

FOR PLANNING

No.	Date	By	Check	Description
0	2008.16	MJH	TPH	Final Issue

plandescil
consulting engineers

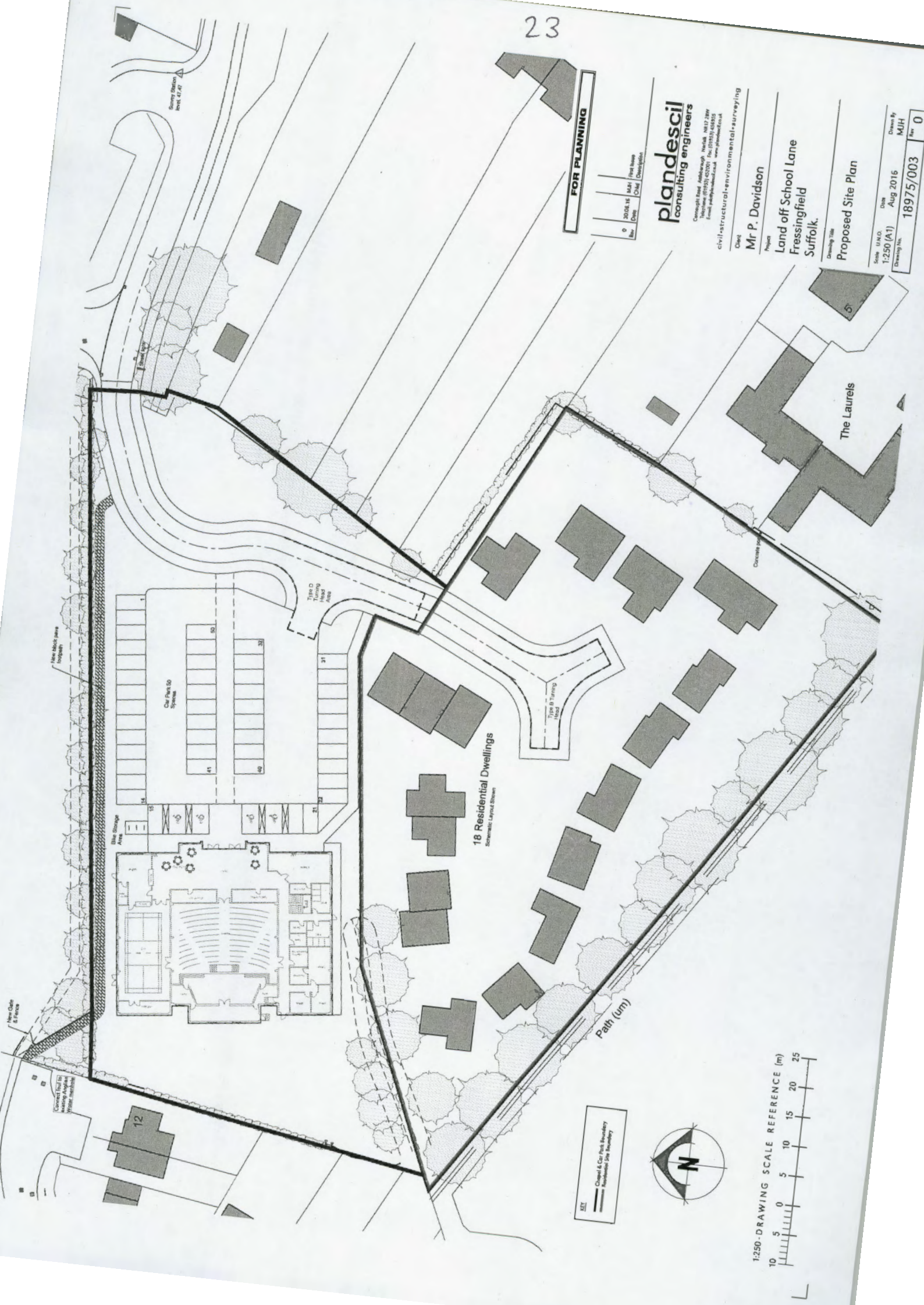
Caughley Road, Ashbridge, Ipswich, IP8 7 2PW
 Tel: 01473 (0)1501 (0)2000 Fax: 01473 616355
 Email: info@plandescil.co.uk www.plandescil.co.uk
 christofstructural-environmental-surveying

Client: **Mr. P. Davidson**

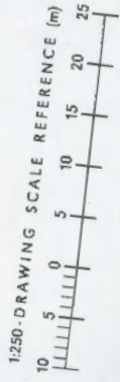
Project: **Land off School Lane
Fressingfield
Suffolk.**

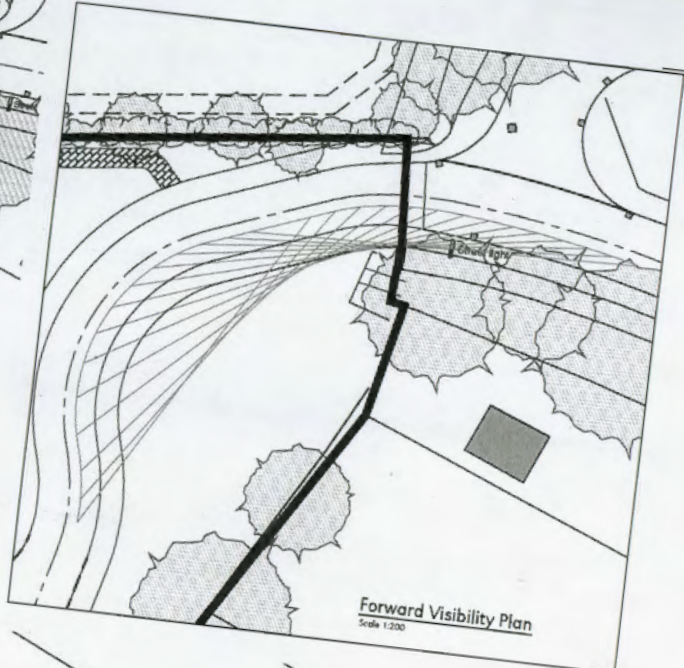
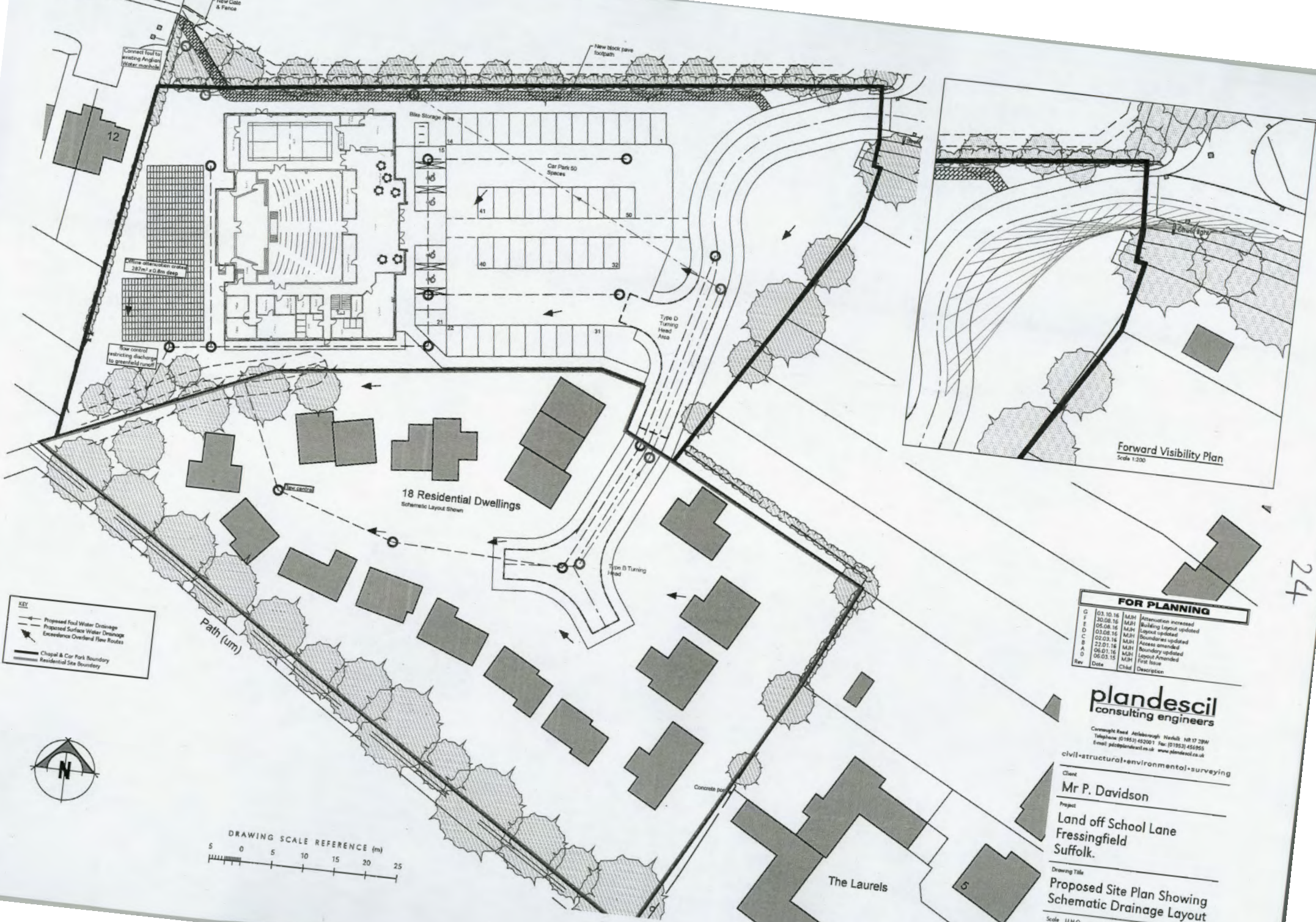
Drawing Title: **Proposed Site Plan**

