

**Title:** Site Location Plan  
**Reference:** 3270/16  
**Site:** Land Adj Wyverstone Road  
 Bacton

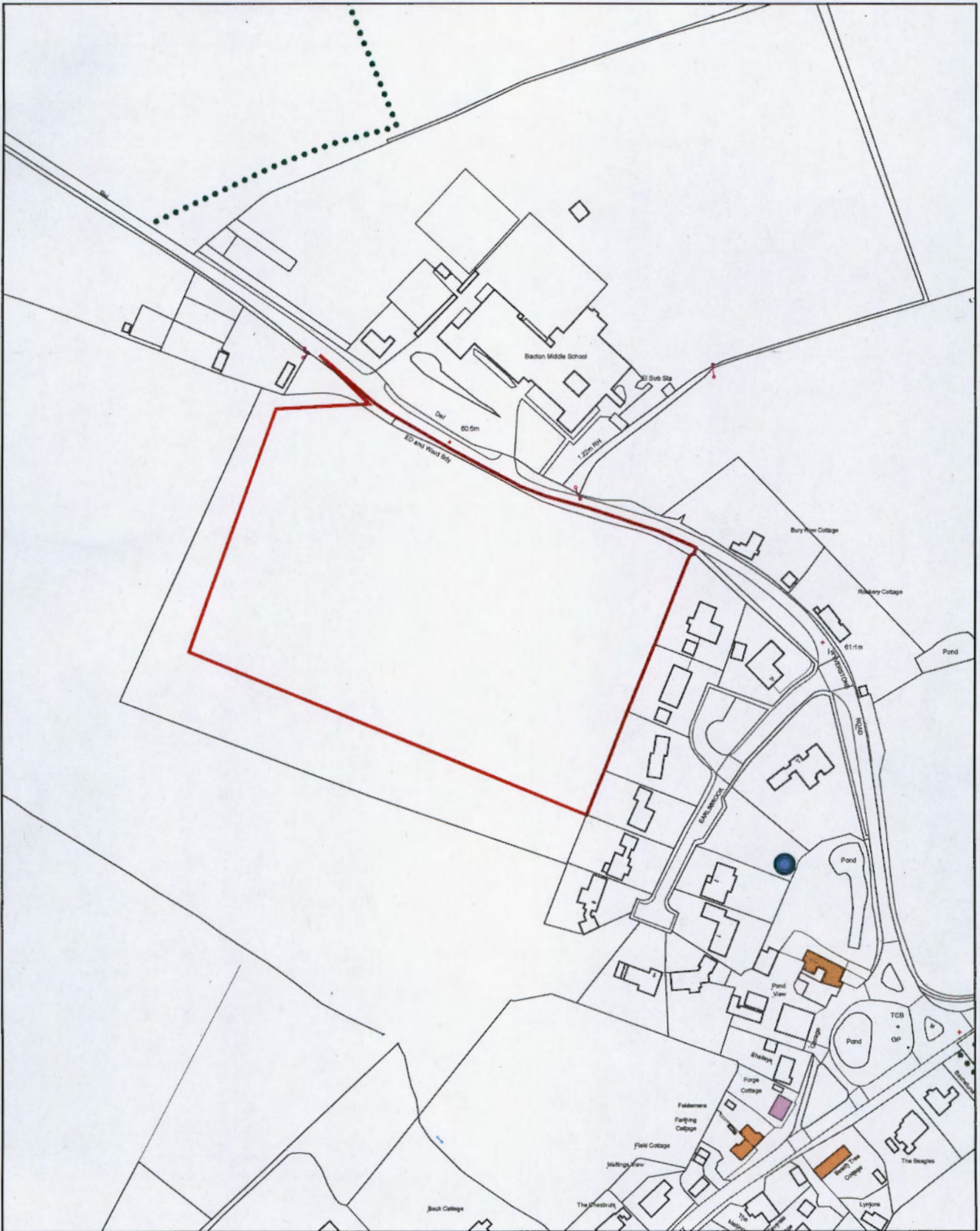


**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



SCALE 1:2000

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**Title:** Constraints Map

**Reference:** 3270/16

**Site:**



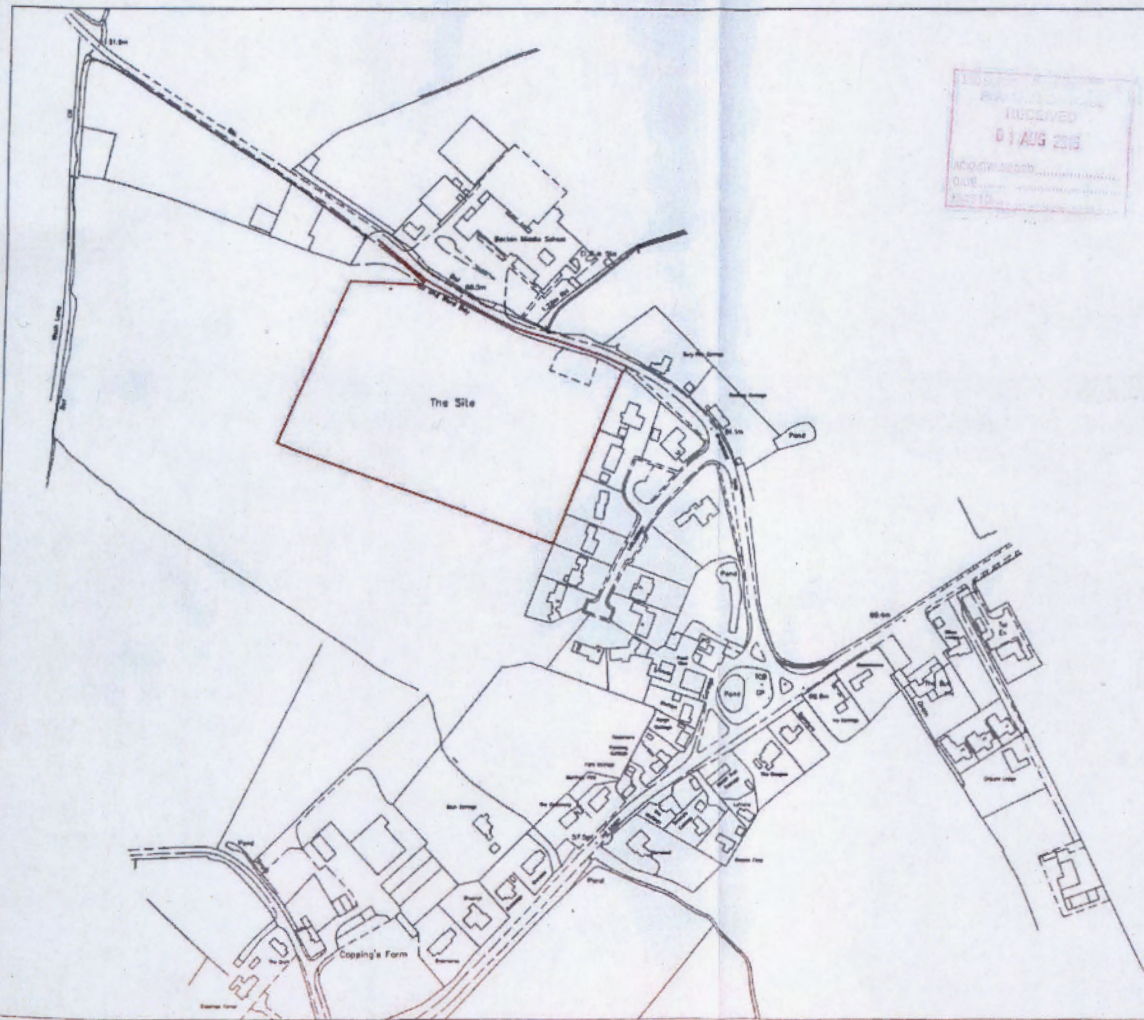
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**SCALE 1:2499**

