

Title: Red Site Plan
Reference: 2691/16
Site:

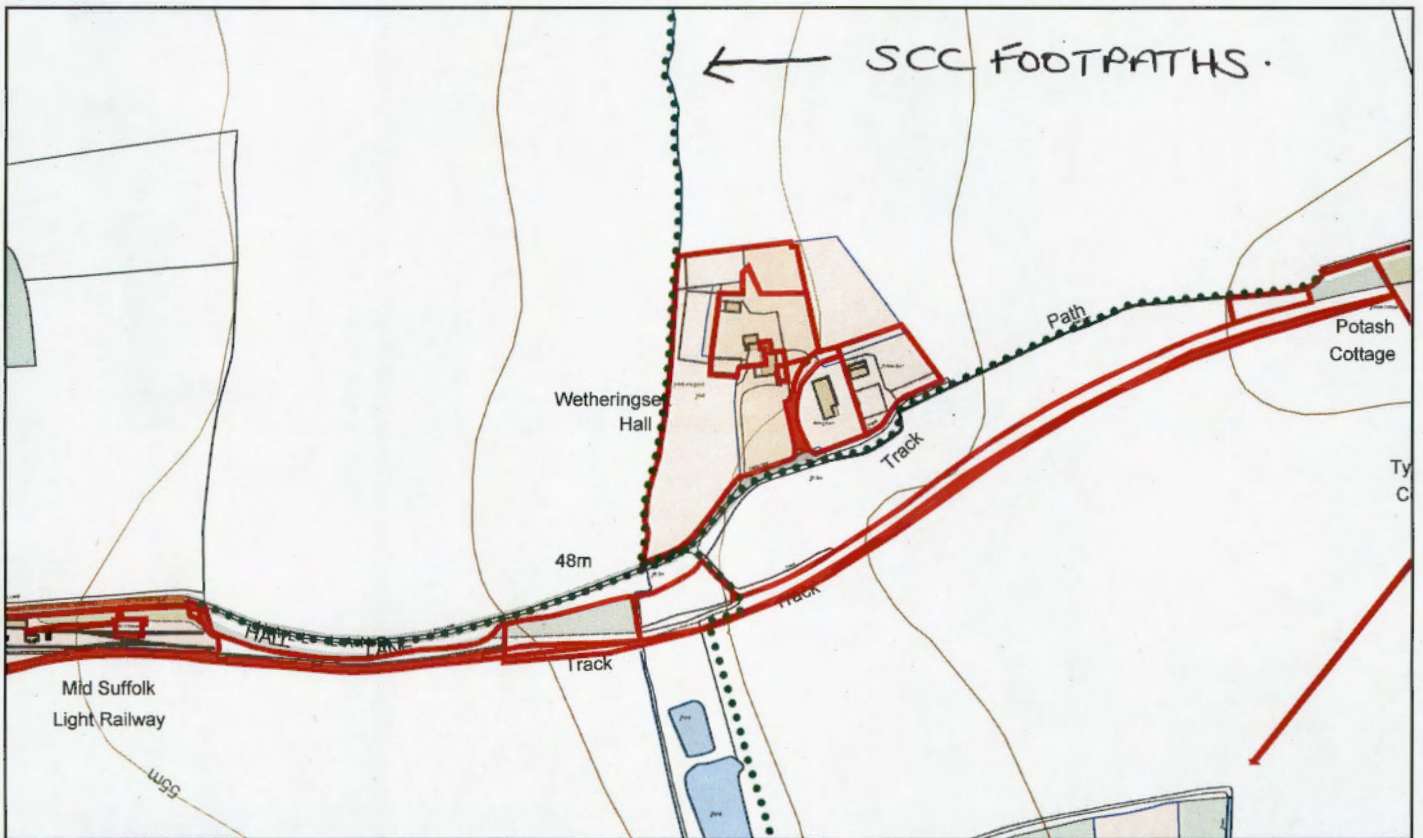


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk




SCALE 1:5000

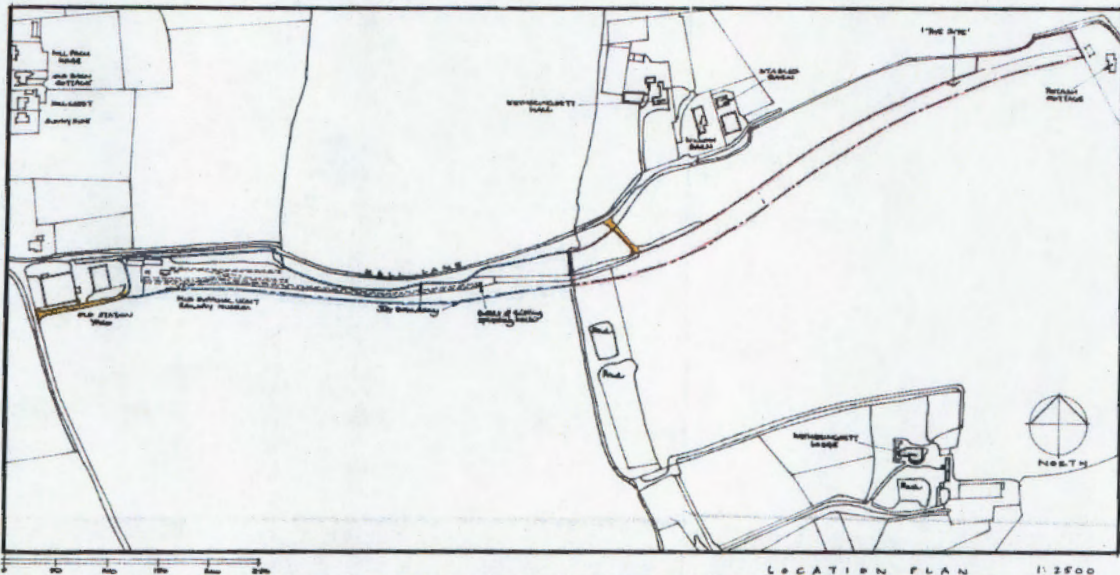
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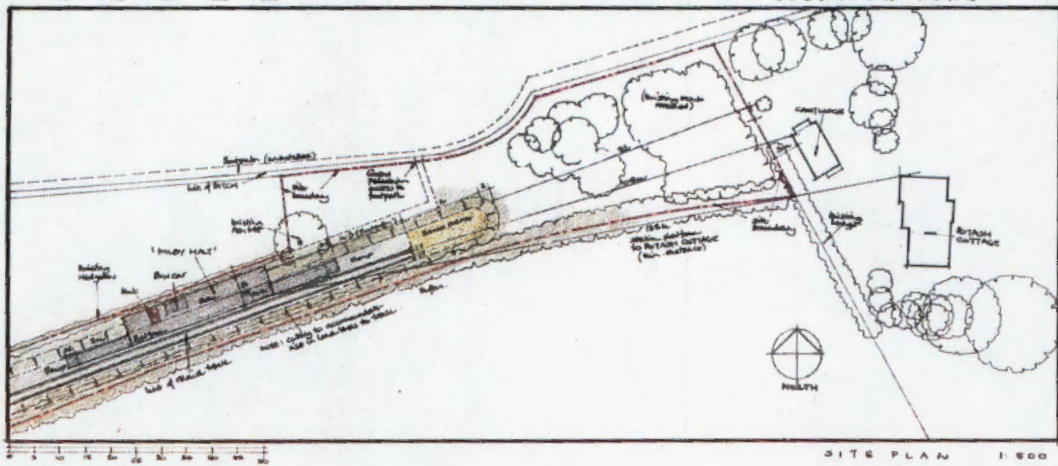
Cons LBs TPOs

Mid Suffolk Light Railway Track upgrade & 'Wilby Halt'

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|  | <p>MID SUFFOLK DISTRICT COUNCIL 131, High Street, Needham Market, IP6 8DL Telephone : 01449 724500 email: customerservice@csduk.com www.midsuffolk.gov.uk</p> | <p style="text-align: center;">↑ N</p> <p>SCALE 1:3499</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2016 Ordnance Survey Licence number 100017810 Date Printed : 28/06/2016</p> |
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0641110
 2016 BRITISH RAILWAY SOCIETY
 PLANNING OFFICER
 RECEIVED
 22 JUN 2016
 ACKNOWLEDGED
 DATE
 PAGE NO.

