged at a level up to 80% of the equivalent Market Rent including any service charges applicable

"Applicant"

Pigeon Investment Management Ltd of Salisbury House, Station Road, Cambridge CB1 2LA

"Application"

the application for planning permission to develop the Site in accordance with the application plans and other materials deposited with the District

Council validated on 9 May 2017 and bearing the District Council's reference number 1856/17

"BCIS Index"

the All In Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or any successor organisation or (if that index shall cease to be published or is otherwise unavailable) such alternative basis of indexation as may be agreed between the District Council the County Council and the Owner

"BCIS Indexed"

the increase in any sum referred to in the Third and Fourth Schedule by an amount equivalent to the increase in the BCIS Index from the date hereof until the date on which such sum is payable to be calculated in accordance with Clause 11 of this Deed

"Chargee"

any mortgagee or chargee of the Registered Provider or any receiver or manager (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed by such mortgagee or chargee under its security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator

"Chargee's Duty"

the tasks and duties set out in paragraph 1.7 of Part 2 of the Third Schedule

"Church"

the Church of St Mary & St Peter Barham Church Lane, Barham, Ipswich IP6 0EB

"Church Extension Site"

means the part of the Site shown for identification purposes only shaded pink on the Plan (or as may otherwise be agreed with the District Council or agreed pursuant to the Planning Permission)

"Church Extension Site Contribution"	means the sum of Sixty Thousand Pounds (£60,000) to be paid to the District Council to enable improvements to the Church car parking, improvements to the access route to and from the Church and the provision of cycle parking at the Church
"Church Extension Site Meadow"	shall mean the meadow to be created in the event the Church Extension Site is not transferred to the Church pursuant to Part 5 of Schedule 3
"Commencement of Development"	means the first carrying out of a material operation (as defined in Section 56(4) of the Act) in relation to the Development other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and lay of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements although for the purposes of this Deed Commencement of Development shall not include any material operation or otherwise on the Primary School Site or any part of the Site that is agreed to be for the provision of the Primary School and "Commence" and "Commencement" and "Commence Development" shall be construed accordingly
"Community Use Site"	means the area coloured red on the Plan to be used for either a doctor's surgery or as agreed in writing with the District Council for an alternative community use or if agreed in the District Council's absolute discretion in the Council's capacity as local planning authority such other land as may be agreed between the Parties in

writing subject to a satisfactory planning permission and section 106 agreement

"Completion of Development"

means the date that the last Dwelling is first Occupied

"Design Code"

means the Design Code to be submitted to the District Council prior to the submission of the first reserved matters application for the Residential Phase for written approval by the District Council having regard to the expectations of good design and planning for climate change pursuant to the NPPF ensuring the following:

- i) establishing measurable reductions in carbon emissions through sustainable construction, use of renewable energy by optimising opportunities for sustainable travel including walking, cycling and public transport initiatives;
- ii) that the development delivers sustainable development;
- iii) creating better places in which to live and work

PROVIDED THAT the Design Code shall not be expected to exceed legislative requirements at the time of determination whether under Building Regulations 2010 (as amended) or otherwise

"Development"

the development of the Site pursuant to the Application for phased development for the erection of up to 269 dwellings and affordable housing together with associated access and spine road including works to Church Lane, a Community Use Site, amenity space including an extension to the church grounds, reserved site for pre-school and primary school and all other works and infrastructure

"Dwelling"

a dwelling (including a house flat or bungalow and includes Affordable Housing Units) to be

	constructed pursuant to the Planning Permission and "Dwellings" shall be construed accordingly
"Education Contribution"	means the sum of One Million Four Hundred and Thirty-One Thousand Two Hundred and Ten pounds (£1,431,210) to be paid to the County Council towards the provision of a new primary school including land acquisition costs serving the Development
"First Skylark Mitigation Monitoring Report"	a report prepared by a suitably qualified person following a survey to record the number of skylark present in proximity to plots identified in the Skylark Mitigation Scheme undertaken during the fifth nesting season following Commencement of Development providing the results of the survey
"Full Travel Plan"	the full travel plan to be agreed pursuant to the Planning Permission
"Habitats Sites"	means those sites on the Suffolk Coast which will be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations
"Habitats Sites Mitigation Contribution"	means the sum of up to £32,788.41 (thirty-two thousand seven hundred and eighty-eight pounds and forty one pence) to be calculated using the Habitats Sites Mitigation Contribution Calculation to be paid by the Owner to the District Council as a contribution towards the impact of development on the Habitats Sites
"Habitats Sites Mitigation Contribution Calculation"	means the sum of £121.89 (one hundred and twenty one pounds and eighty-nine pence) per Dwelling to calculate the Habitats Sites Mitigation Contribution
"HE"	Homes England or such other organisation as may from time to time be the Regulator of Social

	Housing within the meaning of Section 81 Housing and Regeneration Act 2008 or such other body with statutory force charged with regulating Registered Providers
"Highways PROW Contribution"	means the sum of One Hundred and Fifteen Thousand Five Hundred pounds (£115,500) to be paid to the County Council towards improvements to the public rights of ways within the vicinity of the Development
"Highways Village Contribution"	means the sum of eighty five thousand pounds (£85,000) to be paid to the County Council towards improvements to highways infrastructure within the villages of Barham and Claydon serving the Development
"Interest"	interest at four (4) per cent above the base lending rate of the Bank of England from time to time
"Management Company"	a company or body who will take over responsibility for the future maintenance of the Open Space and which definition may include a resident's association established for this purpose or a private limited company
"Market Housing Units"	those Dwellings which are general market housing for sale or rent on the open market and which are not Affordable Housing Units
"Market Rent"	means market rent as defined in the latest edition of the Red Book and certified by a member of the Royal Institution of Chartered Surveyors
"Marketing Specification"	means a scheme detailing how the Community Use Site shall be marketed including timing of implementation and duration to be agreed with the District Council in accordance with paragraph 2 of Part 3 of the Third Schedule or deemed to be

	approved by the District Council pursuant to paragraph 4 of Part 3 of the Third Schedule
"Market Value"	means the market value as defined by the Red Book or any replacement volume
"Meadow"	means the area identified as a meadow pursuant to the Planning Permission and as indicatively shown on the Plan and shaded orange (unless otherwise agreed in writing)
"Meadow Scheme"	means the specification for delivery of the Meadow and/or Church Extension Site Meadow (as appropriate) including the specifications plans and drawings showing but not limited to the location, layout and design and future maintenance and management (but FOR THE AVOIDANCE OF DOUBT not including the identity of the management body) of the Meadow to be agreed in writing with the District Council in accordance with paragraph 1 of Part 8 of the Third Schedule or the Church Extension Site Meadow in accordance with paragraph 2 of Part 5 of the Third Schedule
"Nominated Body"	means one of the following: <ul style="list-style-type: none"> a) the Parish Council; b) the Management Company; c) the Owner; or d) such other body (other than those listed above) as the District Council may agree
"Notice of Actual Commencement"	notice in writing to advise of the actual Commencement Date
"NPPF"	Means the National Planning Policy Framework (July 2021) as amended or replaced

"Occupation"	occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations and "Occupied" and "Occupy" shall be construed accordingly
"Open Market Value"	means the Market Value of the Affordable Housing Units but on the assumption that the Affordable Housing Units can be sold on the open market without restriction on price, tenure, ownership or occupation free from the implications contained in this Deed and assuming that the Affordable Housing Unit is newly completed decorated and equipped and ready in all respects for first residential occupation and which shall be evidenced by the provision of valuations from three suitably qualified valuers who are independent and not employed by the Owner
"Open Space"	the areas of open space and onsite playing area to include any sustainable drainage system as agreed pursuant to the Planning Permission up to a maximum of 2.05 hectares for use by the wider community (and for the avoidance of doubt there shall be no obligation to provide open space on the Meadow and in respect of the Additional Meadow there shall be no obligation to provide public access to the open space on the Additional Meadow for 7 years from the date of this Deed)
"Open Space Commuted Sum"	means a sum of £4.59 per sqm per annum of Open Space (that comprises equipped play space) plus £0.62 per sqm per annum of Open Space (including any areas of Open Space that does not included equipped play space) to be paid for a period of 8 years for the ongoing

maintenance and management of the Open Space

"Open Space Land"

means the part of the Site upon which the Open Space is to be provided in accordance with the Open Space Specification

"Open Space Specification"

means the specification for delivery of the Open Space (excluding the Meadow and Additional Meadow) including the specifications plans and drawings showing but not limited to the location, layout and design of the Open Space including details of any proposed play areas and equipment landscaping, paths and access arrangements, street furniture and fencing to be agreed in writing with the District Council in accordance with paragraph 1 of Part 4 of the Third Schedule