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Date Printed : 02/11/2016



No dimensions are to be scaled from this drawing  
 All written dimensions to be checked by the contractor  
 and any discrepancies notified immediately to BDG

BDG DESIGN (SOUTH) LTD  
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 01 AUG 2015  
 ADDRESS: 25 Southway, Colchester, Essex CO1 1TA  
 TEL: 01206 561426  
 FAX: 01206 511621  
 E-MAIL: info@bdg-design.co.uk



3270/16

REVISIONS

DRAWING STATUS  
**PLANNING**



**BDG DESIGN**  
 BDG DESIGN (SOUTH) LTD  
 25 Southway, Colchester  
 Essex CO1 1TA  
 TEL: 01206 561426  
 FAX: 01206 511621  
 E-MAIL: info@bdg-design.co.uk

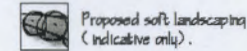
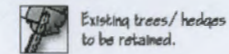
PROJECT  
**Wyverstone Road, Becton**

DRAWING TITLE  
**Location Plan**

SCALE	DATE	DRAWN	CHECKED
1:2500@A3	Sept '15	BDG	
NUMBER	REV.		
12.023/100			



No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG.



cp Car port.

**SCHEDULE**

**AFFORDABLE HOUSING**

**RENT**

1B2P FOG	@ 60sq.m.	1
1B2P flat	@ 47sq.m.	4
2B4P flat	@ 69sq.m.	6
2B4P house	@ 81sq.m.	2
3B5P house	@ 90sq.m.	5
		<b>16</b>

**SHARED EQUITY**

2B4P house	@ 81sq.m.	5
3B5P house	@ 90sq.m.	1
		<b>6</b>

Total **22**

**PRIVATE HOUSING**

2B3P bungalow	@ 61sq.m.	2
3B3P SP bungalow	@ 96sq.m.	1
		<b>3</b>
2B SP house	@ 69sq.m.	2
3B SP house	@ 87sq.m.	13
3B SP house	@ 102sq.m.	6
4B 6P house	@ 128sq.m.	3
4B 6P house	@ 144sq.m.	2
		<b>42</b>

Total **64**

- REVISIONS
- A. 04.04.15. Western side of layout replanned.
  - B. 20.04.15. Phase 1, 2 & 3 repositioned. Flat blocks reconfigured.
  - C. 11.07.15. S.W. discharge route shown. Attenuation pond updated.
  - D. 20.10.15. Layout revised to accommodate additional parking spaces. Garage sizes corrected.

**DRAWING STATUS**  
**PLANNING**

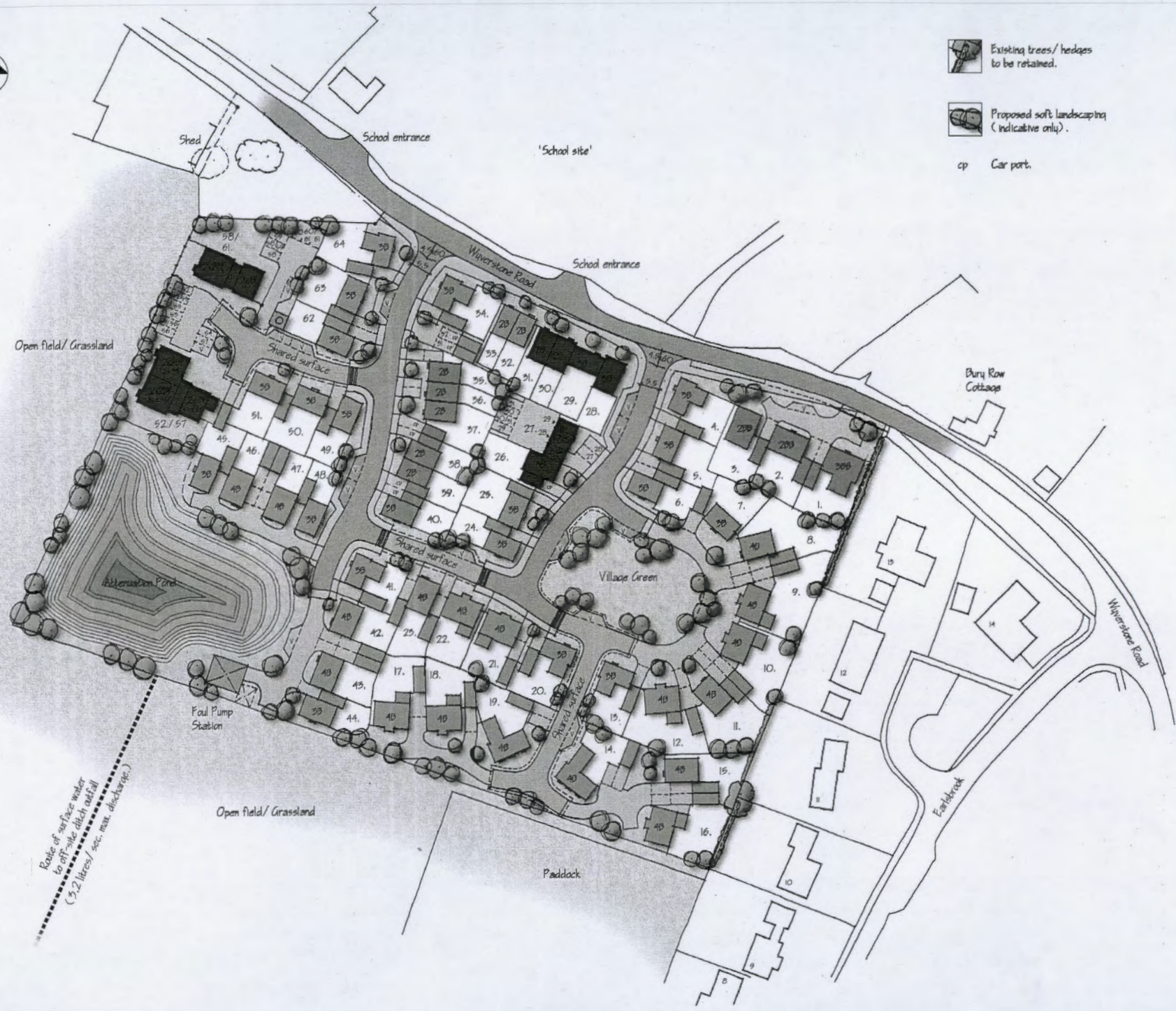


PROJECT  
Wyverstone Road, Bacton

DRAWING TITLE  
Site Layout

SCALE 1:500 @ A1  
DATE Sept '15  
DRAWN BY BDG  
CHECKED BY D

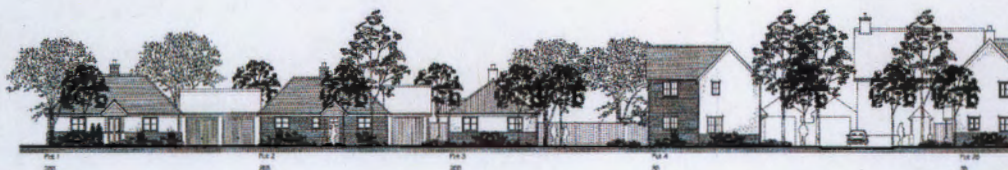
NUMBER 12.023/101  
REV D



33

320/16

No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG



VIEW A: Plots 1-4.