Scale: I.M.C.O.	Date:	Drawn By:	Drawn No.:
1:250 (A1)	Aug 2016	MJH	
Drawing No.:	18975/003	Rev:	0



SEE
 Overall & Car Park Boundary
 Proposed Site Boundary

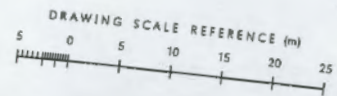




Forward Visibility Plan
Scale 1:200

KEY

- Proposed Final Water Drainage
- Proposed Surface Water Drainage
- Excess Overland Flow Routes
- Chapel & Car Park Boundary
- Residential Site Boundary



FOR PLANNING			
Rev	Date	Chkd	Description
C	03.10.16	MJH	Attention increased
P	30.08.16	MJH	Building layout updated
E	05.08.16	MJH	Layout updated
D	03.08.16	MJH	Boundaries updated
A	22.01.16	MJH	Access amended
B	06.01.16	MJH	Boundary updated
D	06.01.16	MJH	Layout Amended
	06.03.15	MJH	First Issue

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civil-structural-environmental-surveying

Client
Mr P. Davidson

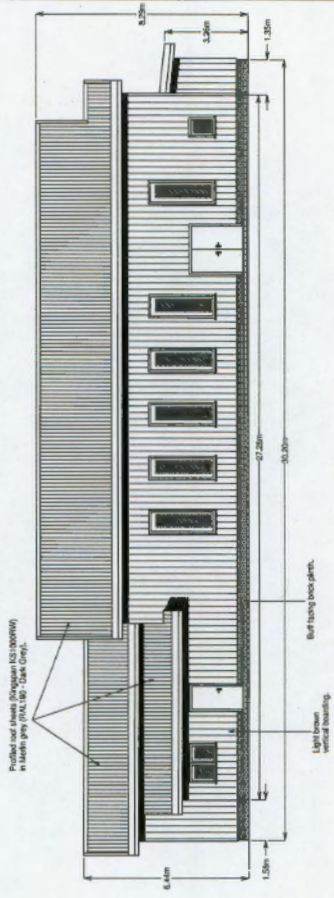
Project
**Land off School Lane
Fressingfield
Suffolk.**

Drawing Title
**Proposed Site Plan Showing
Schematic Drainage Layout**

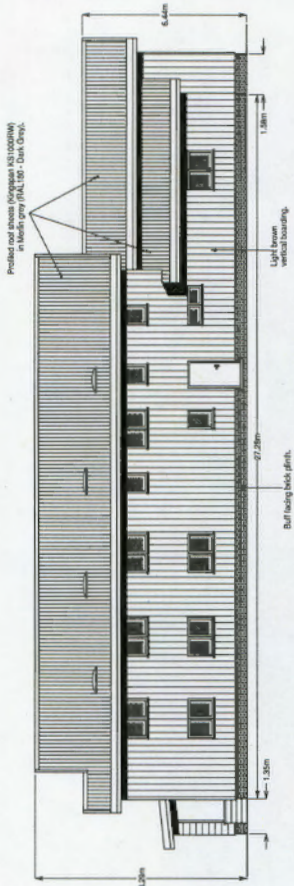
Scale U.M.D. Date Drawn By
1:250 (A1) Feb 2015 MJH

Drawing No. **18975/802** Rev **G**

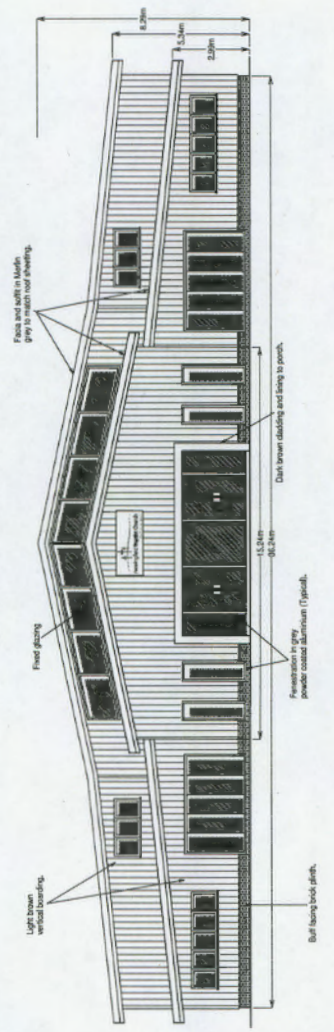
24



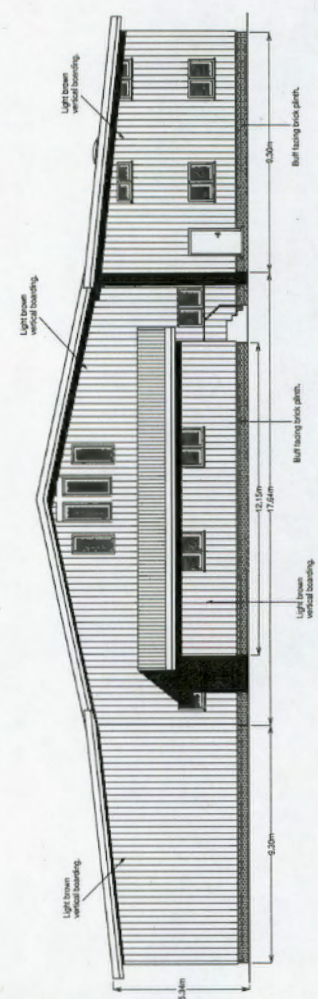
North Elevation



South Elevation



Front Elevation (East)



West Elevation

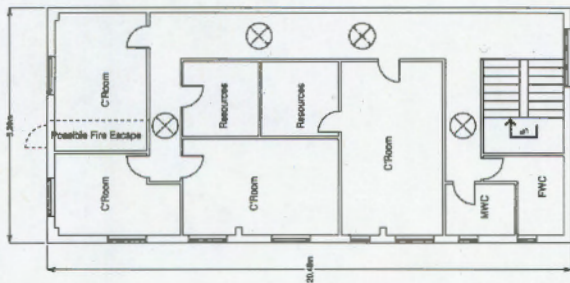
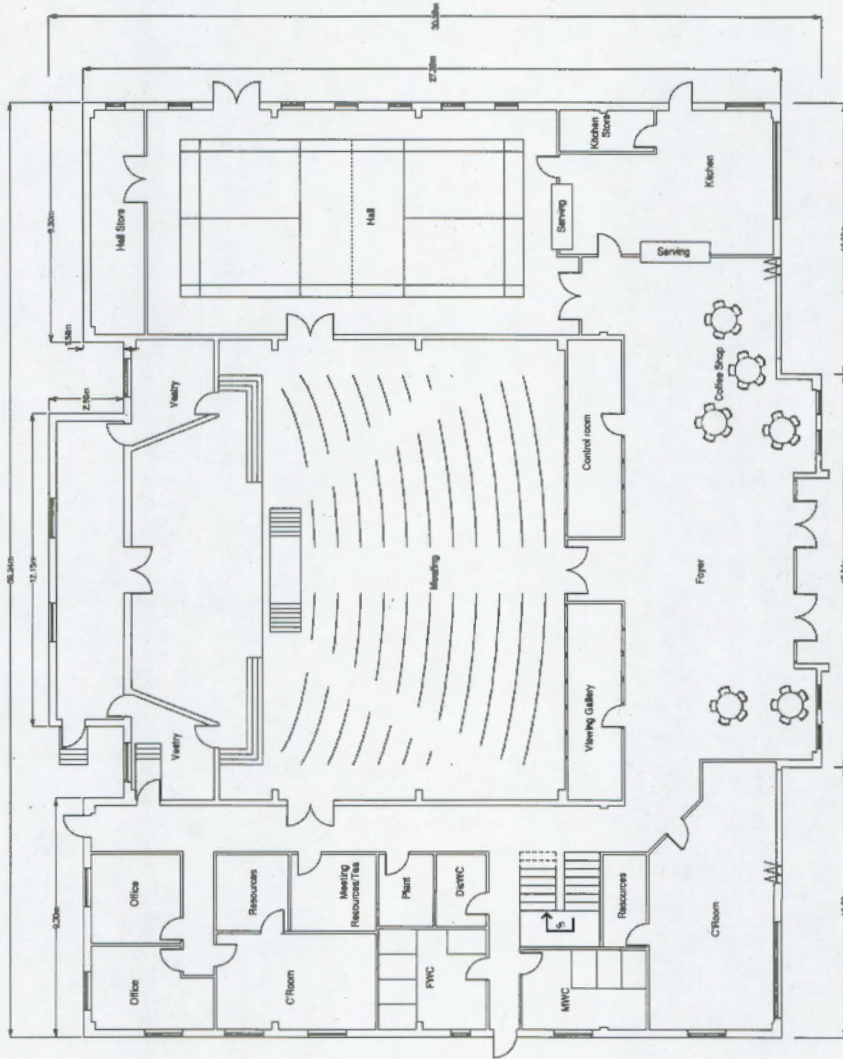