"Open Space Transfer"

A transfer of the Open Space which inter alia shall contain the following provisions (and such other terms as may reasonably be agreed):

- a) The Owner shall transfer the fee simple estate free from encumbrances save those set out in the title;
- b) All easements and rights necessary in relation to access for the benefit of the Open Space;
- c) Any exceptions and reservations in relation to drainage and services, support and access of light and air for the benefit of the Development;
- d) Restrictive covenants by the Management Company:
 - (i) Not to use or permit the Open Space to be used for any purpose other than for the provision of recreational facilities or amenity land for use by the general public as open space;

(ii) Not to use or permit the Open Space to be used in a manner which may be or become a nuisance (whether or not amounting to a legal nuisance), annoyance, disturbance or cause damage to the rest of the Development

e) payment of the Open Space Commuted Sum in the event the Nominated Body is the Parish Council and the Open Space is transferred to the Parish Council; and

f) in the event the Open Space is to be provided following the transfer of the Open Space Land obligations requiring the Owner to provide the Open Space in accordance with the terms of this Deed

“Parish Council”

means either Barham Parish Council or Claydon and Whitton Parish Council

“Phase”

means a phase of the Development as set out and agreed pursuant to the Planning Permission which for the avoidance of doubt shall not include the Primary School Site, Additional Meadow, Meadow, Community Use Site and the Church Extension Site / Church Extension Site Meadow and land subject to the Skylark Mitigation Scheme

“Plan”

the plan attached to this Deed and marked “S.106 Plan 1856/17”

“Planning Permission”

the planning permission subject to conditions which may be granted by the District Council pursuant to the Application substantially as set out in the draft in the Second Schedule

“Practical Completion”

issue of a certificate of practical completion by the Owner’s architect or project manager or in the event that the Development is constructed by a party other than the Owner the issue of a

certificate of practical completion by that other party's architect or project manager

"Primary School"

means an education facility for children between the ages of 4 and 11 (inclusive) or any variant thereof to be provided on the Primary School Site to comprise both indoor and outdoor facilities for education and/or childcare and/or sports and/or community use

"Primary School Site"

means the site allocated for the new Primary School shown for identification purposes only coloured yellow on the Plan or any alternative Site serving the Development as may otherwise be agreed with the District Council

"Protected Tenant"

any person who has:

- a) exercised the right to acquire pursuant to the Housing and Regeneration Act 2008;
- b) exercised the right to acquire pursuant to any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit; and
- c) any person who has staircased the equity in their Shared Ownership Dwelling to 100%; and
- d) any successor in title to a)-c) above

"Red Book"

means the RICS Valuation – Global Standards 2017 (the Red Book) or such other document amending, consolidating or replacing it

"Registered Provider"

means a registered provider of social housing as defined in Section 80(2) of the Housing and Regeneration Act 2008 and listed in the registers kept by HE under Chapter 3 of that act. For the avoidance of doubt this includes the Council.

"Residential Phase"	means the part of the Site to be developed for residential purposes containing dwellings to exclude the Additional Meadow, Community Use Site, Church Extension Site/ Church Extension Site Meadow, Primary School Site and land subject to the Skylark Mitigation Scheme
"RTA Purchaser"	means a former tenant of an Affordable Housing Unit who purchases the Affordable Housing Unit under the right to buy under Part V of the Housing Act 1985 or pursuant to the right to acquire under the Housing and Regeneration Act 2008 or any similar or substitute statutory rights in force from time to time
"Second Skylark Monitoring Report"	a report prepared by a suitably qualified person following a survey to record the number of skylark present in proximity to plots identified in the Skylark Mitigation Scheme undertaken during the tenth nesting season following Commencement of Development providing the results of the survey
"Shared Ownership Dwellings"	dwellings to be let on a Shared Ownership Lease to a household for which the household income does not exceed eighty thousand pounds (£80,000) per annum or such other household income for the time in force in accordance with the terms as set out in HE's capital funding guide
"Shared Ownership Lease"	a lease or sub-lease of a Shared Ownership Dwelling granted at a premium whereby not less than 10% (ten percent) and not more than up to 70% (seventy percent) (save that the Council will agree up to 75% (seventy-five percent) should the Owner provide reasonable justification to the Council) on first purchase of the equitable interest is paid by the tenant on completion of such lease and/or raised by mortgage or charge from a bank or building society and which lease shall include arrangements enabling the tenant to acquire up to

100% (one hundred percent) of the legal and equitable interest in the Shared Ownership Dwelling at some future date or dates and which lease shall allow a rent to be charged on the remainder of the equitable interest not purchased, such rent not to exceed an annual sum calculated at 2.75% of the value of the equity retained by the Registered Provider at the date of the grant of the Shared ownership Lease or such other figure permitted by Homes England from time to time and any capital receipt received by the Registered Provider in excess of eighty per cent (80%) as a result of the tenant exercising their right to staircase out to one hundred per cent (100%) shall be retained by the Registered Provider for re-investment in Affordable Housing within the district of Mid Suffolk

"Site"

the land described in the First Schedule against which this Deed may be enforced as shown edged red for identification purposes only on the Plan together with the Skylark Mitigation Scheme Plan

"Skylark"

is a UK Priority Species under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006, in addition, to being a Red listed species of Conservation Concern

"Skylark Mitigation Implementation and Monitoring Report"

a report prepared by a suitably qualified person following a survey to record the number of skylark present in proximity to the Skylark Mitigation Scheme undertaken during the first nesting season following Commencement of Development confirming that the Skylark Mitigation Scheme has been implemented in full and providing the results of the survey.

"Skylark Mitigation Scheme"

the delivery of mitigation for the potential impact of the Development upon local Skylark breeding

territories to include (unless otherwise agreed in writing with the District Council):

a) three Skylark plots to be provided as areas of undrilled arable farmland within the areas shown shaded purple for identification purposes only on the plan appended hereto and given reference 0068/304 dated 20 December 2017 unless it is subsequently agreed with the District Council (acting reasonably) that the Skylark plots may be provided elsewhere within the land edged red on the Skylark Mitigation Scheme Plan; and

b) each Skylark plot to be at least 3 metres wide and have an area of between 16 metres squared and 24 metres squared and to be provided in accordance with the RSPB Guidance Leaflet "Farming for Wildlife Skylark Plots" appended to this Agreement as Appendix 1

"Skylark Mitigation Scheme Plan"

the plan marked "*Skylark Mitigation Scheme Plan*" attached to this Deed

"Travel Plan Evaluation and Support Contribution"

means the sum of One Thousand Pounds (£1,000) BCIS Indexed per annum from Occupation of the 100th Dwelling for a minimum of 5 years or one year after Occupation of the final Dwelling whichever is the longest duration paid by the Owner to the County Council to be used towards the monitoring and support by the County Council of the travel plans to be agreed pursuant to the Planning Permission

"Working Days"

Monday to Friday (inclusive) except Good Friday, Christmas Day and public or bank holidays from time to time in England.

2. CONSTRUCTION OF THIS DEED

2.1 Where in this Deed reference is made to any clause, sub-clause, schedule, paragraph, sub-paragraph or recital such reference (unless the context otherwise

requires) is a reference to a clause, sub-clause, schedule, paragraph, sub-paragraph or recital in this Deed

- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed as interchangeable in that manner
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually insofar as such obligation relates to land within such party's ownership unless there is an express provision otherwise
- 2.5 Any reference to an act of Parliament shall include any modification, extension or re-enactment of that act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that act or deriving validity from it
- 2.6 References to any party to this Deed shall include the successors in title to that party and to any party deriving title through or under that party and in the case of the District Council and the County Council the successors to their respective statutory functions
- 2.7 Where this Deed requires a plan or strategy or other document to be submitted to the District Council for approval or agreement then upon approval of the same it shall be deemed to have been incorporated into this Deed and the same shall apply to any provision requiring a review of any such plan or strategy or other document
- 2.8 References to a "Plan" or "Drawing" in this Deed shall be reference to the plans attached to this Deed bearing the relevant plan number or any amended plans as shall be agreed between the Owner, the District Council and the County Council
- 2.9 None of the covenants contained in this Deed on the part of the Owner shall be enforceable against:
- 2.9.1 those persons who purchase (including purchasers by way of long lease) any Dwelling for occupation by themselves or their lessees tenants or individuals of the Dwellings (save that the restrictions relating to Occupation set out herein in respect of the Affordable Housing Units set out in paragraphs 1.5 of Part 2 of the Third Schedule shall be enforceable against the owners and occupiers of such units); or

2.9.2 any statutory undertaker who acquires any part of the Site or interest therein for the purposes of the supply of electricity gas water drainage telecommunication services or public transport services.