VIEW A Continued: Plots 26-33.



VIEW B: Plots 34-41.



VIEW C: Plots 13, 20-23 & 41.



SITE PLAN  
1:1250



1:200 Scale Bar

REVISIONS

DRAWING STATUS  
PLANNING



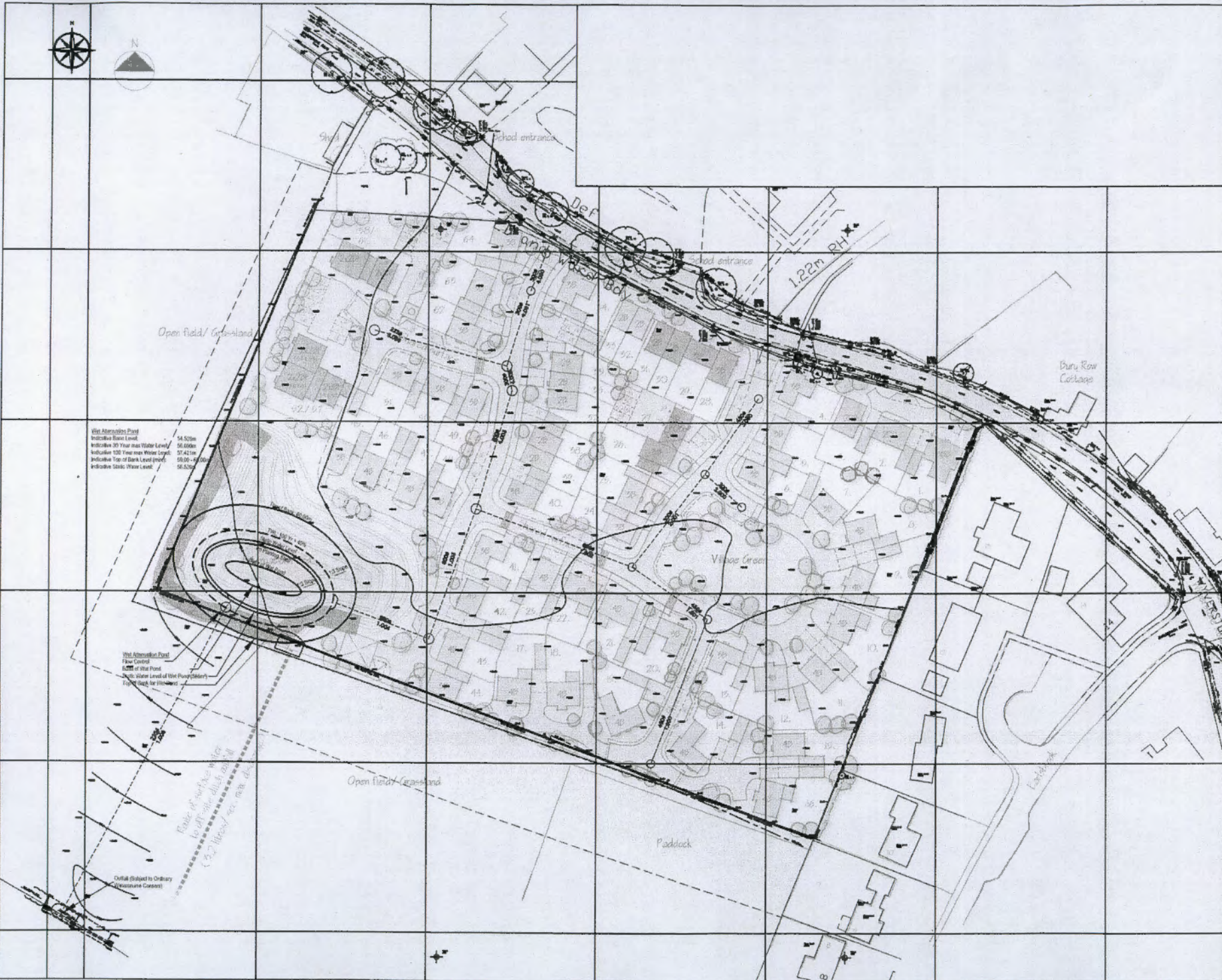
**BDG DESIGN**  
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Southway House  
29 Southway, Colchester  
Essex, CO2 7SA  
Tel: 01206 561436  
Fax: 01206 514821  
E-Mail: cad@bdg-design.co.uk

PROJECT  
Wyverstone Road, Bacton

DRAWING TITLE  
Street Elevations

SCALE 1:200 @ A2  
DATE July '16  
DESIGN SDB  
CHECKED  
NUMBER 12.023/102  
REV

35



No Dimensions are to be scaled from this drawing.

**Notes:**

- This drawing is Schematic only and subject to I&D detailed design subsequent to Planning Approval.
- Drawing to be made in conjunction with the updated Flood Risk Assessment dated October 2016.

**REVISIONS**

P1	FPA Version 1	08/09/16
P2	Proposed 1 in 100 year storm increased to 40% related Climate Change capacity assessment to pipe sizes and not attenuation level.	21/10/16
P3	Indicative Flood related to downstream adequacy of 0.01116 of area & depth required.	

**CIVIL ENGINEERING & INFRASTRUCTURE DESIGN**  
 UNIT 12  
 HANES HILL BUSINESS CENTRE  
 COLCHESTER ROAD  
 HANES COLNE  
 ESSEX  
 COIN 10P  
 TEL: 01206 247081  
 Website: www.widwithers.co.uk

**WITHERS DESIGN ASSOCIATES**

**PROJECT**  
 WYVERSTONE ROAD, BACTON

**CLIENT**  
 LAURENCE HOMES

**DRAWING TITLE**  
 SCHEMATIC SURFACE WATER STRATEGY

SCALE	DWG	DATE	REV	BY
1:500		24/10/16	GS	MAW

**STATUS**  
 PRE-PLANNING

**DWG NO**  
 15-051/100

**REVISION**  
 P3

I set out below the comments from Bacton Parish Council in respect of the above application.