Scale: (1:100 @ A1)



Title: Land Off School Lane, Freshingfield Proposed Baptist Church Scheme C Elevations.	
For: Trustees Of Freshingfield Baptist Church.	Scale: 1:100 @ A1
JSA No: Dsg No: Date: 14.03.20	Rev: 0

Rev	Date	Details
		In the event of any queries please contact James Griffin

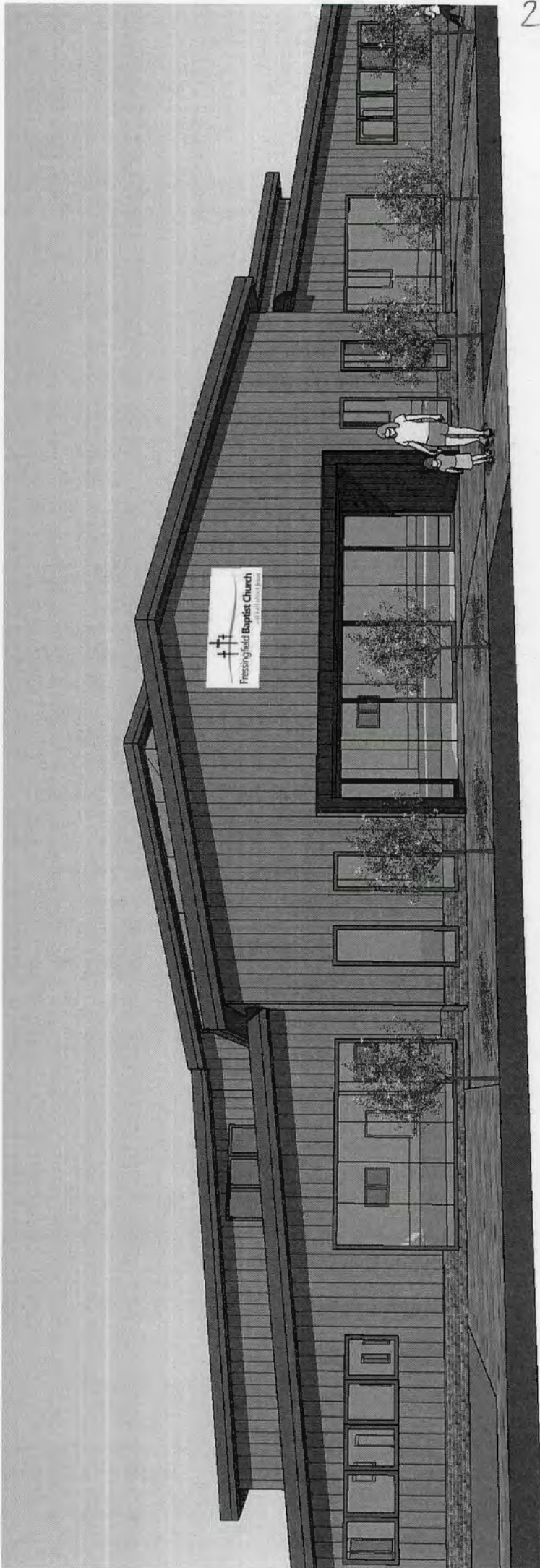


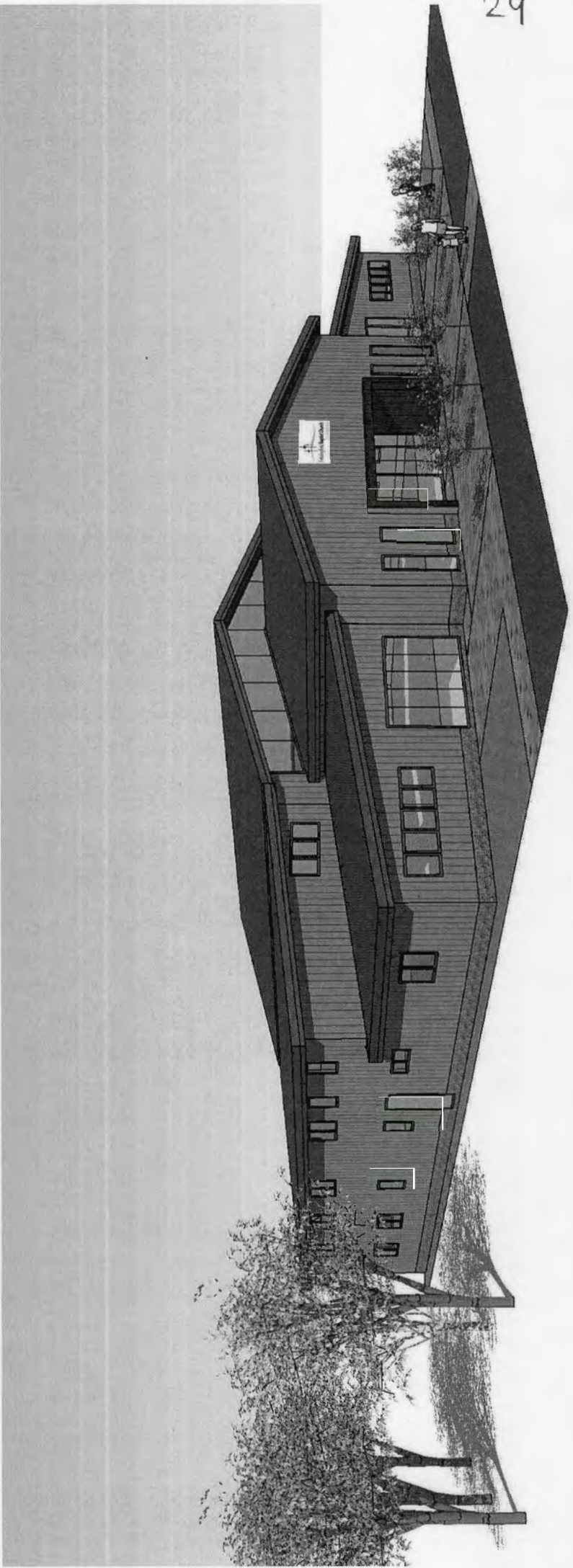
Title		Land Off School Lane, Fressingfield	
Proposed Baptist Church		Scheme C: Floor Plans	
For		Trustees Of Fressingfield Baptist Church.	
Job No:	144720	Dwg No:	PT - C
Date:	18/08/2016	Scale:	1:100 @ A1
Rev:	0		