2.10 The headings are for reference only and shall not affect construction

2.11 Any covenant by the Owner not to do an act or thing shall be deemed to include an obligation not to permit or suffer such act or thing to be done by another person.

3. LEGAL BASIS

3.1 This Deed is made pursuant to Section 106 of the Act Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers

3.2 The covenants restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the District Council and the County Council as appropriate as local planning authorities against the Owner or its successors in title

3.3 This Deed is a deed and may be modified or discharged in part or in total at any time after the date of this Deed by deed between the parties in the form of a deed

3.4 This Deed is a local land charge and upon completion shall be registered by the District Council as such

4. CONDITIONALITY

4.1 This Deed is conditional upon:

4.1.1 the grant of the Planning Permission; and

4.1.2 the Commencement of Development

save for the provisions of Clauses 3, 7.3, 7.4, 7.5, 7.6, 7.7, 7.9, 7.11, 7.15, 9, 14, 15, 16, 17, and 19 and any other relevant provisions which shall come into effect immediately upon completion of this Deed

5. THE OWNER'S COVENANTS

5.1 The Owner covenants with the District Council as set out in the Third Schedule

5.2 The Owner covenants with the County Council as set out in the Fourth Schedule

- 5.3 The Owner, District Council and the County Council agree that the obligations in this Deed shall only be binding on the Residential Phase SAVE THAT and FOR THE AVOIDANCE OF DOUBT:
- 5.3.1 the obligations in Part 3, Third Schedule shall only be binding and enforceable against the Community Use Site;
 - 5.3.2 the obligations in Part 9, Third Schedule shall only be binding and enforceable against the Additional Meadow;
 - 5.3.3 the obligations in Part 8, Third Schedule shall only be binding and enforceable against the Meadow;
 - 5.3.4 the obligations in Part 5, Third Schedule shall only be binding and enforceable against the Church Extension Site/ Church Extension Site Meadow; and
 - 5.3.5 the obligations in Part 10, Third Schedule shall only be binding and enforceable against the land identified on the Skylark Mitigation Scheme Plan and that land ultimately subject to the Skylark Mitigation Scheme; and
 - 5.3.6 the obligations in Part 5, Fourth Schedule shall only be binding and enforceable against the Primary School Site; and
 - 5.3.7 none of the obligations referred to in paragraphs 5.3.1 to 5.3.6 above shall be binding or enforceable against a Residential Phase

6. THE DISTRICT COUNCIL'S AND THE COUNTY COUNCIL'S COVENANTS

- 6.1 The District Council covenants with the Owner as set out in the Fifth Schedule
- 6.2 The County Council covenants with the Owner as set out in the Sixth Schedule

7. MISCELLANEOUS

- 7.1 The Owner shall act in good faith and shall co-operate both with the District Council and the County Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the District Council and or the County Council to have access to any part of the Site or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein

- 7.2 The Owner agrees declares and covenants both with the District Council and County Council to observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Deed
- 7.3 The Owner covenants to pay to the District Council on completion of this Deed the proper and reasonable legal costs of the District Council incurred in the negotiation preparation and execution and completion of this Deed
- 7.4 The Owner covenants to pay to the County Council the proper and reasonable legal costs of the County Council incurred in the negotiation preparation and execution and completion of this Deed prior to the completion of this Deed and the County Council's monitoring fees of £2,060 on completion of this Deed
- 7.5 No provision of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999
- 7.6 Where an approval consent or expression of satisfaction or a subsequent deed is required by the Owner from either the District Council or the County Council under the terms of this Deed such approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such consent approval or expression of satisfaction shall be given on behalf of the District Council by the Chief Planning Officer and on behalf of the County Council by the Executive Director of Growth, Highways and Infrastructure or officer acting under his hand
- 7.7 Following the performance and satisfaction of all the obligations contained in this Deed the District Council shall, on application by the Owner, forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed
- 7.8 Insofar as any clause or other provision of this Deed is found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed
- 7.9 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed revoked or otherwise withdrawn or expires by effluxion of time for the Commencement of the Development or is modified (without the consent of the Owner) and the District Council will effect cancellation of all entries in the Register of Local Land Charges in respect of this Deed PROVIDED THAT if the District Council agrees following an application under section 73 of the Act to vary or to be released from any condition contained in the Planning Permission or if a condition is varied or released following an appeal under section 78 of the Act

the covenants or provisions of this Agreement shall be deemed to bind the varied permission and to apply in equal terms to the new planning permission unless the District Council in determining the application for the new planning permission indicate that consequential amendments are required to this Agreement to reflect the impact of the section 73 application, when a separate deed under section 106 of the Act will be required to secure relevant planning obligations relating to the new planning permission

- 7.10 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site or part of the Site to which the breach relates save for an interest arising only from the grant or reservation of an easement or similar right or the benefit of any restrictive covenant in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest
- 7.11 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed
- 7.12 The Owner agrees that any rights to claim compensation arising from any limitations or restrictions on the planning use of the Site under the terms of the Deed are hereby waived
- 7.13 Save as otherwise provided in this Deed all works and activities to be carried out under the terms of this Deed (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Owner and at no cost to the District Council or the County Council
- 7.14 Nothing contained or implied in this Deed shall prejudice or affect the rights, discretions, functions, powers, duties and obligations of the District Council or the County Council under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as local authorities
- 7.15 The Owner covenants and warrants to the District Council and the County Council that they have full power to enter into this Deed and there is no other person having a charge over or any other interest over that part of the Site registered with the Land Registry under title number SK366650

8. WAIVER

No waiver (whether expressed or implied) by the District Council, the County Council or the Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the District Council, County Council or the Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default

9. CHANGE IN OWNERSHIP

The Owner agrees with the District Council and the County Council to give each of them independently written notice of any transfer in ownership of its freehold interest in the Site occurring before all the positive obligations under this Deed have been discharged such notice to be served within twenty one (21) days of such transfer and to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan PROVIDED THAT this obligation shall not apply to transfers of individual Dwellings within the Development or the transfer or grant of leases of electricity sub-stations or gas governors or the like

10. RIGHT OF ENTRY

At all times on not less than twenty-four (24) hours written notice except in case of emergency with or without notice the Owner shall allow any employee or agent of the District Council or the County Council entry to the Site for the purposes of inspection and monitoring compliance with the provisions of this Deed PROVIDED THAT:

10.1.1 such employee or agent on arrival at the Site shall if requested by any person present who appears to be the Owner the manager or person in charge thereof produce evidence of identity (but entry may be made if there is or appears to be no such person on the Site)

10.1.2 such entry shall be effected between 08.00 and 17.00 on any day

10.1.3 such employee or agent may be accompanied by such other persons as may be reasonably necessary

10.1.4 such employee or agent may take photographs measurements and levels

10.1.5 such employee or agent may not remain on the Site for longer than is reasonably necessary for carrying out a proper inspection

- 10.1.6 such employee or agent and any other accompanying persons shall comply with the Owner's or the Owner's representative's reasonable directions and precautions in the interests of safety

11. INDEXATION

Any sum referred to in the Third Schedule Fourth Schedule and the Eighth Schedule (unless the context reads otherwise) shall be increased by an amount equivalent to the increase in the BCIS Index from the date hereof until the date on which such sum is payable using the application of the formula $A = B \times (C/D)$ where:

- 11.1 A is the sum payable under this Deed;
- 11.2 B is the original sum calculated as the sum payable;
- 11.3 C is the BCIS Index for the month two (2) months before the date on which the sum is payable;
- 11.4 D is the BCIS Index for the month two (2) months before the date of this Deed; and
- 11.5 C/D is greater than 1.

12. VAT

All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable

13. INTEREST

If any payment due under this Deed is paid late Interest will be payable from the date payment is due to the date of payment.