Ref	Policy	Observation
NPPF 7	Sustainable development	<p>The Parish Council considered the location was close to existing village services and helps with their sustainability.</p> <p>The Parish Council would request that the local Doctors surgery is included as a consultee in addition to the NHS/ CCG.</p>
49	Presumption in favour of sustainable development	This was noted by the Parish Council and the lack of a 5 year housing supply means policies in connection with the supply of housing cannot be considered up to date.
FC1	PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT	See above
FC1.1	MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT	See above
FC2	PROVISION AND DISTRIBUTION OF HOUSING	There are currently no other applications/permissions in the vicinity for development, although the Parish council is aware of a potential application for the middle school site. Given the absence of other permissions at present the Parish Council have no issue with this site in respect of this policy.
CS1	Settlement Hierarchy	The proposed application fits within Mid Suffolk's policy for the allocation of housing development to towns and key service centres such as Bacton, although the Parish Council note this policy may no longer apply.
CS2	Development in the Countryside & Countryside Villages	The Parish Council note this site is within countryside but is opposite a brown field site and is alongside the existing settlement boundary.

CS4	Adapting to Climate Change	The Parish Council noted the proposed plan includes surface water management proposals.
CS5	Mid Suffolk's Environment	The Parish Council noted that there would be a loss of agricultural land but the proposed development included a green space, and the ecology report highlighted no matters of concern.
CS6	Services and Infrastructure	The Parish Council has concern over the capacity at the sewage works and for broadband connectivity with the proposed development.
CS7	Brown Field Target	The Parish Council notes this is a green field site and therefore is not helping achieve this target.
CS8	Provision and Distribution of Housing	See comments above on FC2
CS9	Density and Mix	The density and mix of housing particularly as it includes a number of smaller units, fits in with the outcomes of Parish Council consultations in the village in 2015.
Gp1	DESIGN AND LAYOUT OF DEVELOPMENT	The Parish Council consider the suggested design of the development and the accompanying street elevations are in line with this policy.
H3	HOUSING DEVELOPMENT IN VILLAGES	The Parish council note there are cottages in Wyverstone Road near the site and the development in Earlsbrook which should be considered at the to ensure the designs are consistent.
	Safeguarding aerodromes, technical sites and military explos	No comment.
H4	PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT	The Parish Council note the inclusion of affordable housing and are pleased this includes a majority of smaller units.



H14	A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS	The Parish Council would prefer to see a higher proportion of 2 Bed Private Housing but are pleased to note the inclusion of 3 bungalows.
H15	DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS	The drawings submitted for this outline application are broadly in keeping.
H17	KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION	The surface water pond is away from proposed and existing housing. As noted previously the Parish Council is concerned at the capacity of the sewage system and the impact of these additional houses on the system within the village.
T9	PARKING STANDARDS	The Parish Council is concerned at the lack of space for parking, as many households now have more cars than allowed for in the scheme and with visitors the shared surfaces will become crowded with parked cars making access by emergency services difficult. Consideration should be given to some off road visitor parking areas.
T10	HIGHWAY CONSIDERATIONS IN DEVELOPMENT	There was concern around traffic volumes at peak times at the Shop Green junction but it was noted that the traffic flows would be spread out during the day compared to the former middle school.
T11	FACILITIES FOR PEDESTRIANS AND CYCLISTS	As with other proposed developments connectivity with the main part of the village should be improved by the developer as follows:  1. improved access for pedestrians into to Shop Green and remove the need for pedestrians to cross the Wyverstone Road: and  2.improved access into the main part of the village by completing the pavement in Church Road.

H16	PROTECTING EXISTING RESIDENTIAL AMENITY	The Parish Council note the inclusion of green space by way of a village green,  but given the distance from the village playing field would seek the inclusion of play equipment for younger children at least.
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**From:** Cat Clarkson [Parish Clerk] [<mailto:catparishclerk@gmail.com>]

**Sent:** 25 October 2016 12:17

**To:** Gemma Walker

**Subject:** 3270/16 | Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access & Layout | Land adjacent Wyverstone Road, Bacton IP14 4LH

Gemma,

Apologies, I had not noticed that the following comments from Wyverstone Parish Council had got stuck in my outbox. Unfortunately as a new clerk I still don't have access to make comments online.

At the Parish Council meeting of 18<sup>th</sup> October 2016, Wyverstone Parish Council made the following comments relating to the above application:

- The development is very dense, and more in line with that of urban areas. It is felt this will change the character of the villages.
- There was concern over the pressure on local services – e.g. doctor and schools. Primary school accommodation is not capable of meeting demand.
- There is a demonstrable need in Wyverstone for affordable and starter homes for local people, as well as down sizer accommodation, and we would be supportive of more of this type of accommodation.
- There was concern over road capacity, as well as the lack of joined up pavements between the development and bacton.

Kind Regards

**Cat Clarkson**

For and on behalf of

Westhorpe and Wyverstone Parish Councils

01449 258 131 | 07896985510

The Old School | Westhorpe | Stowmarket | IP14 4SU



## Consultation Response Pro forma

1	<b>Application Number</b>	3270/16 Wyverstone Road, Bacton	
2	<b>Date of Response</b>	20.10.16	
3	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>no harm to a designated heritage asset because it would have a neutral impact on the setting of listed buildings.</li> </ul>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application does not include an adequate appraisal of heritage impact. The chapter of the LVIA titled Heritage applies landscape criteria and consequently only considers heritage assets as elements of the landscape. Other aspects of setting, as explained in Historic England's guidance, are not considered.</p> <p>Nonetheless, there are no designated assets in the immediate surroundings of the site, and because the site immediately abuts the edge of the existing settlement with the school across the road, the impact of the proposal is limited to an enlargement of the extent of built development in this location. Given the distance between the site and assets such as Wyverstone Church, whose setting must extend widely across the landscape, the proposal is considered to have a neutral impact on the setting and significance of designated heritage assets.</p>	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>		

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:** David Pizzev  
**Sent:** 21 September 2016 11:41  
**To:** Gemma Walker  
**Cc:** Planning Admin  
**Subject:** 3270/16 Land adjacent Wyverstone Road, Bacton.

Gemma

There are no existing arboricultural implications relating to this proposal. However, appropriate new planting should be agreed in order to help provide a high quality development and soften its visual impact within the local area.

Regards

David

**David Pizzev**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzev@baberghmidsuffolk.gov.uk](mailto:david.pizzev@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together

**From:** David Harrold  
**Sent:** 03 October 2016 13:36  
**To:** Planning Admin  
**Cc:** Gemma Walker  
**Subject:** Plan Ref 3270/16/OUT Land Adj Wyverstone Road, Bacton. EH - Other Issues

Thank you for consulting me on the above outline application for residential development.

I have no objection to the proposed development but would recommend that a planning condition is attached which restricts construction site working hours to:

Monday to Friday between 08:00 and 18:00 hrs  
Saturday between 09:00 hrs and 13:00 hrs  
No work to be undertaken on a Sunday, Bank or Public Holiday

Reason – To mitigate the adverse noise impact from construction activity on the occupiers of existing dwellings nearby.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

**From:** Nathan Pittam  
**Sent:** 19 September 2016 09:47  
**To:** Planning Admin  
**Subject:** 3270/16/OUT. EH - Land Contamination Issues.