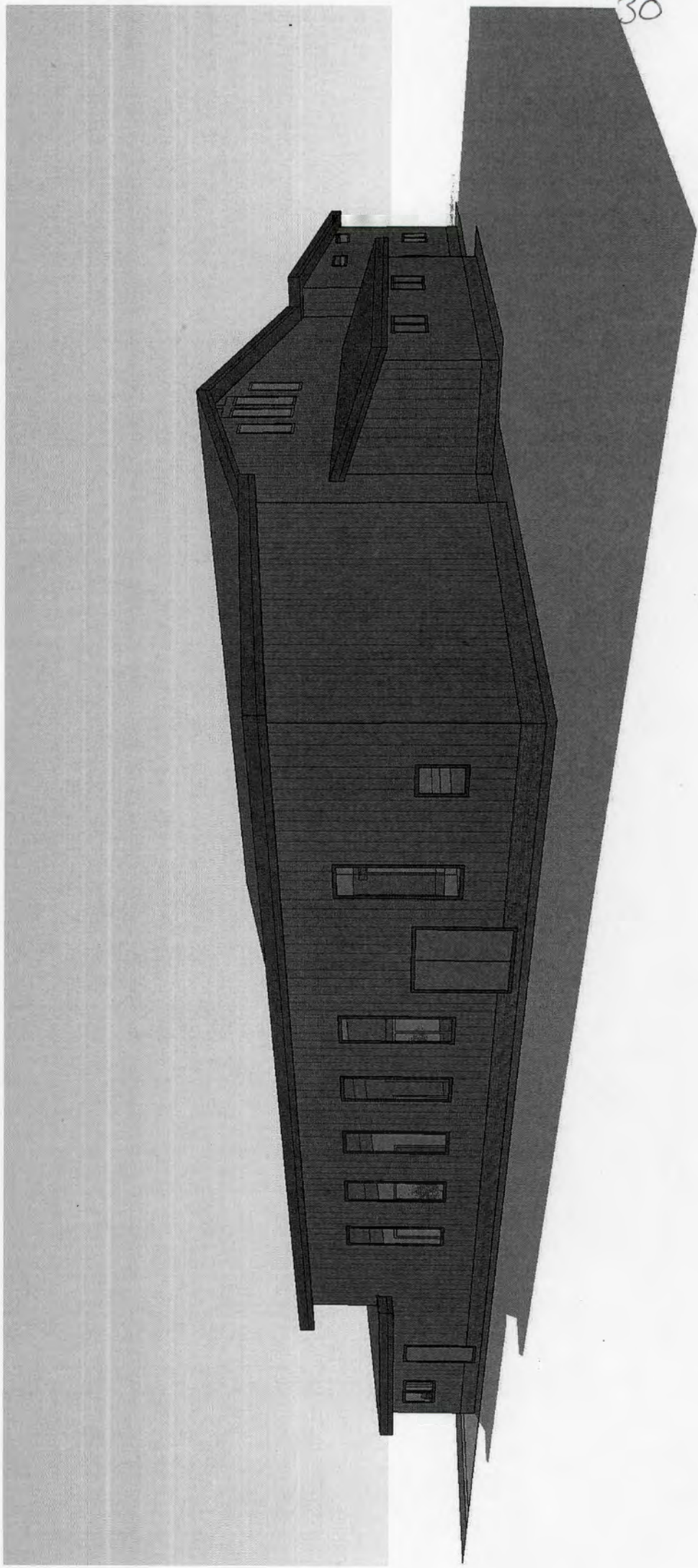
ADAM POWER ASSOCIATES
 Consulting Civil Structural Engineers
 Church Farm, The Green, Fressingfield, Suffolk IP19 2JW
 Tel: 01449 492222 Fax: 01449 492223
 Email: adam@adampower.co.uk

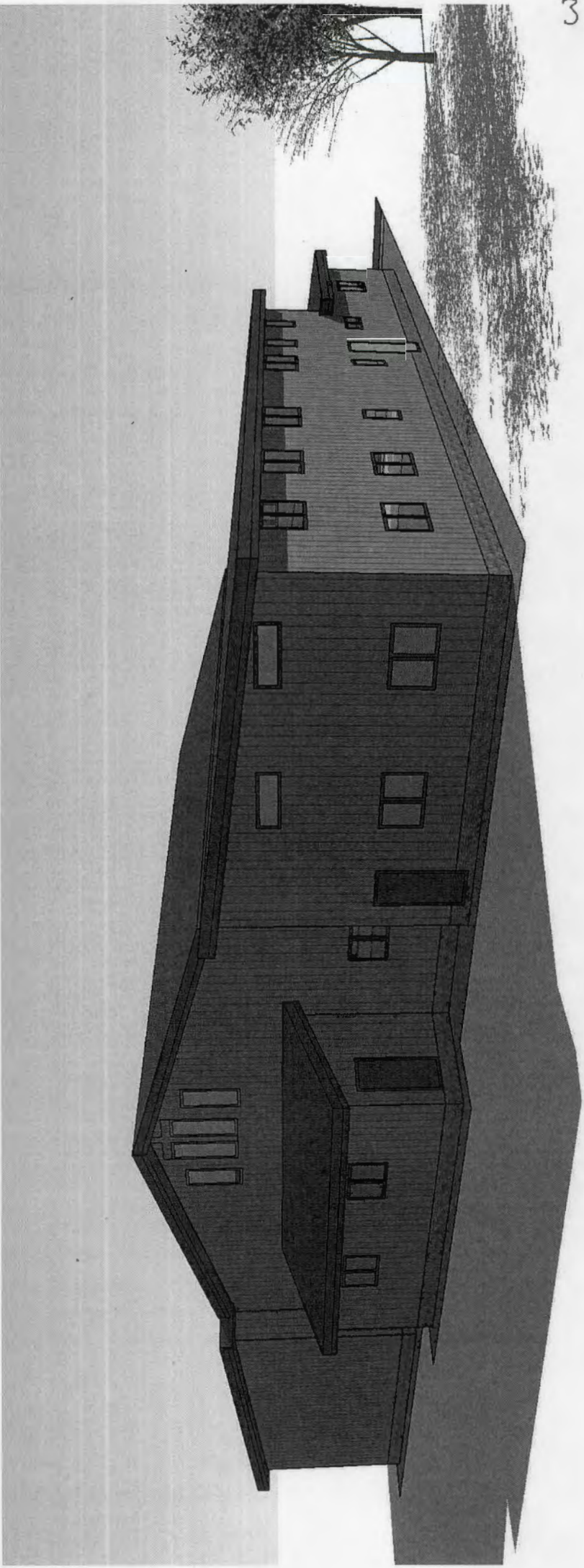
Rev	Date	Details
		In the event of any queries please contact James Collins











2

Consultee Comments for application 3872/16

Application Summary

Application Number: 3872/16

Address: Land south west of, School Lane, Fressingfield IP21 5PZ

Proposal: Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential unit (revised scheme to application 0846/15).

Case Officer: Rebecca Biggs

Consultee Details

Name: Mrs Carol Smy

Address: Manfield House, 7 Norwich Road, Ditchingham NR35 2JJ

Email: clerkfpc@thesmys.com

On Behalf Of: Fressingfield Parish Clerk

Comments

The Planning Committee considered this application very carefully in light previous views and comments put forward by members of the public. Members recognised and appreciated the mitigating woodland that had been proposed and the following of the Arboricultural Implications Assessment and Method Statement was welcomed and supported by the Council. The retention of some trees (for bats to feed) and hedgerows was supported and it should be noted that the habitat for bats had been improved in the village as a whole.

Members were pleased that Highways issues had been address satisfactorily. Of the policies listed as being applicable it was felt that:

GP1 the design and layout of the proposal as a whole was fitting for the site.

CL8 the protection of wildlife habitats had been addressed satisfactorily

CSFR-FC1 (& CSFR-FC1.1) this proposal satisfies this policy

RT1 this proposal provides facilities that will be available to the community as a whole, not just the congregation of the chapel.

T9 this development will bring much needed parking space in the vicinity of the primary school that should alleviate the dangers at drop off and collection times and the proposed play area would (RT1) add to the facilities available to the parents of children at the school before and after lessons.

T10 Highways issues have been addressed.

H13 the draft design and layout appears to be satisfactory.

H14& 15 it is hoped that the full application for the houses will demonstrate a variety of types to fill various needs that will sit well with the current village vernacular.

H4 the requirement for affordable housing in Fressingfield is well known and this proposal appears to promise such properties.

The Council wishes to emphasise that the affordable housing promised in this application is absolutely critical to the village. There should be a greater emphasis on smaller residential units as Fressingfield does not have the need for many more larger properties whereas smaller dwellings will mean that young people can remain or return to the village that is their home.

The Planning Committee recommends approval for this application by a majority vote.



Consultation Response Pro forma

1	Application Number	3872/16 School Lane, Fressingfield	
2	Date of Response	5.10.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team does not wish to offer comments on this proposal.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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: 30 September 2016 14:37
To: Rebecca Biggs
Cc: Planning Admin
Subject: 3872/16 Land south west of School Lane, Fressingfield.

Rebecca

I have no objection to this proposal subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. Although a number of trees are proposed for removal these are generally of limited amenity value and/or in poor condition. Subject to retention of the boundary hedgerows and trees this loss should not have a significant impact upon the visual character of the local area. The classification of part of the site as 'priority woodland habitat' is somewhat difficult to understand and possibly not the result of a detailed assessment.

Please let me know if you require any further comments.

Regards

David

David Pizzev
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzev@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk

From: David Harrold
Sent: 13 October 2016 09:40
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 3872/16/FUL Land South West of School Lane, Fressingfield. EH - Other Issues

Thank you for the opportunity to comment on the above application.