14. NOTICES

- 14.1 Any notices or other written communication to be served or given by one party upon or to any other party under the terms of this Deed shall be deemed to have been validly served or given if delivered by hand or sent by first class recorded delivery post to the party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing PROVIDED THAT the notice or other written communication is addressed and delivered or sent by first class recorded delivery post to the address of the party concerned as nominated in clause 14.2

- 14.2 The address for any notice or other written communication in the case of each party to this Deed shall be as follows:

The District Council	The Chief Planning Officer Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
The County Council	The Executive Director of Growth, Highways and Infrastructure Constantine House 5 Constantine Road Ipswich Suffolk IP1 2DH
The Owner	White Lodge Farm, Church Lane, Barham, Ipswich IP6 0PU
The Bank	

- 14.3 Any notice or other written communication to be given by either the District Council or the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the District Council or the County Council by a duly authorised officer of the District Council or the County Council as appropriate

15. DISPUTE RESOLUTION

- 15.1 The parties will attempt in good faith to resolve any dispute or claim arising out of or relating to this Deed promptly through negotiations between the respective senior executives of the parties who have authority to settle the same.
- 15.2 If the matter is not resolved through negotiation within 40 Working Days the parties will attempt in good faith to resolve the dispute or claim through an Alternative Dispute Resolution ("ADR") procedure as recommended to the parties by the Centre for Dispute Resolution.
- 15.3 If the matter has not been resolved by an ADR procedure within 20 Working Days of the initiation of such procedure or if either party will not participate in an ADR procedure the dispute may be referred by either party to arbitration for decision by a person appointed by agreement between the parties or in default of agreement by the President for the time being of the Institute of Civil Engineers who shall act as an expert and not as an arbitrator and whose decision shall be final and binding upon the parties.

15.4 Nothing in Clauses 15.1 and 15.2 shall apply to the recovery of ascertained or ascertainable sums or prevent the parties from commencing or continuing court proceedings.

16. SATISFACTION OF ANY OF THE TERMS OF THIS DEED

Where in the opinion of the Owner any of the provisions of this Deed have been satisfied the Owner shall be entitled to apply to the District Council for a certificate to that effect and upon the District Council being satisfied that the relevant agreement obligation and covenant as the case may be has been satisfied and upon the payment by the Owner of the District Council's reasonable costs in issuing the certificate, the District Council shall forthwith issue a certificate to such effect

17. COMMUNITY INFRASTRUCTURE LEVY

The parties to this Deed agree that for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended) the obligations imposed in this Deed are (a) necessary to make the Development permitted pursuant to the Application acceptable in planning terms (b) directly relate to the Development permitted pursuant to the Application and (c) fairly and reasonably relate in scale and kind to the Development permitted pursuant to the Application

18. NOTIFICATION OF PROGRESS

The Owner covenants to inform the District Council and County Council by way of written notice ten (10) Working Days prior to:

- 18.1 Commencement of Development;
- 18.2 Commencement of Development in each Phase;
- 18.3 Occupation of the first (1st) Dwelling in any Phase;
- 18.4 Occupation of the twenty-ninth (29th) Dwelling;
- 18.5 Occupation of the forty-ninth (49th) Dwelling;
- 18.6 Occupation of the ninety-ninth (99th) Dwelling;
- 18.7 Occupation of the one hundred and ninety-ninth Dwelling;
- 18.8 Occupation of 33% of the Dwellings;
- 18.9 Occupation of 50% of the Market Dwellings;

- 18.10 Occupation of 66% of the Dwellings;
- 18.11 Occupation of 75% of the Dwellings in any Phase;
- 18.12 Occupation of 80% of the Market Dwellings;
- 18.13 Completion of the Development.

19. JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England

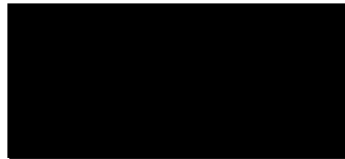
20. DELIVERY

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated

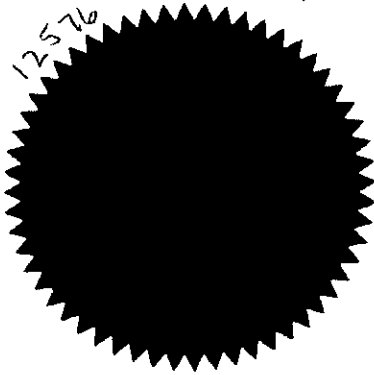
IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEED ON THE DAY AND YEAR FIRST BEFORE WRITTEN

**THE COMMON SEAL OF
MID SUFFOLK DISTRICT COUNCIL**
was affixed in the presence of:

)
)
)

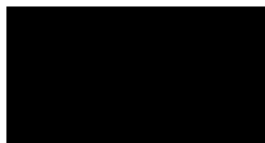


Authorised Officer

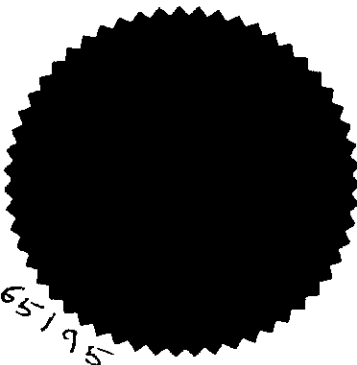


**THE COMMON SEAL OF
SUFFOLK COUNTY COUNCIL**
was affixed in the presence of:

)
)
)



Authorised Officer



**SIGNED AS A DEED BY
JOHN PHILIP CUTTING**

)
)
)



in the presence of:



Witness

[Faint handwritten text]

Address

Occupation

**BIRKETTS LLP
PROVIDENCE HOUSE
141-145 PRINCES STREET
IPSWICH IP1 1QJ**

[Faint handwritten text]

**SIGNED AS A DEED BY
MARGARET JACINTHA CUTTING**

)
)
)



in the presence of:



Witness

[Faint handwritten text]

Address

Occupation

**BIRKETTS LLP
PROVIDENCE HOUSE
141-145 PRINCES STREET
IPSWICH IP1 1QJ**

[Faint handwritten text]

FIRST SCHEDULE

Part 1

Freehold Interests

The Owner is the freehold owner of the Site the title to which is registered at the Land Registry with Title Absolute under Title Number SK366650

Part 2

Description of the Site

Freehold land to the east of Norwich Road, Barham and Claydon within registered title number SK366650 shown edged red for identification only on the Plan.

**SECOND SCHEDULE
DRAFT PLANNING PERMISSION**

THIRD SCHEDULE
THE OWNER'S COVENANTS WITH THE DISTRICT COUNCIL

PART 1

The Owner shall give the District Council Notice of Actual Commencement not less than ten (10) Working Days' of Commencement of the Development

PART 2

AFFORDABLE HOUSING

- 1.1 Having given notice under Part 1 above the Owner shall endeavour to agree with the District Council on the identity of the Registered Provider or other body to which the Affordable Housing Units are to be transferred such agreement not to be unreasonably withheld or delayed. The Owner may commence the Development on a Phase whilst that process is ongoing but shall not Occupy or permit Occupation of any Market Housing Units on that Phase until the identity of the Registered Provider has been agreed with the District Council for that Phase (such approval not to be unreasonably withheld or delayed) but if no agreement has been reached at the expiration of the period of four (4) months following the Commencement of the Development the District Council shall be entitled to nominate a Registered Provider or other approved body for the purpose
- 1.2 The Owner shall construct the Affordable Housing Units for a Phase in accordance with the Planning Permission and in the agreed locations to ensure the Affordable Housing Units are in clusters of no more than fifteen (15) Affordable Housing Units and built to a standard of construction that meets HE requirements, NDSS 2015 and Building Regulations part M4(2) and M4(3) PROVIDED THAT no more than 5% of the Affordable Housing Units shall be required to meet Building Regulations part M4(2) and M4(3) (unless otherwise agreed in writing through a reserved matters application or otherwise) and the Affordable Housing Scheme for that Phase
- 1.3 Subject to paragraph 1.8 below the Owner shall:
 - 1.3.1 not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) of the Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been

constructed and are ready for Occupation and have been transferred to the Registered Provider; and

1.3.2 not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) of the Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider

1.4 Any transfer to a Registered Provider of the land on which the Affordable Housing Units will be constructed shall be:

1.4.1 with vacant possession;

1.4.2 free from any encumbrance other than existing at the time of the disposition (save for any financial charge or the transfer of statutory apparatus by the Owner to any statutory undertaker);

1.4.3 subject to grant by the Owner to the Registered Provider of all rights of access and passage of services and other rights reasonably necessary for the beneficial enjoyment of the Affordable Housing Units;

1.4.4 subject to a reservation of all rights of access and passage of services and rights of entry reasonably necessary for the purpose of the construction, operation, use, maintenance and management of the Development; and

1.4.5 subject to a requirement to enter into the Affordable Housing Nomination Agreement with the District Council

1.5 The Affordable Housing Units shall be Occupied for no other purpose than as Affordable Housing save where provided otherwise in paragraphs 1.6 and 1.7 below

1.6 The District Council and the Owner agree that the obligations and restrictions contained in this Third Schedule Part 2 paragraph 1 shall not bind:

1.6.1 a mortgagee, chargee or receiver who has complied with the provisions of paragraph 1.7 of this part of this Schedule;

1.6.2 any RTA Purchaser;

1.6.3 any Affordable Housing Unit where a Registered Provider sells to a tenant through Social Homebuy funded pursuant to section 19(3) of the Housing and