**M3 : 183823**

**3270/16/OUT. EH - Land Contamination Issues.**

**SH, Street Record, Wyverstone Road, Bacton, STOWMARKET, Suffolk.**

**Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access & Layout**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no in principle objection to the proposed development so long as the attached condition is included with any permission that may be granted for the site. This is owing to the fact that there was formerly a waste disposal function operating from the site which requires further investigation.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 724715 or 01473 826637  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/3270/16  
 Our Ref: 570\CON\3071\16  
 Date: 6<sup>th</sup> October 2016  
 Highways Enquiries to: martin.egan@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
 Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer  
 Mid Suffolk District Council  
 Council Offices  
 131 High Street  
 Ipswich  
 Suffolk  
 IP6 8DL

**For the Attention of:** Gemma Walker

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3270/16**

**PROPOSAL:** Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access &

**Layout**

**LOCATION:** Land adjacent, Wyverstone Road, Bacton, Stowmarket, Suffolk, IP14 4LH

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

The Highway Authority has no objection in principle to this development but there are various issues with the proposed layout as shown on Drawing Number 12.023/101/C and these are listed below. Provided that these minor amendments are made then the highway conditions which follow will be appropriate.

**LAYOUT COMMENTS**

- 1) In order for garages to be considered as car parking spaces internal sizes need to be 7m by 3m.
- 2) The car parking spaces numbered 28 to 30 need to be wider where they abut fences or wall boundaries in order to allow access to both sides of the cars.
- 3) The visibility setback for each access road may be reduced to 2.4m.
- 4) There is insufficient car parking and visitor parking associated with Plots 52 to 57.
- 5) There appears to be no parking allocated for Plot 33.
- 6) There is insufficient parking and visitor parking provided for Plots 29 to 33.

Subject to suitable layout amendments the following conditions will apply:

**1 ER 1**

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

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



## 2 ER 2

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

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

## 3 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 12.023/101/C as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

## 4 V 2

Condition: Before the accesses are first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

## 5 D 1

Condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

## 6 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

## 7 NOTE 05

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are BT.

## 8 NOTE 06

The proposal will require the piping of a ditch. As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Councils' Flood and Water Management team. Application forms are available from the SCC website: <http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/land-drainage>. Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

**9 NOTE 07**

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.

**10 NOTE 09**

Suffolk County Council's highway apparatus appears to be affected by this proposal.

The applicant must contact the Central Area Manager, telephone 01473 341414, to agree any necessary alterations to be carried out at the expense of the developer. Those that appear to be affected are existing road signs..

**11 NOTE 12**

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully

**Mr Martin Egan**  
**Highways Development Management Engineer**  
Strategic Development – Resource Management



**Developments Affecting Trunk Roads and Special Roads**  
**Highways England Planning Response (HEPR 16-01)**  
**Formal Recommendation to an Application for Planning Permission**

From: Martin Fellows  
Operations (East)  
[planningee@highwaysengland.co.uk](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: 3270/16

Referring to the planning application referenced above, dated 15 September 2016, application for residential development associated highway, car parking and open space including access and layout, Land adjacent Wyverstone Road, Bacton IP14 4LH, notice is hereby given that Highways England's formal recommendation is that we:

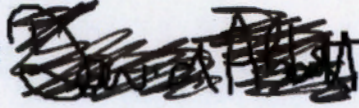
- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

Highways Act Section 175B is/ is not relevant to this application.<sup>1</sup>

---

<sup>1</sup> Where relevant, further information will be provided within Annex A.

**Signature:**



**Date:** 28 September 2016

**Name:** pp Lorraine Willis

**Position:** Asset Manager

**Highways England:**

Woodlands, Manton Lane  
Bedford MK41 7LW

Lorraine.willis@highwaysengland.co.uk

Resource Management  
 Bury Resource Centre  
 Hollow Road  
 Bury St Edmunds  
 Suffolk  
 IP32 7AY

 Philip Isbell  
 Corporate Manager - Development Manager  
 Planning Services  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 Ipswich IP6 8DL

 Enquiries to: Rachael Abraham  
 Direct Line: 01284 741232  
 Email: Rachael.abraham@suffolk.gov.uk  
 Web: <http://www.suffolk.gov.uk>

 Our Ref: 2016\_3270  
 Date: 15 September 2016

For the Attention of Gemma Walker

Dear Mr Isbell

**Planning Application 3270/16 – Land adjacent Wyverstone Road, Bacton: Archaeology**

The proposed development lies in an area of archaeological interest, as recorded in the County Historic Environment Record (HER). The site is located close to the site of a Roman villa and Iron Age settlement (WYV 010) and adjacent to a number of large scatters of multi-period finds (WYV 020). As a result, there is high potential for encountering early settlement remains at this location and the proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate:

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

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

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

2. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

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

In this case, a trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) or mitigation will be made on the basis of the results of the evaluation. Due to the high archaeological potential of the site, it is strongly advised that evaluation is undertaken at as early a stage as possible so that costs and timescales for archaeological work can be factored in to project designs.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs: [www.suffolk.gov.uk/archaeology](http://www.suffolk.gov.uk/archaeology))

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team



Ms Gemma Walker  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 Suffolk  
 IP6 8DL

Direct Dial: 01223 582738

Our ref: P00527732

26 September 2016

Dear Ms Walker

**Arrangements for Handling Heritage Applications Direction 2015 &  
 T&CP (Development Management Procedure) (England) Order 2015  
 LAND ADJACENT TO WYVERSTONE ROAD, BACTON , SUFFOLK, IP14 4LH  
 Application No 3270/16**

Thank you for your letter of 13 September 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

#### Recommendation

**The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.**

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

**Clare Campbell**  
 Principal Inspector of Historic Buildings and Areas  
 E-mail: [clare.campbell@HistoricEngland.org.uk](mailto:clare.campbell@HistoricEngland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



Midlands and East (East)  
 Swift House  
 Hedgerows Business Park  
 Colchester Road  
 Chelmsford  
 Essex CM2 5PF  
 Tel: 0113 824 9111  
 Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/3270/KH

Your Ref: 3270/16

Planning Services  
 Mid Suffolk District Council  
 Council Offices  
 131 High Street  
 Needham Market, IP6 8DL

30 September 2016

Dear Sir / Madam

**Application for Outline Planning Permission for residential development,  
 associated highway, car parking and open space including Access &  
 Layout.**

**Land adjacent Wyverstone Road, Bacton IP14 4LH.**

**1.0 Introduction**

- 1.1 Thank you for consulting NHS England on the above planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating Ipswich and East Suffolk Clinical Commissioning Group (CCG).

**2.0 Existing Healthcare Position Proximate to the Planning Application Site**

- 2.1 The proposed development is likely to have an impact on the services of 1 main GP practice and its branch surgery operating within the vicinity of the application site.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

**3.0 Review of Planning Application**

- 3.1 The planning application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.
- 3.2 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

**4.0 Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The proposed development could generate approximately 154 residents and subsequently increase demand upon existing constrained services.



- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

**Table 1: Summary of position for primary healthcare services within a 2km radius (or closest to) the proposed development**

Premises	Weighted List Size <sup>1</sup>	NIA (m <sup>2</sup> ) <sup>2</sup>	Capacity <sup>3</sup>	Spare Capacity (NIA m <sup>2</sup> ) <sup>4</sup>
Mendlesham Health Centre (including its branch Manor Farm Surgery, Bacton)	7,395	510.49	7,445	3.40
<b>Total</b>	<b>7,395</b>	<b>510.49</b>	<b>7,445</b>	<b>3.40</b>

**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 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
  4. Based on existing weighted list size
- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

**5.0 Healthcare Needs Arising From the Proposed Development**

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 NHS England is aware of at least two other proposed residential developments in the area, consisting of 90 dwellings (Bacton) and 56 dwellings (Mendlesham), which will impact upon the same GP practice. Considering this cumulative development growth impact and the GP practices capacity position; this proposed development would give rise to a need for improvements to capacity by way of extension, refurbishment or reconfiguration at Mendlesham Health Centre (including its branch Manor Farm Surgery, Bacton); a proportion of the cost of which would need to be met by the developer.
- 5.3 Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

**Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal**

Premises	Additional Population Growth (64 dwellings) <sup>5</sup>	Additional floorspace required to meet growth (m <sup>2</sup> ) <sup>6</sup>	Capital required to create additional floor space (£) <sup>7</sup>
Mendlesham Health Centre (including its branch Manor Farm Surgery, Bacton)	154	10.56	24,288
<b>Total</b>	<b>154</b>	<b>10.56</b>	<b>£24,288</b>

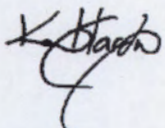
**Notes:**

5. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
  6. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
  7. Based on standard m<sup>2</sup> cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m<sup>2</sup>), rounded to nearest £100.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£24,288**. Payment should be made before the development commences. NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.
- 5.5 This development is not of a size and nature that would attract a specific S106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment, extension or relocation, would be sought from the CIL contributions collected by the District Council, as appropriate.

**6.0 Conclusions**

- 6.1 In its capacity as the primary healthcare commissioner, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.4 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.
- 6.5 NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.
- 6.6 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.7 NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



**Kerry Harding**  
Estates Advisor

Phil Watson Senior Landscape Officer  
Natural Environment Team

Endeavour House ( B2 F5 47)  
Russell Road  
IPSWICH

IP1 2BX  
Suffolk  
Tel: 01473 264777  
Fax: 01473 216889  
Email: phil.watson@suffolk.gov.uk  
Web: <http://www.suffolk.gov.uk>

Your Ref: 3270/16  
Our Ref:  
Date: 11/10/2016

**DISCLAIMER:** This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Gemma Walker  
Planning Dept  
Mid Suffolk District Council  
131 High St  
Needham Market  
Suffolk  
IP6 8DL

Dear Gemma,

**Proposal: Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access & Layout.**

**Location: Land adjacent Wyverstone Road, Bacton IP14 4LH**

Based on the information provided by the applicant and a site visit carried out, on the 5<sup>th</sup> October, with the SCC Senior Ecologist Mrs Sue Hooton, I offer the following comments.

#### **The site and landscape**

The site is in a countryside location on the edge of the village of Bacton on land formally in arable cultivation and now naturally reverted to grassland and scrub. To the west of the site the land falls into a small valley.

#### **The information provided by the applicant**

The applicant has provided a sufficient landscape and visual impact assessment which has set out design principles for the scheme that are required in order to reasonably minimise adverse landscape and visual impacts, specifically;

*Limit storey heights to two*

*Propose a recessive colour palette and use vernacular building materials. Give careful consideration to boundary treatments such as wall or fence types.*

*Provision of a dense hedge mix around the south and west sides of the development within which trees are planted at intervals*

*Tree planting around and within the development to soften and break up the facades of the houses, number of forestry scale trees could be planned for in the POS, with deepening of foundations as necessary, or*

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

*along roads where space allows, to create opportunity for new skyline trees that effectively soften and break up the roofline.*

*Provision of a detailed lighting strategy to minimise light spill and glare into adjacent open countryside*

*Ensure the future management provision to an agreed plan, to make sure all planting is kept in good condition and ongoing replacements are made to any plants that die.*

### **Likely Landscape and Visual effects**

The assessment of landscape and visual effects identified in particular the sensitivity of the northern and western boundary. It is notable that these boundaries are elevated in relation to the adjacent public footpath and will create skyline views of the development.

Given these issues it is unlikely the proposed views out to the west for occupants of the new dwellings can be achieved without creating residual adverse visual effects on the wider landscape.

Therefore the proposed boundary planting will need to be significantly more robust than is currently proposed in the submitted application in order to be acceptable. However this is a detailed matter that can be resolved by condition.

### **Recommendations**

This proposal is acceptable in landscape terms subject to the following conditions;

#### **CONCURRENT WITH SUBMISSION OF FIRST RESERVED MATTERS: HARD AND SOFT LANDSCAPING MASTERPLAN**

Before any development is commenced, and concurrent with the submission of the Reserved Matters application(s), A Landscaping Masterplan shall be submitted to and agreed by the local planning authority. The Landscape Masterplan shall to include;

- a) The layout and arrangement of soft landscaping, proposed range species of trees shrubs and other planting and seeding, to also include proposed planting and seeding of SuDs attenuation features and the location of any ecological mitigation and enhancement features.
- b) The layout and arrangement of hard landscaping, including outline information of the materials palette and design principles to be adopted and the lighting arrangements for the site as a whole.
- c) The agreed Landscape Masterplan shall form the basis of the detailed hard and soft landscaping scheme/s

#### **CONCURRENT WITH RESERVED MATTERS: DESIGN CODE**

Concurrent with the submission of the Reserved Matters application (s), a Design Code shall be submitted to the Local Planning Authority. The Design Code shall pertain to and include the following: architectural design and materials, the function and treatment of open spaces, street types and materials, parking, boundary treatments (including the details of screen walls and fences for individual dwellings), movement patterns (including

connectivity to the offsite public rights of way network), lighting, security principles and domestic waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

#### **CONCURRENT WITH RESERVED MATTERS: SOFT LANDSCAPING**

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

#### **CONCURRENT WITH RESERVED MATTERS: HARD LANDSCAPING**

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

#### **CONCURRENT WITH RESERVED MATTERS: EXTERNAL LIGHTING**

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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.

**PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

**Reasons**

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5.

Yours sincerely

**Phil Watson**  
Senior Landscape Officer

**From:** Jason Skilton  
**Sent:** 09 November 2016 10:02  
**To:** Planning Emails  
**Cc:** Gemma Walker  
**Subject:** 2016-11-09 JS reply Land adjacent Wyverstone Road, Bacton IP14 4LH Planning Application 3270/16 Recommend approval/Conditions

Suffolk County Council, Flood & Water Management can recommend approval subject to the following proposed conditions.

- 1) Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
  - a. Dimensioned plans and drawings of the surface water drainage scheme;
  - b. 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;
  - g. Details of who will maintain each element of the surface water system for the life.

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.

- 2) Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme 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.

- 3) The development hereby permitted shall not be occupied until 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.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register

- 4) No development shall commence 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. 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.

#### Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411  
Fax: 01473 216864



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**From:** RM PROW Planning  
**Sent:** 04 October 2016 15:35  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 3270/16

**For The Attention Of: Gemma Walker**

**Rights of Way Response**

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting any public rights of way.