I have no objections to the proposed development subject to appropriate conditions to mitigate against adverse impacts from noise and lighting. In this respect I would recommend conditions requiring the following:

1. No development shall commence until full details of any externally equipment such as air source heat pumps, kitchen extraction and ventilation systems have been submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate that the systems will not be likely to cause nuisance to occupiers of the proposed residential units and existing neighbouring premises; that any odour in the discharge (from kitchen) will be adequately abated so as not to cause nuisance; and that the systems shall be installed in accordance with the approved details prior to the new Baptist Chapel being first used and shall be thereafter retained in its approved form unless otherwise agreed in writing by the Local Planning Authority.
2. The working hours during construction shall be restricted to 0800 hrs – 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.
3. No floodlighting or other means of external lighting shall be installed at the site except in accordance with details to include position, height, aiming points, lighting levels and a polar luminance diagram (based on the vertical plane at the nearest existing or proposed residential receptors), which shall have previously been submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

I trust this is of assistance.

David Harrold MCIEH

Senior Environmental Protection Officer
Babergh and Mid Suffolk Council

01449 724718

From: Iain Farquharson
Sent: 03 October 2016 11:17
To: Planning Admin
Subject: RE: Consultation on Planning Application 3872/16 - sustainability

Our Ref M3:184393

Dear Sir/Madam

The application does not make reference to policy CS3. There is no attempt to suggest methods by which the development would reduce water use, make use of sustainable construction techniques and materials and otherwise reduce the environmental impact of the development.

This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

It is acknowledged that the application is in part for outline permission of dwellings and sustainability issues for these can be dealt with via conditions (as suggested below).

The substantial church building and its associated energy consumption requires some urgent consideration around this topic area. The requirement to integrate renewable technology and mitigate 10% of the buildings predicted energy demand has not been considered.

The recommendation is to impose conditions to ensure the buildings are as sustainable as possible and to secure the required 10% energy reduction for the Church building:

Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the residential development will minimise the environmental impact during construction and occupation including details on environmentally friendly materials, construction techniques and reduced use of potable water (suggested maximum of 105ltr per person per day for residential).

This document shall be submitted to, and approved in writing by, the Local Planning Authority and construction undertaken as per the document.

Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the church building will minimise the environmental impact during construction and occupation including details on environmentally friendly materials, construction techniques and reduced use of potable water. The strategy will also clearly demonstrate a 10% reduction in energy use when compared to a fully compliant Part L property.

This document shall be submitted to, and approved in writing by, the Local Planning Authority and construction undertaken as per the document.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@baberghmidsuffolk.gov.uk

From: Nathan Pittam
Sent: 27 September 2016 15:10
To: Planning Admin
Subject: 3872/16/FUL. EH - Land Contamination.

M3 : 184395

3872/16/FUL. EH - Land Contamination.

Land south west of, School Lane, Fressingfield, EYE, Suffolk.

Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission .

Many thanks for your request for comments in relation to the above application. I note that the applicant has submitted a Phase I desk study and site walkover in support of the application. The report is written by AF Howland (ref : MSH/15.128/Phase1) and adequately assesses the former uses of the site and demonstrates that the risks posed at the site are minimal and probably reflect the use of the site for agricultural purposes and in light of this I would have no objections to raise with respect to this application. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

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 www.midsuffolk.gov.uk

Your Ref: MS/3872/16
 Our Ref: 570\CON\3217\16
 Date: 3rd October 2016
 Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3872/16

PROPOSAL: Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential units; as amended by drawings received 17 November 2015 altering the design of the chapel and drawing 18975/802 rev A received 11 January 2015 amending the road layout and agent's letter received 11 January 2015.
 (Revised Scheme)

LOCATION: Land Off, School Lane, Fressingfield

ROAD CLASS:

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:

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

Condition: The Church shall not be occupied until the carriageways and footways serving the Church 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 vehicle and pedestrian access is provided for the safety of the public.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 18975/003/O 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 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.

5 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.

6 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

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

Philip Isbell
 Professional Lead Officer
 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_3872
 Date: 30 September 2016

For the Attention of Rebecca Biggs

Dear Mr Isbell

**PLANNING APPLICATION 3872/16 – LAND SOUTH WEST OF SCHOOL LANE,
 FRESSINGFIELD: ARCHAEOLOGY**

This proposal lies in an area of archaeological interest, in a topographic location that is favourable for early occupation of all periods. Although there are no recorded heritage assets on the Suffolk Historic Environment Record, this area has not been the subject of previous systematic investigation. The scale of the plot is such that there is a high potential for the discovery of hitherto unknown important features and deposits of archaeological interest at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

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

The following two archaeological conditions, used together, are recommended:

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

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

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

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

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under 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.

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

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: Phil Watson

Sent: 10 October 2016 17:09

To: Rebecca Biggs

Subject: Land south west of, School Lane, Fressingfield Application Number: 3872 / 16 - Landscape comments

Dear Rebecca,

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.

Proposal: Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential units; as amended by drawings received 17 November 2015 altering the design of the chapel and drawing 18975/802 rev A received 11 January 2015 amending the road layout and agent's letter received 11 January 2015. (Revised Scheme)

Location: Land south west of, School Lane, Fressingfield Application Number: 3872 / 16

Based on the revised application presented by the applicant I am content that the proposal is, as set out in my letter to you of the 09/09/15 in respect of the earlier version of these proposals, both full and outline (application number 0846/15); acceptable in landscape terms subject to the conditions set out at that time.

Philip Watson CEnv MIAgrE

Senior Landscape Officer
Natural & Historic Environment Team - Strategic Development
Resource Management
Suffolk County Council
8 Russell Rd Endeavour House (B2 F5 47)
IPSWICH IP1 2BX

Phil Watson Landscape Development 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: 0846_15
Our Ref:
Date: 09/09/2015

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Ms Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Cc Mr David Pizzey Arboricultural Officer MSDC/BDC

Dear Rebecca,

**Proposal: Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential units.
Location: Land South West of, School Lane, Fressingfield**

Based on the information provided by the applicant and a site visit carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 25th August, I offer the following comments.

The information provided by the applicant

The applicant has provided sufficient information in order that the landscape and visual effects of the proposal can be understood.

The site and Landscape

The site is of former meadowland that has developed into scrub and secondary woodland. It is enclosed by tress and hedgerows and is partially within the built up area of the village and partially on the edge of the open countryside

The wider landscape is typical of the Plateau Clayland Landscape Type (Suffolk LCA 2008/11). There are large arable fields surrounded by hedges with trees, a gently rolling landform, a dense pattern of roads and footpaths and a scattered settlement of hamlets and farmsteads outside the main village.

Likely landscape effects

1. The proposal will be a permanent change to land use and land cover with the loss of scrub and woodland replaced by the built environment. This loss will not have a significant impact on the character of the landscape however the effects will be significant locally with a high level of change for adjacent residents and footpath users.

It is notable that an area of secondary woodland will be removed; I understand that deciduous woodland of this type is a Priority Habitat and as such may require compensation; however this is a matter for ecological consultees.

2. Much of the boundary hedging and trees around the site are significant landscape assets. I suggest that a scheme of tree protection and perhaps an Arboricultural Method Statement will be required in order to safeguard the trees and hedgerows to be retained. This is a matter for Mr David Pizzey the Arboricultural Officer.

Likely visual effects

1. Open views of the site are available from the public right of way on the southern side of the site. Views of the site will also be available from public viewpoints in the wider countryside. There is a need to ensure that the site is integrated into the wider landscape through the use of appropriate and robust boundary planting.
2. The proposal will also extend the adverse impacts of lighting into the surrounding landscape.
3. Given the mass and in particular the height of the proposed chapel building it is essential that the boundary hedgerows and trees are appropriately retained and reinforced in order to reasonably mitigate the visual impacts and integrate the building into the wider landscape.
4. It is also notable that some residences of Sancroft Way, Oatfields and Ash Tree Close are likely to experience a significant change in their outlook because the visibility of the upper parts of the proposed chapel.

Other Matters

Mrs Sue Hooton the Senior Ecologist has reviewed the proposal and she has offered the following comments.

"The submitted ecological reports identify impacts on Protected, and Priority (NERC Act s41), species and habitats. These are hedgerows, woodland, bats, reptiles, hedgehogs and breeding birds.

Therefore, detailed conditions for both the full and outline proposals, based on BS42020:2013, will be necessary for any consent; to mitigate, compensate and control these impacts in order that the LPA can discharge its duties under s40 of the NERC Act 2006 and s17 of the Crime and Disorder Act (1998) where it is obliged in the exercise of all its various functions to do all that it can to prevent crime in its area.

Furthermore, after the data request was made to SBRC in early 2014 on behalf of the applicant, a new (and confirmed) record of Great Crested Newt on the site was submitted in September 2014 and verified and added to the database on 17/03/15. Therefore further survey and assessment is required for this European Protected Species, to be submitted

to the LPA prior determination. Details should also be provided of any proposed mitigation and any licence requirements.