Regeneration Act 2008, a voluntary grant scheme under section 21 of the Housing Act 1996 or any amendment or replacement thereof;

1.6.4 a leaseholder of a Shared Ownership Dwelling who is entitled to exercise their right under a shared ownership lease to acquire 100% of the equity of their property; or

1.6.5 any person or body deriving title through or from any of the parties mentioned in this paragraph 1.6

1.7 Any Chargee shall prior to seeking to dispose of the Affordable Housing Unit(s) pursuant to any default under the terms of its mortgage or charge give prior written notice to the District Council of its intention to dispose:

1.7.1 in the event that the District Council confirms to the Chargee indicating that

1.7.1.1 arrangements for the transfer of the Affordable Housing Unit(s) can be made in such a way as to safeguard it/them as Affordable Housing Unit(s); and

1.7.1.2 that such a transfer would take place within three (3) months from receipt of the notice ("the Moratorium Period")

then the Chargee shall cooperate with such reasonable arrangements and use reasonable endeavours to secure such transfer

1.7.2 if the District Council cannot within the Moratorium Period secure such transfer then provided that the Chargee shall have complied with its obligations under this paragraph 1.7 the Chargee shall be entitled to dispose free of the restrictions set out in this Third Schedule part 2 paragraph 1 which shall from the time of the completion of the disposal cease to apply

PROVIDED THAT at all times the rights and obligations in this paragraph 1.7 shall not require the Chargee to act contrary to its duties and rights under the charge or mortgage and that the District Council must give consideration to protect the interest of the Chargee in respect of monies outstanding under the charge or mortgage

1.8 In the event that the Registered Provider (within two months' of written invitation) is unable to make an acceptable offer to purchase the Affordable Housing Units or no longer wants to purchase the Affordable Housing Units to enable the Owners to transfer the Affordable Housing Units to the Registered Provider pursuant to paragraph 1. of this Third Schedule Part 2 the Owners shall:

- 1.8.1 notify the District Council three (3) months prior to the Practical Completion of the Affordable Housing Units;
- 1.8.2 set out the reasons (together with any supporting evidence) in writing why a transfer to the Registered Provider has not been entered into pursuant to paragraph 1.4 of part 2 of this Third Schedule
- 1.8.3 submit any other information reasonably requested by the District Council to satisfy why the Owners have not been able to enter into a transfer with the Registered Provider pursuant to paragraph 1.4 of part 2 of this Third Schedule
- 1.8.4 calculate a commuted sum to be agreed by and paid to the District Council (or such other body as the District Council may elect) in lieu of providing the Affordable Housing Units on the Site such commuted sum is currently calculated in accordance with the formula as set out in the Eighth Schedule but for the avoidance of doubt shall be calculated in accordance with the District Council's policies as are applicable at the time of the calculation and shall be paid to the District Council in phases in accordance with any phasing of the Development to be agreed with the District Council
- 1.8.5 any commuted sum payment received by the District Council (or such other body as the Council may elect) shall be ring-fenced and shall be used for investment in Affordable Housing within the Mid Suffolk district
- 1.8.6 upon the commuted sum payment being received by the District Council (or such other body as the Council may elect) the provisions of this paragraph 1 of part 2 of this Third Schedule shall no longer be applicable in respect of those Dwellings that were the Affordable Housing Units and the Owner shall be free to dispose of said Dwellings as Market Housing Units

PART 3

COMMUNITY USE SITE

1. Subject to the remaining provisions of this Part 3 to reserve the Community Use Site in perpetuity from the date of the Planning Permission
2. The Owner hereby covenants with the District Council that no later than expiry of 3 years from the date of the Planning Permission the Owner shall submit the Marketing Specification to the District Council for approval

3. If the District Council has not within 20 Working Days notified the Owner of its refusal of the Marketing Specification the Owner shall be entitled to assume deemed approval of the Marketing Specification
4. For the avoidance of doubt if the District Council has within the 20 Working Day period as specified in paragraph 3 above notified the Owner of its refusal to approve the Marketing Specification the Owner may if it considers such refusal to be unreasonable invoke the Dispute Resolution Provisions in Clause 15 of this Deed
5. The Owner hereby covenants with the District Council to implement the Marketing Specification in accordance with the approved details to the reasonable satisfaction of the District Council (unless otherwise agreed in writing)
6. The Owner covenants with the District Council that in the event the Community Use Site is to be provided as a doctor's surgery or another community building pursuant to the Planning Permission it shall include the necessary infrastructure to enable all utilities including water sewerage electricity and ducting for broadband to be provided to the building (unless otherwise agreed in writing with the District Council)
7. In the event that the District Council (or another body pursuant to the implementation of the Marketing Specification) elects to take a transfer of the Community Use Site from the Owner or the District Council is able to agree terms with a suitable purchaser of the Community Use Site for a new doctor's surgery, healthcare provision or community purposes (which may for the avoidance of doubt include uses under Use Class E(e) or F2 of the Use Classes Order 1987 (as amended)) the District Council shall notify the Owner in writing and the Owner shall be required to transfer the Community Use Site for consideration to be agreed (in respect of any commercial floorspace) or for £1 (in respect of any non-commercial floorspace for a doctor's surgery, healthcare provision or other community purposes) and on the following terms to be included and agreed in the relevant transfer between the transferor and transferee: -
 - (a) the land comprising the Community Use Site will be transferred free of any financial charges together with the rights and easements but subject only to the exceptions reservations rights easements and other matters contained and referred to in the epitome of title or registered title to the Site;
 - (b) vacant possession of the Community Use Site shall be given on the date of the transfer in accordance with the provisions of this Deed; and
 - (c) a restrictive covenant that the Community Use Site shall not be used other than for the intended purposes of the purchaser for a community use as set

out in paragraph 8 and that no development shall be carried out on the Community Use Site unless it is for such purposes

8. In the event that the District Council does not serve notice or if following implementation of the Marketing Specification no reasonable or commercially acceptable offers are received for the Community Use Site in accordance with the time period set out in the Marketing Specification or if following service of such notice or receipt of a reasonable offer (and for the avoidance of doubt the dispute resolution clause at clause 15 of this deed can be invoked) and following the use of reasonable and commercially prudent endeavours the Owner is unable to complete the transfer of the Community Use Site to the District Council or nominated purchaser or other purchaser within the time period set out in the Marketing Specification further details shall be submitted to the District Council of the future management and maintenance of the Community Use Site and for the avoidance of doubt the Owner covenants to only use the Community Use Site for community uses (unless otherwise agreed in writing).
9. In the event that the Owner and the District Council agree that an equivalent suitable replacement provision of the Community Use Site shall be provided pursuant to a separate planning permission and is secured via a section 106 agreement or planning condition accordingly instead of pursuant to the Planning Permission then the obligations in this Part 3 shall have no further force nor effect

PART 4

OPEN SPACE

1. The Owner hereby covenants with the District Council that prior to Occupation of any Dwelling on a Phase to submit the Open Space Specification to the District Council for approval for that Phase
2. The Owner covenants not to Occupy any Dwelling on a Phase unless and until the Open Space Specification has been approved by the District Council for that Phase such approval not to be unreasonably withheld or delayed
3. If the District Council fails within twenty (20) Working Days to notify the Owner its approval of the Open Space Specification the Owner shall be entitled to assume deemed approval of the Open Space Specification

4. Prior to implementing the Open Space Specification the Owner will request from the District Council confirmation of whether the Parish Council intends to be the Nominated Body for the maintenance and management of the Open Space and if requested by the Owner shall be able to complete a transfer of the Open Space (or Open Space Land) within 3 months from receipt of confirmation that the Parish Council intends to be the Nominated Body PROVIDED THAT in the event the District Council fails within 20 Working Days to notify the Owner that the Parish Council is the Nominated Body and shall be in a position to complete the transfer of the Open Space (or Open Space Land) within 3 months the Owner shall be entitled to determine the Nominated Body
5. In the event that the Open Space is to be transferred to a Management Company the Owner shall obtain the District Council's written approval of details of the proposed Management Company its corporate structure, directors and officers (where known) and the mechanism of funding the Management Company demonstrating that the proposed Management Company can carry out the management and maintenance of the Open Space which may for the avoidance of doubt include obligations on each purchaser of an individual Dwelling to become a member of the Management Company and to pay a fair proportion of the costs of maintaining the Open Space
6. The Owner hereby covenants with the District Council not to permit the Occupation of any more than 75% of the Dwellings in a Phase until the Open Space has been provided in accordance with the approved Open Space Specification for that Phase (unless otherwise agreed in writing)
7. The Owner covenants that following the District Council's written confirmation that the Open Space has been laid out and equipped in accordance with the Open Space Specification to transfer the freehold thereof to the Nominated Body and shall for the avoidance of doubt include a covenant that the Open Space shall thereafter be retained and maintained in accordance with the Open Space Specification and the Planning Permission for the benefit of the public
8. The Owner covenants at their own cost to maintain and manage the Open Space strictly in accordance with the Open Space Specification and the Planning Permission until such time as it has been transferred to the Nominated Body
9. The Open Space (or Open Space Land) is to be transferred to the Nominated Body in accordance with the Open Space Transfer for the sum of One Pound (£1) no later than twelve months (12 months) of Occupation of the last Dwelling PROVIDED THAT in the event the Parish Council are notified to the Owner as being the Nominated Body pursuant to paragraph 4 above and after using reasonable and commercially prudent

endeavours over a period of 3 months commencing no earlier than the date the Open Space Specification has been approved or deemed to be approved (or such other time as shall be agreed between the Owner and the District Council) the Owner has been unable to complete the Open Space Transfer with the Parish Council the Owner shall be entitled to nominate the Nominated Body and transfer the Open Space to the Nominated Body in accordance with the Open Space Transfer in accordance with the remaining provisions of this Deed