Please note, there may also be 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 land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

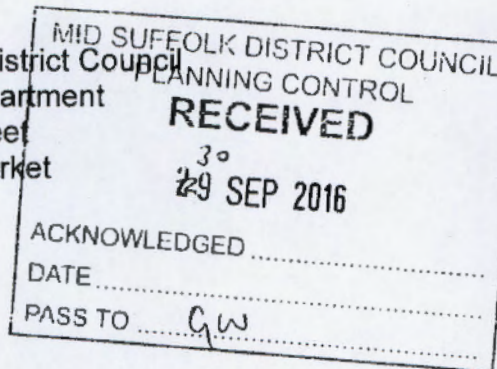
**Jackie Gillis**  
**Rights of Way Support Officer**  
**Countryside Access Development Team**

Rights of Way and Access  
Resource Management, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX



## Suffolk Fire and Rescue Service

Mid Suffolk District Council  
 Planning Department  
 131 High Street  
 Needham Market  
 Ipswich  
 IP6 8DL



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

Your Ref: 3270/16 + S106  
 Our Ref: FS/F310956  
 Enquiries to: Angela Kempen  
 Direct Line: 01473 260588  
 E-mail: Fire.BusinessSupport@suffolk.gov.uk  
 Web Address: <http://www.suffolk.gov.uk>

Date: 29/09/2016

Dear Sirs

**Land south of Wyverstone Road, Bacton IP14 4LH**  
**Planning Application No: 3270/16 + S106**

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

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

Continued/

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OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr G Warren, BDG Design Ltd, Southway House, 29 Southway, Colchester  
CO2 7BA

Enc: Sprinkler information

## Consultation Response Pro forma

1	<b>Application Number</b>	M/3270/16/OUT
2	<b>Date of Response</b>	17.10.2016
3	<b>Responding Officer</b>	Name: Julie Abbey-Taylor
		Job Title: Professional Lead – Housing Enabling
		Responding on behalf of... Strategic Housing service
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	The development is for residential development in the region of 64 dwellings. Recommendation – (a) Approve subject to a planning condition to ensure that allocations to the “affordable units” are in accordance with the agreed allocations policy as attached. (b) Approve subject to any shared equity units (6) are changed to shared ownership units
5	<b>Discussion</b> 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.	See attached sheet with full assessment of housing need and how well this application responds to those needs.
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	Shared equity units changed to shared ownership in the affordable housing element of the development. Reduced number of 4 beds within the open market dwellings proposed.
7	<b>Recommended conditions</b>	Include allocations policy with the Affordable housing schedule as agreed with the applicant as attached.

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.

MID SUFFOLK DISTRICT COUNCIL

## MEMORANDUM

TO: Gemma Walker – Senior Planning officer  
 From: Julie Abbey-Taylor, Professional Lead – Housing Enabling  
 Date: 17/10/2016

SUBJECT: - **Application Reference: M/3270/16/OUT**

Proposal: Application for Outline Planning permission for residential development, associated highway, car parking and open space including access and layout at Land adjacent Wyverstone Road, Bacton

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**Key Points**
**1. Background Information**

A development proposal for sixty four (64) residential dwellings
--

This is an open market development and offers 22 affordable housing units which = 35%.
--

**2. Housing Need Information:**

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

2.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for **229 new affordable homes per annum. Ref1**

2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

Ref2 Estimated proportionate demand for affordable new housing stock by bedroom number	
Bed Nos	% of total new affordable stock
1	46%
2	36%
3	16%

4+	2%
----	----

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council's Choice Based Lettings system currently has circa.1010 applicants registered for affordable housing in Mid Suffolk at July 2016.

2.7 A Local Housing needs survey is currently being carried out by Community Action Suffolk in partnership with the Parish and District Council.

2.8 The Council's Choice Based Lettings system currently has 12 applicants registered for affordable housing, who are seeking accommodation in Bacton as at 2016. It is anticipated this number will go up as there is a housing needs survey on-going in the parish at the moment. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **1010** applicants registered is the important number.

**3. Preferred Mix for Open Market homes (42).** The open market mix shows that there are:

- 2 x 2 bed bungalows
- 1 x 3 bed bungalow
- 2 x 2 bed houses
- 19 x 3 bed houses
- 18 x 4 bed houses

The inclusion of three bungalows is welcomed as this will provide opportunities for older people to downsize. However it is disappointing that there are only 2 x 2 bed 3 person houses included out of the total 39 houses proposed which = 5%.

Compared to the number of 2 beds calculated within the 2012 SHMA across all tenures needs to be 29% this proposal includes an overall 2 bed provision of 26% but 20% of that figure is for affordable dwellings. 88% of the open market dwellings are 3 and 4 bed houses which is considered too high and will not help those who are seeking to enter the housing market or those wishing to downsize to something more manageable.

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
  - 25% of households think their current property will not be suitable for their needs in 10 years' time.
  - 2 & 3 bed properties are most sought after by existing households wishing to move.
  - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

#### 4. Preferred mix for Affordable Housing (22).

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows XX applicants registered who have a connection to Bacton.

4.2 22 of the proposed dwellings on the development will be for affordable housing. These have been offered the form of: -

##### Rented: -

- 1 x 1-bedroom 2-person flat over garage at 60 square metres – \*FOG's are not an acceptable form of affordable housing as the garage will be provided for one of the open market dwellings and in this case the freehold transfer of the flat will not be transferable to the purchasing RP. Therefore the FOG should become an open market unit and would request that an additional 2 bed 4 person house is provided as a replacement unit. Alternatively a flat over a Car Port would be acceptable (FOCP).
- 4 x 1 bed 2 person flats @ 47sqm – should be 50 sqm to comply with the Housing Technical Housing standards 2015
- 6 x 2 bed 4 person flats @ 69 sqm – require 7 x 2 bed houses see note above\*
- 2 x 2-bedroom 4-person houses at 81 square metres – Happy with space standards

- 3 x 3 bed 5 person houses @ 90 sqm – the Technical Housing standards 2015 advise that this size dwelling should be 93 sqm.

Shared equity: -

Shared equity not acceptable but would agree if changed to shared ownership dwellings.

- 5 x 2 bed 4 person houses @ 81 sqm – happy with space standards
- 1 x 3 bed 5 person house @ 90 sqm – again should be 93 sqm as above.

**The above mix is requested and to be included in the S106 agreement.**

**5. Other requirements for affordable homes:**

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- Affordable housing units must be transferred freehold to an approved RP.
- Where there are more than 15 affordable units, they should not be located in clusters of more than 15 units.
- Adequate parking provision is made for the affordable housing units

Julie Abbey-Taylor, Professional Lead – Housing Enabling





# SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp  
Design Out Crime Officer  
Community Safety Unit/Bury St Edmunds Police Station  
Norfolk Constabulary/Suffolk Constabulary  
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP  
Tele: 01284 774141 Fax: 01284 774130  
Mobile: 07803737748  
[www.norfolk.police.uk](http://www.norfolk.police.uk) [www.suffolk.police.uk](http://www.suffolk.police.uk)

**PLANNING APPLICATION: 3270/16**

**SITE: 64 Homes on land adjacent to Wyverstone Road, Bacton, Suffolk, IP14 4LH**

**Applicant: Laurence Homes, Chilton Way, Stowmarket**

**Senior Planning Officer: Philip ISBELL**

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](http://www.securedbydesign.com).