This information is required prior to determination in order for the LPA to discharge its duties under the Habitats and Species Regulations 2010, in respect of the protection of European Protected Species.

It appears that the proposed mitigation and enhancement measures for both reptiles and bats are greater than is reasonably necessary based on the impacts identified in the submitted reports. Therefore while some mitigation for bats and reptiles is required a reduced scheme appears likely to more in keeping with the findings.

Finally despite the finding that there will be a loss of 1500 m² woodland (Priority Habitat) [Protected Habitats and Species Survey p22] no details of how this loss of will be adequately compensated for or offset have been provided. In order for the LPA to meet its NERC duty this information will need to be provided prior to determination"

Please contact Mrs Hooton if you wish to discuss the details of this matter and the conditions required; sue.hooton@suffolk.gov.uk.

It appears that part of the works involve significant modification to a ditch, (ordinary watercourse), this appears to require drainage consent, a matter for the SCC Floods Team, see <http://www.suffolk.gov.uk/roads-and-transport/roads-pavements-and-verges/flooding-and-drainage/working-on-a-watercourse-land-drainage-act-consent/> for more details.

The Full Application

Erection of a New Baptist Chapel, car parking and access

Recommendations

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

PRIOR TO COMMENCEMENT: DETAILS OF DESIGN AND MATERIALS

Details of the design and materials, of external walls, roofing, doors and windows shall be submitted to the Local Planning Authority, including colour, materials, finishes. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence 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.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence until full details of a hard landscaping scheme have 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, 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).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided 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

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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 or hedgerows within, or at the boundary of the site, 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 from that development area/phase.

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.

The Outline Application

Erection of up to 18 No residential units.

Recommendation

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

CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: 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.

PRIOR TO COMMENCEMENT: 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, 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).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: 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 or hedgerows within, or at the boundary of, the development area, 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
Landscape Development Officer

From: RM PROW Planning
Sent: 12 October 2016 09:46
To: Planning Admin
Cc: Christopher Fish
Subject: RE: Consultation on Planning Application 3872/16

For The Attention Of: Rebecca Biggs

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 within the site.

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.

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

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

From: RM PROW Planning
Sent: 12 October 2016 10:06
To: Planning Admin
Cc: Martin Egan
Subject: RE: Consultation on Planning Application 3872/16

Our Ref: E258/066/ROW688/16

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

This response deals only with the onsite protection of affected PROW, and does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.


Public Footpath 66 is recorded adjacent to the proposed development area.

We have **no objection** to the proposal.

“Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached

Regards

Jackie Gillis
Green Access Officer
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

 <http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

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From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 13 October 2016 14:29
To: Planning Admin
Subject: Planning Consultation 3872/16 - NE RESPONSE

Dear Ms Biggs,

Our ref: 197197
Your ref: 3872/16

Thank you for your consultation.

Natural England has previously commented on this proposal, our ref 162850, and made comments to the authority in our letter dated 19 August 2015.

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

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

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

Yours sincerely,

Rachel Bowden
Technical Support Adviser
Natural England
Technical Services, Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

Date: 19 August 2015
 Our ref: 162850
 Your ref: 0846/15



Ms R Biggs
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Biggs

Planning consultation: Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential units.

Location: Land South West of School Lane, Fressingfield

Thank you for your consultation on the above dated and received by Natural England on 12 August 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.



If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on "*Development in or likely to affect a Site of Special Scientific Interest*" remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the gov.uk website.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Joanne Widgery
Consultations Team



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

Suffolk Wildlife Trust
 Brooke House
 Ashbocking
 Ipswich
 IP6 9JY

01473 890089
 info@suffolkwildlifetrust.org
 suffolkwildlifetrust.org

28/10/2016

Dear Rebecca,

RE: 3872/16 Hybrid application comprising: application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential units. Land south west of School Lane, Fressingfield

Thank you for sending us details of this application. The development proposed in this application is broadly similar to that previously proposed under refused planning application reference 0846/15. However, we note that additional reports relating to great crested newts and Priority woodland habitat have been provided. We have read the relevant reports (Extended Phase 1 Survey, Anglian Ecology (Jan 2015); Bat and Reptile Surveys, Eco-Check (both Jun 2015); Great Crested Newt Survey, Eco-Check (Jun 2016); Assessment of 'Priority Woodland Classification', Andrew Belson (May 2016) and 'Proposed Mitigation for Loss of Priority Woodland', Adam Power Associates (Aug 2016)) and have the following comments on this proposal:

Priority Habitats

As identified in the application documents, the site contains an area of woodland classified as Priority Habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). We note that it is proposed to provide replacement planting at a site approximately 300m to the west of the application site and that the area of proposed planting is equivalent to that which would be lost and that the detail of this replacement planting would be provided by planning condition (Adam Power Associates (Aug 2016)).

Any such planting would form compensation rather than mitigation and, as required by the National Planning Policy Framework (NPPF), compensation for biodiversity loss should only be considered when such loss cannot first be avoided or mitigated. As part of the determination of this application, it must therefore be considered whether the identified loss can be avoided, such as through selection of a different site, or mitigated, such as through a change to the design or layout of the proposal. Only if suitable avoidance or mitigation cannot be achieved should compensation be considered. Any compensation proposed should seek to secure biodiversity gain, such as by being of a greater size than the area to be lost. If new habitat is proposed it must also be ensured that its long-term future and beneficial management is secured as part of any scheme.

Notwithstanding the above, any loss of existing habitat from the development site would result in a short/medium term net loss to the biodiversity of the area as compensation planting will take time (and appropriate management) to mature.

Protected and/or UK/Suffolk Priority Species

Suffolk Biological Information Service (SBIS) holds records of great crested newt for this site. We note that surveys have been undertaken of the majority of ponds in the vicinity of the site, although access to a pond to the south west was not available. No great crested newts were recorded in the ponds surveyed. The great crested newt survey report makes reference to mitigation measures included within a Construction Environmental Management Plan (CEMP), however no such document appears to be included with this application. We therefore query how it is intended to mitigate for any great crested newts which may be present on site?

The bat survey report (Eco-Check, Jun 2015) recorded at least three species of bat foraging at the site, although no roosts were recorded on site. Whilst the development proposes to retain the boundary vegetation at the site, the majority of the other vegetation is to be removed (drawing no. 18975/003). This will reduce the amount of foraging habitat available to bats in this area. As the residential element of the project is an outline application, there is limited detail available on the design and layout of this part of the site. There should therefore be suitable demonstration that the number of dwellings proposed can be accommodated without having a detrimental effect on the boundary vegetation which would result in an even greater impact on the available bat foraging resource.

It is also unclear whether any of the proposed development would involve the installation of external lighting. Such lighting has the potential to have a significant adverse impact on nocturnal wildlife such as bats. We recommend that a sensitive lighting strategy is produced in order to demonstrate that any external lighting will not have an adverse impact on such species.

As identified in the Extended Phase 1 report (Anglian Ecology, Jan 2015), the development site currently contains habitat suitable for nesting birds. The proposed development would result in the loss of a significant proportion of this habitat which would in turn reduce the amount of resource available for breeding birds, some of which may be UK/Suffolk Priority Species (such as house sparrow which was recorded during the survey). The site is also likely to be suitable for other Priority Species such as hedgehogs; it should therefore be ensured that no vegetation clearance is undertaken without the implementation of measures to protect such species.

Notwithstanding the above, should permission be granted for some development at this site, we request that the recommendations made within the ecological survey reports are implemented in full, via a condition of planning consent.

Conclusion

Based on the information currently available, the overall habitat loss which would occur from the proposed development appears likely to result in a short/medium term net loss to local biodiversity, dependent on the success of the compensation measures proposed. There also appears to be information missing with regard to required mitigation measures, as part of the CEMP. We consider that this proposal must therefore be assessed against the requirements of the National Planning Policy Framework (NPPF) (in particular paragraph 109). Permission should not be granted for development which is contrary to the requirements of the NPPF.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Conservation Planner

Place Services
 Essex County Council
 County Hall, Chelmsford
 Essex, CM1 1QH
 T: 0333 013 6840
 www.placeservices.co.uk



7 December 2016

Rebecca Biggs
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

By email only

Hi Rebecca

Proposal: 3872/ Hybrid application comprising: - application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access & an application for Outline Planning Permission for up to 18 No residential unit (revised scheme to application 0846/15).

Location: Land South West of, School Lane, Fressingfield

Thank you for consulting Place Services on the above application which is broadly similar to that previously proposed under refused planning application reference 0846/15.

I have no objections subject to conditions.

1. The site and ecology

The site contains Priority habitat – broadleaved woodland – and supports Priority species – bats, amphibians, reptiles and potentially hedgehogs – as well as an assemblage of breeding birds.