PART 5

CHURCH EXTENSION SITE

1. Prior to Occupation of the fiftieth (50th) Dwelling the Owner shall offer the Church Extension Site to the Church for a sum not exceeding £1 (one pound) and subject to a future restriction to use the land as an extension to and for the benefit of the Church.
2. In the event the Owner is unable to transfer the Church Extension Site to the Church within 18 months following the date the offer is made pursuant to paragraph 1. above the Owner shall submit a Meadow Scheme to the District Council for approval for the Church Extension Site to be provided as a meadow (the Church Extension Site Meadow) in addition to the areas of land set aside as a Meadow and Additional Meadow and upon approval by the District Council shall implement the scheme and the Owner shall thereafter be responsible for the management and maintenance of the same in accordance with the approved specification (unless otherwise agreed with the District Council)
3. Any transfer of the Church Extension Site shall be on the following terms to be included in the relevant transfer:
 - (a) for consideration of £1;
 - (b) the land comprising the Church Extension Site will be transferred free of any financial charges together with the rights and easements but subject only to the exceptions reservations rights easements and other matters contained and referred to in the epitome of title or registered title to the Church Extension Site;
 - (c) vacant possession of the Church Extension Site shall be given on the date of the transfer in accordance with the provisions of this Deed; and

- (d) a restrictive covenant that the Church Extension Site shall not be used other than for the intended purposes of the purchaser as set out in this Deed and that no development shall be carried out on the Church Extension Site unless it is for such purposes; and
- (e) payment of the Church Extension Site Contribution by way of funding for works to the Church Extension Site.

PART 6

RAMS CONTRIBUTION

1. The Owner covenants to pay a proportion of the Habitats Site Mitigation Contribution as calculated in accordance with the Habitats Site Mitigation Contribution Calculation for each Phase to the District Council prior to Commencement of the Development of any Dwelling in a Phase
2. The Owner covenants not to Commence the Development of any Dwellings in a Phase until the proportion of the Habitats Site Mitigation Contribution as calculated in accordance with paragraph 1 of this Part 6 above has been paid to the District Council

PART 7

DESIGN CODE

1. Prior to the submission of the first reserved matter application relating to a Phase the Owner covenants to prepare the Design Code to be submitted to the District Council for its written approval
2. Prior to the submission of the Design Code to the District Council in accordance with paragraph 1 above, the Owner covenants that it will have engaged with the local community of Barham and Claydon and Whitton and consulted with the Parish Councils of Barham and Claydon and Whitton on the content of the Design Code and made any necessary reasonable amendments to the Design Code as a result of the consultation
3. The Owner covenants not to Commence Development on a Phase until the written approval of the District Council has been given for the Design Code PROVIDED THAT if the District Council fails within forty (40) Working Days to respond or provide

substantive comments on the Design Code or issue its final decision the Owner shall be entitled to engage Clause 15 and seek approval of the Design Code through Dispute Resolution.

4. The Owner covenants to construct each Phase in accordance with the approved Design Code.

PART 8

MEADOW

1. The Owner hereby covenants with the District Council that it shall submit the Meadow Scheme for the Meadow to the District Council for approval prior to Occupation of the 30th Dwelling (unless otherwise agreed in writing with the District Council)
2. The Owner shall implement the Meadow Scheme for the Meadow prior to Occupation of the 100th Dwelling and the Owner shall thereafter be responsible for the management and maintenance of the same in accordance with the Meadow Scheme (unless otherwise agreed with the District Council).

PART 9

ADDITIONAL MEADOW

1. The Owner hereby covenants with the District Council that it shall submit the Additional Meadow Scheme for the Additional Meadow to the District Council for approval prior to Occupation of the 200th Dwelling and the Owner shall thereafter implement the same in accordance with the approved details and the Owner shall thereafter covenant to be responsible for the delivery management and maintenance of the same in accordance with the Additional Meadow Scheme (unless otherwise agreed in writing with the District Council) and shall be retained in accordance with the Additional Meadow Scheme and upon expiry of the period 7 years from the date of this Deed to retain the Additional Meadow for the benefit of the public AND FOR THE AVOIDANCE OF DOUBT there shall be no obligation on the Owner to provide public access to the Additional Meadow before expiry of this 7 year period
2. In the event that the Owner and the District Council agree that an equivalent suitable replacement provision of the Additional Meadow shall be provided pursuant to a separate planning permission and is secured via a section 106 agreement or planning

condition accordingly instead of pursuant to the Planning Permission then the obligations in this Part 9 shall have no further force nor effect.

PART 10

SKYLARK MITIGATION

1. The Owner covenants to implement in full the Skylark Mitigation Scheme in the first nesting season following Commencement of Development.
2. The Owner covenants to maintain the Skylark Mitigation Scheme and ensure provision of the three Skylark plots secured through the Skylark Mitigation Scheme for at least 10 years from Commencement unless otherwise agreed in writing with the District Council.
3. The Owner covenants to submit the Skylark Mitigation Implementation and Monitoring Report to the Council within 12 months of Commencement of Development unless otherwise agreed in writing with the District Council.
4. The Owner covenants to submit the First Skylark Mitigation Monitoring Report to the Council within 5 years of Commencement of Development unless otherwise agreed in writing with the District Council.
5. The Owner covenants to submit the Second Skylark Mitigation Monitoring Report to the Council within 10 years of Commencement of Development unless otherwise agreed in writing with the District Council.

FOURTH SCHEDULE

THE OWNER'S COVENANTS WITH THE COUNTY COUNCIL

PART 1

EDUCATION CONTRIBUTION

- 1.1 The Owner covenants to pay thirty-three per cent (33%) of the Education Contribution to the County Council prior to Occupation of thirty-three per cent (33%) of the Dwellings.
- 1.2 The Owner covenants not to Occupy thirty-three per cent (33%) of the Dwellings until thirty-three per cent (33%) of the Education Contribution has been paid to the County Council.
- 1.3 The Owner covenants to pay the remaining sixty-seven per cent (67%) of the Education Contribution to the County Council prior to Occupation of sixty-six per cent (66%) of the Dwellings.
- 1.4 The Owner covenants not to Occupy or permit Occupation of sixty-six per cent (66%) of the Dwellings until the remaining sixty-seven per cent (67%) of the Education Contribution has been paid to the County Council

PART 2

TRAVEL PLAN EVALUATION AND SUPPORT CONTRIBUTION

- 1.1 The Owner covenants to pay to the County Council the Travel Plan Evaluation and Support Contribution prior to the first Occupation of the 100th Dwelling.
- 1.2 The Owner hereby covenants not to Occupy or permit Occupation of more than 99 Dwellings until the Travel Plan Evaluation and Support Contribution has been paid to the County Council.

PART 3

HIGHWAYS PROW CONTRIBUTION

- 1.1 The Owner covenants to pay the Highways PROW Contribution to the County Council prior to 1st Occupation of any Dwelling

- 1.2 The Owner covenants not to Occupy or permit Occupation of any of the Dwellings until the Highways PROW Contribution has been paid to the County Council

PART 4

HIGHWAYS VILLAGE CONTRIBUTION

- 1.1 The Owner covenants to pay the Highways Village Contribution to the County Council prior to 1st Occupation of any Dwelling.
- 1.2 The Owner covenants not to Occupy any Dwelling until the Highways Village Contribution has been paid to the County Council.