Dear Mr ISBELL

Thank you for allowing me to provide an input for the above Planning Application for 64 residential properties on Wyverstone Road, Bacton.

**One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:**

**A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.**

Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

**1.0** I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.

**1.1** As of the 1<sup>st</sup> June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards  
[http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured%20by%20Design%20Homes%202016%20V1.pdf)

**NOT PROTECTIVELY MARKED  
RESTRICTED/CONFIDENTIAL**

1.2 SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide, namely Gold, Silver or Bronze standards. It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>

1.3 **To achieve a Silver standard, or part 2 Secured by Design physical security**, which is the police approved minimum security standard and also achieves ADQ, involves the following:

- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

2.0 **I would like to add the following recommendations:**

2.1 Cul-de-sacs that are short in length and not linked by footpaths can be very safe environments in which residents benefit from lower crime. Research shows that features that generate crime within cul-de-sacs invariably incorporate one or more of the following undesirable features:

- backing onto open land, railway lines, canal towpaths, cemeteries etc.
- are very deep (long)
- linked to one another by footpaths.

If any of the above features are present in a development additional security measures may be required. Footpaths linking cul-de-sacs to one another can be particularly problematic, and in such cases the layout may need to be re-considered (particularly in higher crime areas).

I acknowledge that the balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars.

2.2 From the plans I have seen it would appear that a number of the dwellings will be positioned facing each other, which is a preferred police view of sighting properties as it allows for natural surveillance of the area and one another's homes. It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.

2.3 From the plans seen I note that a number of properties have windows designed for the gable end walls. This type is preferred by police as it allows natural surveillance of the area and tends to detract graffiti, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.

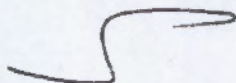
- 2.4 I note within the Design Access Statement referring to "Landscape strategy" at page 10 refers to hedgerow and tree planting for the south western and north western boundaries. I also note that the properties already in situ on Earlsbrook (south eastern side of the development) have reasonable boundaries. I would recommend that all outer perimeters, are enclosed by natural defensive vegetation, such as Hawthorn, Berberis or Pyracantha to a height of no more than 1 metre as laid out in Para 17 of SBD New Homes 2016, referring to "Planting in new developments".
- 2.5 **Household exterior lighting** , I would recommend photocell operated wall mounted lighting fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.
- 2.6 **Street Lighting:** I would like to see a Lux plan of the proposed street lighting for the area. Lighting should conform to Section 18.1 SBD 2016, in particular, "**Lighting in communal areas**" which can be found in Section 25.2 SBD 2016. Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.
- 2.7 **Car Parking** Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.
- 2.8 **Perimeter fencing** – Divisional fencing at the 'bottom of gardens' should be of an 1800mm close boarded style. Sub divisional fencing, (plot division) the 'side of garden' boundary should again be 1800m close board, or to allow extra light 1500mm topped with a 300mm trellis.
- 2.9 A 13 amp non switched fused spur, suitable for an alarm system should be installed to allow each occupant the opportunity to have an alarm fitted.

### Conclusion

- 3.0 These standards are entry level security and meet the Secured by Design part 2 (Silver SBD) physical security standards. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.
- 3.1 I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required 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  
Western and Southern Areas  
Suffolk Constabulary, Raynegate Street  
Bury St Edmunds, Suffolk, IP33 2AP

Your ref: 3270/16  
 Our ref: 00042150  
 Date: 23 September 2016  
 Enquiries to: Peter Freer  
 Tel: 01473 264801  
 Email: [peter.freer@suffolk.gov.uk](mailto:peter.freer@suffolk.gov.uk)

Gemma Walker  
 Senior Planning Officer  
 Planning Department  
 Mid Suffolk District Council  
 Council Offices  
 131 High Street  
 Needham Market  
 Ipswich  
 IP6 8DL

Dear Gemma,

**Re: Bacton Land adjacent Wyverstone Road, IP14 4L - Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access & Layout**

I refer to the above application for planning permission in Mid Suffolk. This follows previous pre-application advice provided by the County Council on 1<sup>st</sup> December 2015.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	65	65
Approximate persons generated from proposal	150	150

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

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

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following

objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

### **Community Infrastructure Levy**

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

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

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

1. **Education.** NPPF paragraph 72 states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX

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particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11*:	16	0	12,181
High school age range, 11-16:	12	12	18,355
Sixth school age range, 16+:	3	3	19,907

Total education contributions:	<b>£279,981.00</b>
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The local catchment schools are Bacton Primary School and Stowupland High School (Academy from 01/09/2016).

Whilst there are currently places available for pupils from this development in the primary school, the primary school site is not suitable for further expansion and SCC understands that further growth is likely in the village. Therefore, discussions are taking place regarding options for primary provision in the village and the figures are expected to change. When SCC considers a future reserved matters application for this proposal the position is likely to be different which may require CIL contributions for primary school provision.

We currently forecast to have no surplus places at the catchment High School to accommodate children and 16+ students arising from the proposal and will therefore be seeking education contributions against this particular scheme as set out above towards providing additional education facilities. SCC will be seeking CIL funding for the above pupils forecast to arise from the development.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2016/17 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

**2. Pre-school provision.** Education for early years should be considered as part

of addressing the requirements of the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	7	0	6,091

Required pre-school contributions:	<b>£ 0.00</b>
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In the Ward of Badwell Ash there is only 1 provider (Childminder) and in Bacton and Old Newton Ward there is 1 day-care provider and 1 preschool. Collectively they have 35 places available in this locality with sufficient spaces available to accommodate the children arising from the development.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
  - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
  - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
  - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
  - d. Routes to children's play spaces are safe and accessible for all children and young people.
  
4. **Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Martin Egan of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf>

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library at Eye and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:	<b>£14,040.00</b>
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.



Waste Contribution:

£ 0.00

- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.
- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

On 18 December 2014 the secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that in considering:

*"local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."*

The changes set out in the MWS took effect from 06 April 2015.

- 9. Archaeology.** Please refer to the response sent by Rachel Abraham (SCC Senior Archaeological Officer), reference 2016\_3270, on 15 September 2016.
- 10. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX

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dwelling houses and promote the installation of sprinkler systems and can provided support and advice on their installation.

#### 11. Superfast broadband.

SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

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

13. **Time Limits.** The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

#### 14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£ 0.00	£ 0.00
Education – Secondary	£3,388.62	£220,260.00
Education – Sixth Form	£918.78	£59,721.00
Pre-School	£0.00	£ 0.00
Transport		
Libraries	£216.00	£14,040.00
Waste	£0.00	£0.00
<b>Total</b>	<b>£4,523.40</b>	<b>£294,021.00</b>

The table above would form the basis of a future bid to the District Council for **CIL funds** if planning permission was granted and implemented. This will be reviewed when a reserved matters application is submitted.

Yours sincerely,

*P J Freer*

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

cc Neil McManus, SCC  
Martin Egan, SCC  
Iain Maxwell, SCC