2. The information provided by the applicant

I have reviewed the ecological material submitted, particularly the additional reports requested relating to great crested newts and Priority woodland habitat: (Extended Phase 1 Survey, Anglian Ecology (Jan 2015); Bat and Reptile Surveys, Eco-Check (both Jun 2015); Great Crested Newt Survey, Eco-Check (Jun 2016); Assessment of 'Priority Woodland Classification', Andrew Belson (May 2016) and 'Proposed Mitigation for Loss of Priority Woodland', Adam Power Associates (Aug 2016) and Construction Environmental Management Plan and Biodiversity Enhancement Method Statement, Eco-Check (Nov 2016).

I am satisfied that the survey and assessment of biodiversity features has been carried out by suitably qualified ecologists at the appropriate time of year in accordance with CIEEM report writing guidelines and the constraints on Gt Crested newt surveys have been acknowledged.

All *significant* adverse impacts from the proposed development upon Priority habitats, as well as Protected and Priority species, will be mitigated in line with relevant wildlife legislation and planning



policy. The LPA can therefore demonstrate its legal compliance with the Habitats Regulations and Wildlife & Countryside Act, as well as its biodiversity duty under s40 of Natural Environment & Rural Communities Act.

3. Likely impacts of development:

3.1 Woodland

The applicant accepts that *"there will be notable loss of habitat within the site interior"* and I maintain that the development of the site will result in the loss of 0.15 ha Priority broadleaved woodland habitat (as mapped on the MAGIC website). I disagree that the assessment is incorrect though it is accepted that this woodland is of low habitat distinctiveness and in poor condition. Although the boundary trees will be retained with the proposed development, the loss will require offsetting with replacement woodland creation.

The calculations for this compensatory requirement (to be secured under a legal agreement) should follow Defra Offsetting metrics; the number of biodiversity offsetting units per hectare for low habitat distinctiveness and poor condition is 2 units/ha ie 0.3 ha should be planted as woodland to compensate for the of 0.15ha loss of Priority habitat.

The boundary trees within the woodland will need to be protected during construction following BS 5387:12 and industry best practice pollution prevention guidelines should be adhered to. With the implementation of the above, no residual adverse impacts are considered likely upon this habitat feature. It may be appropriate however for a supervising arborist is appointed by condition to ensure that the retained trees and hedgerows are properly protected during construction. This is a matter for the MSDC/BDC Tree Officer.

The compensatory woodland planting will need to be subject to an appropriate condition to include species choice & design, ongoing management and understorey planting to deliver ecological function of this Priority habitat. Details for the long term management of the habitat, in addition to the 5 year programme within the submitted CEMP, will also be a requirement to secure the biodiversity offset value for this new woodland.

3.2 Amphibians and reptiles

The applicant states that *"there remains a large area of high quality habitat for herpetofauna and so a recommendation was made that a Construction Environmental Management Plan (CEMP) be produced to safeguard the valuable ecological resources within the site and implement the mitigation and biodiversity enhancement measures proposed."*

Subject to a condition to implement the mitigation measures contained in the submitted CEMP, I am satisfied therefore that will now be no significant adverse impacts on Gt crested newt, a European Protected Species.

3.3 Bats

The applicant states that *"surveys confirmed at least three species of bat foraging at the site, although no roasts were recorded. A pre-works inspection of any trees with bat roosting potential and scheduled for arboricultural works will be undertaken prior to development commencing. Sensitive lighting schemes will be implemented to minimise disturbance to foraging and commuting bats."*



Through the retention of boundary trees and biodiversity improvements, the development of the application site is considered unlikely to result in significant habitat loss effects for foraging /commuting bats. It is considered the site can be developed without significant adverse effects to bats, provided a sensitive lighting scheme is implemented.

The lighting design will need to minimise impacts on bats to avoid deliberate disturbance to these European Protected Species and light sensitive biodiversity. A detailed & sensitive Lighting scheme will need to be agreed that the vegetated features on the site are not illuminated to a level no greater than 1 lux. This is required in order to adequately minimise the impact of the development on bats.

I am satisfied therefore that will now be no significant adverse impacts on these European Protected Species, subject to appropriate conditions to protect the retained woodland and hedgerows (and to control exterior lighting), which are important foraging and commuting routes.

3.4 Breeding birds

The applicant states that *"Ground clearance and tree/hedge removal works across the site should ideally be performed outside of the active bird breeding season 1st March- 31st August inclusive"*.

The CEMP includes detailed mitigation for the role for the Ecological Clerk of Works to prevent any offence of disturbing nesting birds being committed.

I am satisfied therefore that will be no significant adverse impacts on these Protected Species, subject to appropriate conditions for incorporating nest boxes into the design of the development and protection during construction.

3.5 Priority Species: Hedgehogs

The applicant states that *"Scrub habitat should be hand searched prior to mechanical vegetation removal and cutting operations as they may potentially support reptiles and hedgehogs. This work should either be done by or under the supervision of a suitably qualified ecologist."*

I am satisfied therefore that will be no significant adverse impacts on the Priority Species likely to be present on site, subject to appropriate conditions for clearance and hedgehog friendly fencing throughout the development.

4. Biodiversity enhancements

Biodiversity enhancements have been incorporated into the design of the development in accordance with recommendations set out in the Habitat Creation, Restoration or Enhancement section of the *Construction Environmental Management Plan and Biodiversity Enhancement Method Statement, Eco-Check (Nov 2016)*, submitted with the planning application. These include measures for a range of habitats and species although there is an additional opportunity to fit integrated bird boxes into the building design e.g. for swifts.



5. Recommendations

The mitigation measures identified in the Construction Environmental Management Plan and Biodiversity Enhancement Method Statement, Eco-Check (Nov 2016) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly bats, reptiles, hedgehogs and breeding birds.

I would also expect the preparation of a long term Landscape & Ecological Management Plan (LEMP), for the offsite replacement woodland, prior to 1st occupation. I understand that a separate Woodland Management Plan has been suggested by another consultee and if necessary, the 2 plans should be considered together as a package for this site. Submission for approval and implementation of these plans in full should be a condition of any planning consent.

I. PRIOR TO COMMENCEMENT: COMPLIANCE WITH CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

"All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Construction Environmental Management Plan and Biodiversity Enhancement Method Statement, Eco-Check (Nov 2016) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This includes the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW,) as defined in the submitted Construction Environmental Management Plan (CEMP) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

II. PRIOR TO SLAB PHASE: BIODIVERSITY ENHANCEMENTS

"All ecological measures and/or works shall be carried out in accordance with the details contained in the Habitat Creation, Restoration or Enhancement section of the Construction Environmental Management Plan and Biodiversity Enhancement Method Statement, Eco-Check (Nov 2016), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination"

III. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN TO INCLUDE OFFSITE REPLACEMENT WOODLAND

- a. *"Prior to occupation, a Landscape and Ecological Management Plan (LEMP) for the landscape and habitats on-site and replacement woodland offsite shall be submitted to and be approved in writing by the local planning authority. The content of the LEMP, based on Appendix 2 of the CEMP, shall include the following:*
 - a) *Description and evaluation of the features to be managed and enhanced*
 - b) *Aims and objectives of management*
 - c) *Appropriate management options for achieving aims and objectives*
 - d) *Prescriptions for management actions*
 - e) *Preparation of a work schedule (including annual work plan capable of being rolled forward over a five year period)*



- f) *Details of the body or organisation responsible for implementation of the plan*
- g) *Ongoing monitoring and remedial measures*
- b. *The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."*

IV. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

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

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

6. Conclusion

I agree that the works will result in impacts on important ecological features including Priority broadleaved woodland habitat and could impacts on Protected and Priority species. However with mitigation secured, these impacts will be minimised such that the proposal is acceptable in terms of biodiversity impacts, subject to the above conditions based on BS42020:2013.

I have made these recommendations in order to minimise the impact of the proposal on ecology and having due regard for the NPPF and Policy CS5, as well as the statutory obligations of the Local Planning Authority.

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant
Place Services at Essex County Council
sue.hooton@essex.gov.uk

Your ref: 3872 / 16
 Our ref: 00047968
 Date: 21 October 2016
 Enquiries to: Peter Freer
 Tel: 01473 264801
 Email: peter.freer@suffolk.gov.uk

Rebecca Biggs
 Planning Officer
 Planning Department
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

Dear Rebecca

Re: Fressingfield - Land south west of School Lane - Outline Planning Permission for up to 18 No dwellings

I refer to the above application for planning permission in Mid Suffolk, and apologise for the slight delay in responding to the 21 day deadline.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	18	18
Approximate persons generated from proposal	41	41

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 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

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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:	5	1	12,181
High school age range, 11-16:	3	0	18,355
Sixth school age range, 16+:	1	0	19,907

Total education contributions:	£12,181.00
--------------------------------	-------------------

The local catchment schools are Fressingfield Church of England Voluntary Controlled Primary School and Stradbroke High School.