PART 5

PRIMARY SCHOOL SITE

- 1.1 The Owner hereby agrees and covenants to provide to the County Council prior to Commencement of the Development an agreement in the form of an option for the County Council to purchase the land required by the County Council for provision of the Primary School and shall not Commence the Development before the said option agreement has been provided
- 1.2 The agreement to be provided under paragraph 1 of this Part 5 shall be in a form acceptable to the County Council, and contain terms relating to condition of the land to be provided, transfer arrangements and agreed consideration on purchase and other details as may be agreed by both the Owner and the County Council acting reasonably.

FIFTH SCHEDULE

THE DISTRICT COUNCIL COVENANTS WITH THE OWNER

1. The Planning Permission

The District Council shall issue the Planning Permission within 5 Working Days of the date of this Deed

2. Discharge of Obligations

At the written request of the Owner the District Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that such obligations have been performed

3. Habitats Sites Mitigation Contribution

3.1 To use the Habitats Sites Mitigation Contribution for its intended purposes under this Deed and for no other purpose

3.2 To provide to the Owner, on the Owner's written request, information regarding the expenditure of the Habitats Sites Mitigation Contribution PROVIDED THAT such request is made within eleven (11) years of Completion of Development

3.3 The District Council shall if requested to do so in writing after the expiry of ten (10) years of the date of Completion of Development, within a further period of one (1) year, either confirm that the Habitats Sites Mitigation Contribution was committed or expended by the District Council in accordance with the provisions of this Deed or if it was not so committed or expended in that period pay the Habitats Sites Mitigation Contribution (or any part not committed or expended) back to the person who paid it, such payment to be made within twenty (20) Working Days' of such request

4. Affordable Housing Commuted Sum

4.1 To use any commuted sum payable pursuant to paragraph 1.8 of Part 2 of the Third Schedule ("Affordable Housing Commuted Sum") for its intended purposes under this Deed and for no other purpose

4.2 To provide to the Owner, on the Owner's written request, information regarding the expenditure of the Affordable Housing Commuted Sum PROVIDED THAT such request is made within eleven (11) years of Completion of Development

4.3 The District Council shall if requested to do so in writing after the expiry of ten (10) years of the date of Completion of Development, within a further period of one (1)

year, either confirm that the Affordable Housing Commuted Sum was committed or expended by the District Council in accordance with the provisions of this Deed or if it was not so committed or expended in that period pay the Affordable Housing Commuted Sum (or any part not committed or expended) back to the person who paid it, such payment to be made within twenty (20) Working Days' of such request

5. **Open Space Commuted Sum**

5.1 To use any Open Space Commuted Sum for its intended purposes under this Deed and for no other purpose

5.2 To provide to the Owner, on the Owner's written request, information regarding the expenditure of the Open Space Commuted Sum PROVIDED THAT such request is made within 8 years of payment

5.3 The District Council shall if requested to do so in writing after the expiry of eight (8) years of the date of Completion of Development, within a further period of one (1) year, either confirm that the Open Space Commuted Sum was committed or expended by the District Council in accordance with the provisions of this Deed or if it was not so committed or expended in that period pay the Open Space Commuted Sum (or any part not committed or expended) back to the person who paid it, such payment to be made within twenty (20) Working Days' of such request

SIXTH SCHEDULE

THE COUNTY COUNCIL COVENANTS WITH THE OWNER

- 1. Travel Plan Support and Evaluation Contribution**
 - 1.1 To use the Travel Plan Support and Evaluation Contribution for the evaluation and support of the Full Travel Plan.
 - 1.2 The County Council shall if requested to do so in writing after the expiry of ten (10) years of the date on implementation of the Full Travel Plan within a further period of one (1) year pay to any person such amount of the Travel Plan Evaluation and Support Contribution paid by that person in accordance with the provisions of this Deed which has not been committed or expended by the County Council in accordance with the provisions of this Deed such payment to be made within twenty (20) Working Days' of such request
 - 1.3 When the Travel Plan Evaluation and Support Contribution paid to the County Council pursuant to this Deed has been spent or committed the County Council shall upon written request by the Owner after the expiry of ten (10) years of the date on implementation of the Full Travel Plan within a further period of one (1) year notify the Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to
- 2. Highways PROW Contribution and Highways Village Contribution**
 - 2.1 To use the Highways PROW Contribution and the Highways Village Contribution for its intended purposes under this Deed and for no other purpose
 - 2.2 To provide to the Owner, on the Owner's written request, information regarding the expenditure of the Highways PROW Contribution and/or the Highways Village Contribution PROVIDED THAT such request is made within eleven (11) years of Completion of Development
 - 2.3 The County Council shall if requested to do so in writing after the expiry of ten (10) years of the date of Completion of Development, within a further period of one (1) year, either confirm that the Highways PROW Contribution and/or the Highways Village Contribution was committed or expended by the County Council in accordance with the provisions of this Deed or if it was not so committed or expended in that period pay the Highways PROW Contribution and/or the Highways Village Contribution (or any part not committed or expended) back to the person who paid it, such payment to be made within twenty (20) Working Days' of such request

3. Education Contribution

- 3.1 To use the Education Contribution for its intended purposes under this Deed and for no other purpose
- 3.2 To provide to the Owner, on the Owner's written request, information regarding the expenditure of the Education Contribution PROVIDED THAT such request is made within eleven (11) years of Completion of Development
- 3.3 The County Council shall if requested to do so in writing after the expiry of ten (10) years of the date of Completion of Development, within a further period of one (1) year, either confirm that the Education Contribution was committed or expended by the County Council in accordance with the provisions of this Deed or if it was not so committed or expended in that period pay the Education Contribution (or any part not committed or expended) back to the person who paid it, such payment to be made within twenty (20) Working Days' of such request

pursuant to the Law of Property Act 1925 or housing administrator pursuant to section 101 of the Housing and Planning Act 2016

- 1.5 **'Chargee's Duties'** means the tasks and duties set out in Clause 10.4 of this Deed
- 1.6 **'Gateway to Homechoice'** means the Greater Haven Gateway sub-regional Choice Based Lettings system (or any replacement or similar system in place at the time)
- 1.7 **'Initial Let'** means the first tenancy of such newly constructed and previously unoccupied Affordable Housing Unit
- 1.8 **'Local Connection Criteria'** means an individual who immediately before taking up occupation of an Affordable Housing Unit:
 - 1.8.1 had his only or principal home in the district of Mid Suffolk for a continuous period of not less than 2 years and in the event that there are no or insufficient individuals qualifying under this sub-paragraph then the choice of person shall default to (but with no preference in ranking order) to those individuals fulfilling the criteria set out in the following sub-paragraphs 1.8.2 to 1.8.4 inclusive
 - 1.8.2 has or a member of whose household has a parent adult child brother or sister whose only or principal home is and has been for a continuous period of not less than 2 years in the district of Mid Suffolk and wishes to be near that relative or
 - 1.8.3 is employed in the district of Mid Suffolk on the date of the consideration of the individual's entitlement for an Affordable Housing Unit and has been continuously so employed for 2 years
 - 1.8.4 who during the period commencing from the date on which an Affordable Housing Unit to which such individual is eligible pursuant to this sub-paragraph becomes available (for the purposes of this sub-paragraph called the "Availability Date") can provide satisfactory written evidence to the District Council of his or her former residency in the district of Mid Suffolk for either (i) six months out of the preceding twelve months or (ii) three years out of the preceding five years and in either case such period of former residency shall end with the Availability Date