We currently forecast to have no surplus places at the catchment primary school, but do have surplus places at the catchment secondary school. Therefore we require CIL contributions for the pupils generated from the development as per the above table.

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.

Further discussion is necessary between Iain Maxwell (SCC) and the developer regarding the corner of the school site where there is an existing legal agreement that allows footpath access across the school site. This has been discussed at CYP Sites and with the Headteacher who agree that it would be practical if this corner of the site was disposed of to the developer, subject to consent from the Secretary of State.

- 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:	2	0	6,091

Required pre-school contributions:	£ 0.00
------------------------------------	---------------

In the Ward of Fressingfield there is 3 providers. Collectively they have surplus 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.

Expected site specific mitigation (S106 contributions not CIL) is as follows which will be confirmed by Martin Egan:

Public Rights of Way:

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Fressingfield Public Footpath 66 (section between Priory Road and Stradbroke Road) abuts this proposed development. It is a well-used route for the housing development to the north (Sancroft) and those on New Street. As a result of increase in footfall from this development we will be seeking surfacing improvements for this route:

Resurfacing 316m length x min 1.5m width = 474m² @ £25/m² = £11,850.00

Estimates based on the average market costs to provide a hoggin type surface. The subtotal of these works is £11,850.00

Staff time (design & project management) @ 12% = £1,422.00

Contingency @ 10% = £1,185.00

Total s106 funding requested from this development = **£14,457.00**

Public transport

Raised Kerbs for existing bus stops **£4,000**

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 on improving development of library services serving the area of the development, and outreach activity from the nearest library, at Stradbroke.

Libraries contribution:	£3,888.00
-------------------------	------------------

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
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- 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

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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 dwelling houses and promote the installation of sprinkler systems and can provide 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	£ 676.72	£12,181.00
Education – Secondary	£ 0.00	£ 0.00
Education – Sixth Form	£0.00	£ 0.00
Pre-School	£0.00	£ 0.00
Transport		
Libraries	£216.00	£3,888.00
Waste	£0.00	£0.00
Total	£892.72	£16,069.00

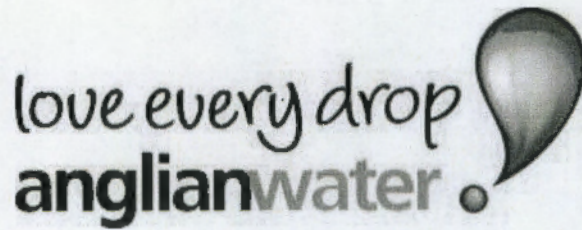
The table above would form the basis of a future bid to the District Council for **CIL funds** if planning permission was granted and implemented. This will be reviewed when a reserved matters application is submitted.

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



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00017504
Local Planning Authority: Mid Suffolk District
Site: School Lane, Fressingfield
Proposal: Creation of 1,132sqm of D2 Assembly and
Leisure floor space, and 18 X C3 Dwellings.
Planning Application: 3872/16

Prepared by: Mark Rhodes

Date: 27 October 2016

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Weybread Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable at a maximum of 5.00l/s

We will request that the agreed strategy is reflected in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION

No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.





[Protective Marking]

Suffolk Fire and Rescue Service

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

Received 28 OCT 2016
Acknowledged
Date
Pass to

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

Your Ref: 3872/16
 Our Ref: FS/F1808609
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 25/10/2016

Dear Sirs,

Land Off School Lane, Fressingfield
Planning Application No: 3872/16

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

The Suffolk Fire and Rescue Service have made formal comment on land south west of school lane, Fressingfield under planning application 0846/15 which we note have been published. Although planning application 0846/15 was refused the comment may remain in place for planning application 3872/16.

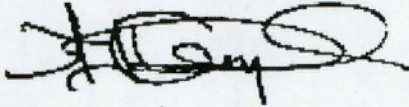
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[Protective Marking]

If you have any queries, please e-mail them to water.hydrants@suffolk.gov.uk quoting fire ref F180869.

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

Copy: Mr James Griffiths Adam Power Associates, Church Farmhouse, 51 Crown Street, Banham, Attleborough NR16 2HW

OFFICIAL



Suffolk Fire and Rescue Service

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

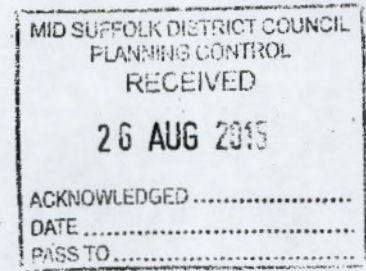
Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 0846/15
Our Ref: FS/F180869
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 24/08/2015

Dear Sirs

Land South West of School Lane, Fressingfield IP21 5RU
Planning Application No: 0846/15



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 Authority recommends that fire hydrants be installed within this development. 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.

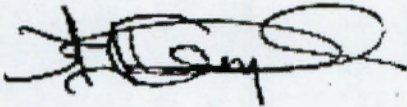
OFFICIAL

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

Copy: Adam Power Associates, Church Farmhouse, 51 Crown Street, Banham,
Attleborough, Norfolk NR16 2HW

Enc: Sprinkler Information

Copy: adrian.buxton@suffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Rebecca Biggs – Development Planning officer
 From: Julie Abbey-Taylor, Professional Lead – Housing Enabling
 Date: 7/11/2016

SUBJECT: - **Application Reference: M/3872/16/FUL**

Proposal: Hybrid Application: - Full detailed application for erection of a new Baptist Chapel and car parking, Outline application for up to 18 dwellings, on land south west of School Lane, Fressingfield.

Key Points**1. Background Information**

This comment refers only to the outline application for up to 18 dwellings
--

This is an open market development and as such 35% of the dwellings should be for affordable housing, which would be = 6 dwellings.

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 was carried out by Community Action Suffolk in partnership with the Parish and District Council in xxx 2016?

2.8 The Council's Choice Based Lettings system currently has 14 applicants registered for affordable housing, who are seeking accommodation in Fressingfield as at 2016. 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. Taking into account the most recent local housing needs survey and the 2014 Suffolk Housing Survey the open market mix is recommended to provide: -

- 2 x 2 bed bungalows
- 2 x 3 bed chalet bungalows
- 2 x 2 bed houses
- 3 x 3 bed houses
- 3 x 4 bed houses

The inclusion of the bungalows and chalet will provide opportunities for older people to downsize and this has been recognised as a need in Fressingfield.

- 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

4.1 The most recent information from the Mid Suffolk's Council's Gateway to Homechoice Register shows 14 applicants registered who have a connection to Fressingfield.

4.2 Six (6) of the proposed dwellings on the development should be for affordable housing on-site. These should be provided in the form of: -

Rented: -

- 2 x 1-bedroom 2-person flats @ 50 sqm –
- 2 x 2-bedroom 4-person bungalows @ 70 sqm

Shared ownership: -

- 1 x 2 bed 4 person houses @ 79 sqm
- 1 x 3 bed 5 person house @ 93 sqm.

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 and the dwellings must be transferred freehold to one of the Council's approved registered providers.
- Adequate parking provision is made for the affordable housing units

Julie Abbey-Taylor, Professional Lead – Housing Enabling



Consultation Response Pro forma

1	Application Number	<p>M/3872/16/FUL/RB</p> <p>Hybrid application comprising full detailed planning for new Baptist Chapel, car parking and access, and outline planning for up to 18 residential dwellings on land south west of School Lane, Fressingfield</p>
2	Date of Response	11.11.2016
3	Responding Officer	Name: Julie Abbey-Taylor
		Job Title: Professional Lead – Housing Enabling
		Responding on behalf of... Strategic Housing service
4	<p>Recommendation (please delete those N/A)</p> <p>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.</p>	<p>No comment – in regards to the new Baptist Chapel.</p> <p>In regards to the Outline application for up to 18 dwellings we would seek 35% affordable homes as an on-site contribution = 6 units.</p>
5	<p>Discussion</p> <p>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>	<p>See attached fuller comment on this application from the supporting evidence of housing need.</p> <p>We would require 6 on site affordable units in the form of</p> <p><u>Rented:</u> -</p> <ul style="list-style-type: none"> • 2 x 1-bedroom 2-person flats @ 50 sqm – • 2 x 2-bedroom 4-person bungalows @ 70 sqm <p><u>Shared ownership:</u> -</p> <ul style="list-style-type: none"> 1 x 2 bed 4 person houses @ 79 sqm 1 x 3 bed 5 person house @ 93 sqm. <p>It is considered that this is a sustainable location for the development of housing and it is in close proximity to local amenities and the primary school.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can</p>	

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

	they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Inclusion of on-site affordable housing

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