- 1.9 **'Nomination List'** means the Gateway to Homechoice Short List produced in accordance with the Service Level Agreement
- 1.10 **'Nominee'** means a person named on the Nomination List who satisfies the Local Connection Criteria and is verified by the District Council as best meeting the criteria for the category of Affordable Housing Unit in respect of which the Registered Provider is to select a person from the Nomination List and offer a Tenancy Agreement
- 1.11 **'Practical Completion'** means issue of a certificate of practical completion by the Registered Provider's surveyor or in the event that the Affordable Housing Units are constructed by a party other than the Registered Provider the issue of a certificate of practical completion by that other party's surveyor
- 1.12 **'Property'** means the land and dwellings at land off Norwich Road, Barham, Claydon, Suffolk shown edged red on the plan annexed
- 1.13 **'Protected Tenant'** means any Nominee who has exercised the right to acquire pursuant to the Housing and Regeneration Act 2008 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit
- 1.14 **'Registered Provider'** means a registered provider of social housing as defined in section 80(2) of the Housing and Regeneration Act 2008 and listed in the register kept by Homes England Chapter III of that Act
- 1.15 **"the Service Level Agreement"** means the Gateway to Homechoice service level agreement or such other service level agreement for the time being in force made between the Registered Provider and Others (1) and the District Council and Others
- 1.16 **'Shared Ownership Dwelling'** means an Affordable Dwelling to be let on a Shared Ownership Lease in accordance with the terms as set out in Homes England's capital funding guide or any other such guidance as shall replace it
- 1.17 **'Shared Ownership Lease'** means a lease or sub-lease of an Affordable Dwelling granted at a premium whereby up to 70% of the Open Market Value on first purchase of the legal and equitable interest in the Affordable Dwelling is paid by the tenant upon completion of such lease and/or raised by mortgage or charge from a bank or building

society and which lease shall include arrangements enabling the tenant to acquire up to 100% of the legal and equitable interest in the Affordable Dwelling at some future date or dates and which lease shall allow a rent to be charged on the remainder of the equitable interest not purchased such rent not to exceed an annual sum calculated at 2.75% of the value of the equity retained by the Registered Provider at the date of the grant of the Shared Ownership Lease or such other figure permitted by Homes England from time to time. Any capital receipt received by the Registered Provider in excess of eighty per cent (80%) as a result of the tenant exercising their right to staircase out to one hundred per cent (100%) shall be retained by the Registered Provider for re-investment in Affordable Housing within the district of Mid Suffolk for a period of five (5) years from the date of receipt and if not spent within 5 years the Registered Provider will be able to expend such sums for Affordable Housing elsewhere

1.18 **'Tenancy Agreement'** means an assured tenancy agreement in a form prepared by the Registered Provider and containing terms which accord with the form of tenancy agreement being used by the Registered Provider from time to time for its general lettings

1.19 **'Vacancy Notice'** means a written notice (in a form to be agreed between the Registered Provider and given by the Registered Provider to the District Council within one month from the date of this Deed) the function of such notice being the notification to the District Council by the Registered Provider of the expected date on which the construction and fitting out of the Affordable Housing Units will be complete

1.20 **'Void'** means an Affordable Housing Unit which is vacant otherwise than as a result of the tenant having:

1.20.1 moved to other accommodation either by transfer or decant provided by the Registered Provider

1.20.2 moved to other accommodation under a reciprocal arrangement provided by another Registered Provider

1.20.3 vacated and moved to other accommodation as a consequence of the tenant having accepted a mutual exchange which provides such tenant with accommodation elsewhere

1.21 **'Void Notice'** means a written notice given by the Registered Provider to the District Council (in a form to be agreed between the Registered Provider and the District Council within one month from the date of this Deed) the function of such a notice being the notification to the District Council of a Void

1.22 **'Working Day'** means Monday to Friday (inclusive) except Good Friday, Christmas Day and any public or bank holidays from time to time in England

2 Enabling Provisions

This Deed is made pursuant to the Local Government Act 1972 Section 111 and all other enabling powers

3 Procedure

The parties agree that the Service Level Agreement procedure to which they are signatories and the Local Connection Criteria shall apply to the nomination of persons in respect of the Affordable Housing Units

3.1 Initial lets

In relation to the Initial Lets of the Affordable Housing Units the following provisions shall apply

3.1.1 The Registered Provider shall give the District Council not less than three (3) months' written notice of the date when all the Affordable Housing Units will be ready for Occupation

3.1.2 The Registered Provider shall serve a Vacancy Notice upon the District Council in respect of an Affordable Housing Unit not earlier than two (2) months prior to an Affordable Housing Unit becoming available for Occupation

3.2 Voids

Should any Affordable Housing Unit become a Void after the Initial Let or the Registered Provider has reasonable cause to believe it will become a Void then and in each case the Gateway to Homechoice Service Level Agreement procedure shall apply

4. Supplemental provisions relating to allocating Initial Lets and Voids

4.1 Where there are two or more applicants applying to occupy one of the Affordable Housing Units the Local Connection Criteria set out in clause 1.8.1 to 1.8.5 of this Schedule and subject to clause 4.2 of this Schedule preference must be given to the applicant/s who have the highest housing need according to the District Council's current allocations policy

4.2 If any of the Affordable Housing Units are designed or adapted for people with disabilities then any such Dwelling may be first offered to a person or persons with disabilities who require such accommodation even where such person(s) have a lesser Local Connection under clauses 1.8.1 to 1.8.5 of this Schedule than someone who does not have disabilities

5. Registered Provider covenants

The Registered Provider covenants with the District Council to the intent that the Local Government (Miscellaneous Provisions) Act 1982 applies

5.1 To ensure the Affordable Housing Units comprised within the Property are used as Affordable Housing Units

5.2 To ensure that the Affordable Housing Units are let on the basis of a Tenancy Agreement at an Affordable Rent or as Low-Cost Home Ownership and they are all retained and managed by a Registered Provider in accordance with the objectives of such Registered Provider

5.3 the Affordable Housing Units are constructed in accordance with current Homes England and the Nationally Described Space Standard (2015) requirements (unless

otherwise agreed in writing with the District Council through reserved matters or otherwise)

6. Alteration of lists

6.1 The District Council and the Registered Provider agree that the nomination rights contained in this Deed may be varied from time to time by agreement in writing by the parties

7. Notices

Any notice required to be served hereunder shall be sufficiently served on the parties at the address indicated above or such other address notified by one party to the other and any notice shall be deemed to have been served two (2) Working Days' after posting or in the case of electronic mailing the day such notice was transmitted by the party serving the notice

8 Transfer to other Registered Provider

The Registered Provider shall use reasonable endeavours to ensure that any Registered Provider to which the Property and Affordable Housing Units erected thereon are transferred otherwise than by direction of Homes England under its statutory powers shall enter into a similar Deed mutatis mutandis with the District Council and Gateway to Homechoice simultaneously on completing the transfer of the Property

9 Disputes

Where any matters fail to be agreed between the parties or any dispute or difference occurs the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties or in default of agreement to be nominated by or on behalf of the President for the time being of the Chartered Institute of Housing on the application of either party

10 Agreements and declarations

The parties agree:

- 10.1 Nothing in this Deed fetters or restricts the exercise by the District Council of any of its powers
- 10.2 The obligations and covenants contained in this Deed are covenants for the purpose of the Local Government (Miscellaneous Provisions) Act 1982 Section 33
- 10.3 From the date of Practical Completion the Affordable Housing Units shall be let in accordance with the terms of this deed save that the obligations and restrictions contained in this deed shall not be binding on:
- 10.3.1 any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from a Protected Tenant or any successor in title thereto and their respective mortgagees and chargees; or
- 10.3.2 any Chargee and any successor in title to the Chargee PROVIDED THAT the Chargee shall have first complied with the Chargee's Duty; or
- 10.3.3 any mortgagee and any purchaser from a mortgagee of an individual Affordable Housing Unit pursuant to any default by the individual mortgagor and any successor in title to either of them
- 10.4 The Chargee shall prior to seeking to dispose of the Affordable Housing Unit(s) pursuant to any default under the terms of its mortgage or charge give not less than two (2) months' prior notice to the District Council of its intention to dispose and:
- 10.4.1 in the event that the District Council responds within one month from receipt of the notice indicating that arrangements for the transfer of the Affordable Housing Unit(s) can be made in such a way as to safeguard them as Affordable Housing then the Chargee shall co-operate with such arrangements and use its reasonable endeavours to secure such transfer at a price and upon such terms as are reasonably acceptable to the Chargee

10.4.2 if the District Council does not serve its response to the notice within the said period of one month contained in clause 10.4.1 then the Chargee shall be entitled to dispose free of the restrictions set out in this deed.

10.4.3 if the District Council or any other person cannot within two (2) months' of the date of service of its response under clause 10.4.1 secure such transfer then provided that the Chargee shall have complied with its obligations under clause 10.4 the Chargee shall be entitled to dispose free of the restrictions set out in this deed

PROVIDED THAT at all times the rights and obligations in this clause shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the District Council shall give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage

AS WITNESS whereof the parties have executed this Instrument as a Deed hereto the day and year first above written

THE COMMON SEAL OF)
MID SUFFOLK DISTRICT COUNCIL)
was affixed in the presence of:)

Authorised Officer

THE COMMON SEAL OF)
[])
was affixed in the presence of:)

Director

[Director/ Secretary]

EIGHTH SCHEDULE

Affordable Housing Contribution Formula

1	Plot value	£620 per m ²	+
2	Design & Build costs per m ²	£2000	+
3	Registered Provider on costs %	7%	+
4	Management Fee	£500	+
Minus			
5	Registered Provider acquisition price	Based on average of 65% of OMV	

Example Commuted (based on indicative layout and mix)	Total Sum	1 + 2 + 3 + 4 – 5 £7,101,885

APPENDIX 1

RSPB GUIDANCE LEAFLET