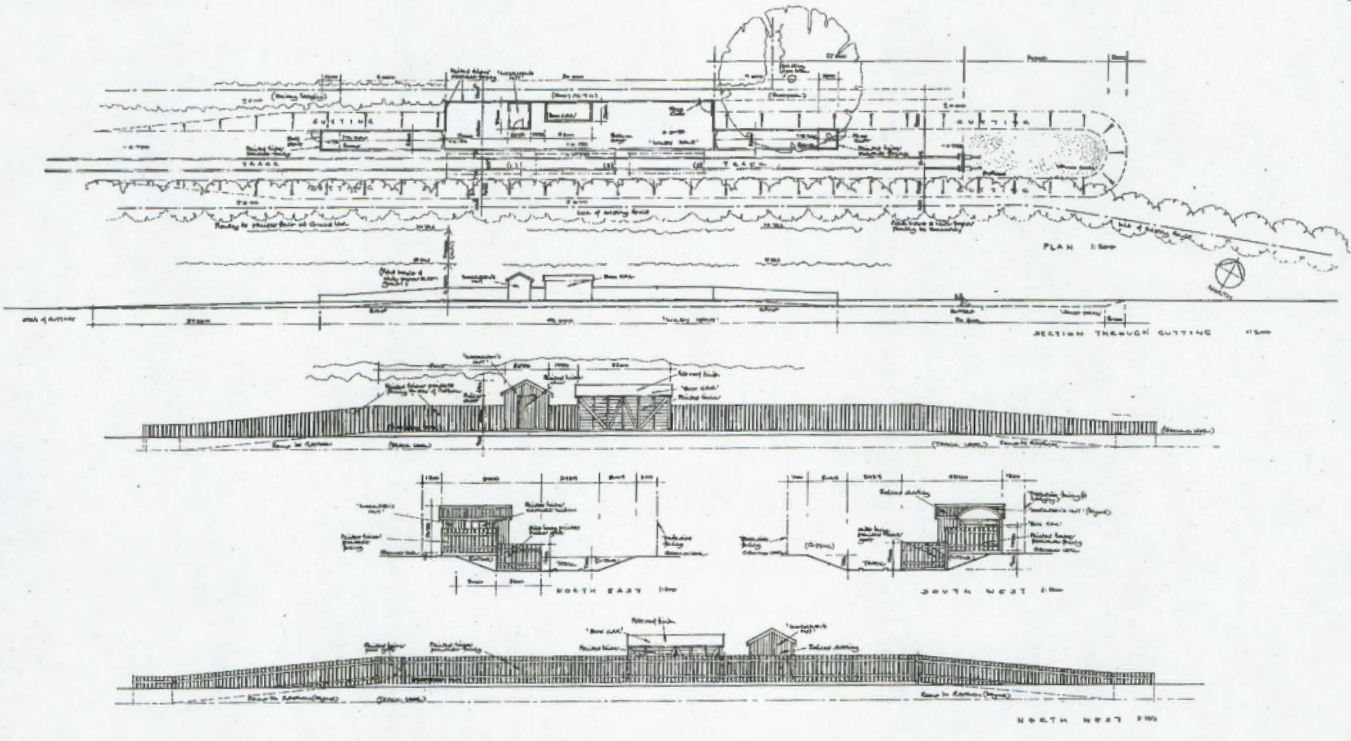


1. Not bound to high of building etc etc
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| Mid British Light Railway Museum Hill Lane Brackford Suffolk IP14 8QQ | ALTERATIONS AND EXTENSION PROPOSED Site and Location Plans |
| HUCKLESBY ARCHITECTS The Oldhouse, 18 Church Street, Ipswich Suffolk IP2 7BD Tel: 01473 819642 Email: hucklesby.architects@gmail.com | Scale: 1:2500/1:500 Date: 14.03.14 Job No: E0710 Dwg No: 021 |

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22 APR 1950



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 1000 North 10th Street, Minneapolis, Minnesota

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|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| HUCKLESBY ARCHITECTS 1000 North 10th Street, Inc. Minneapolis, Minn. 55412 | IN RESPONSE TO REQUEST FOR PROPOSALS FOR ARCHITECTURAL SERVICES FOR THE CONSTRUCTION OF THE NEW LIGHT RAILWAY STATION AT THE UNIVERSITY OF MINNESOTA | ALTERATIONS AND EXTENSION |
| | PREPARED BY | HUCKLESBY ARCHITECTS |
| DATE | APRIL 1950 | DRAWN BY |
| JOB NO. | 1000 | CHECKED BY |
| SHEET NO. | 1000-1 | SCALE |

14

From: Lynne Cockerton [mailto:lynne.cockerton@btopenworld.com]
Sent: 13 September 2016 09:39
To: Planning Admin
Cc: Ian Ward
Subject: Re: Planning Reference 2691/16 - Mid Suffolk Light Railway Wetheringsett cum Brockford

Dear Planning

Wetheringsett cum Brockford Parish Council has held an Extraordinary Parish Council meeting to consider this application in the light of the additional information and recommends Refusal of the application on the following grounds:

Our members have serious concerns over the loss of amenity to the neighbouring property Potash Cottage, in particular the close proximity of the proposed extended track to the property resulting in engine noise, smoke and smut interfering with the owners enjoyment of their property (gp1, nppf, hb13, cor2, cor5)

Our members have concerns over the interference of the public footpath and believe this would be potentially dangerous to users of the public footpath (rt12, rt16)

Our members believe the size of the proposed Wilby Halt is too extensive (gp1, nppf, hb13, c18, cor2, cor5)

Our members believe there is no need for the Wilby Halt as the proposed Halt is not replacing a former construction (gp1, nppf, hb13 c18, cor2, cor5)

Please note that this decision supersedes any previous decision submitted by this parish council.

Kind regards
Lynne Cockerton
Clerk

15

From: Btopenworld [mailto:lynne.cockerton@btopenworld.com]
Sent: 18 July 2016 16:46
To: Planning Admin
Subject: Fwd: Consultation on Planning Application 2691/16

Dear Planning

Wetheringsett Parish Councillors have considered the above application and recommends support of the proposal.

Kind regards
Lynne cockerton

16

From: David Pizzey
Sent: 06 July 2016 09:23
To: Ian Ward
Cc: Planning Admin
Subject: 2691/16 Mid Suffolk Light Railway

Ian

The trees potentially affected by this proposal are of insufficient amenity value to warrant being a constraint.

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

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From: David Harrold
Sent: 07 July 2016 11:18
To: Planning Admin
Cc: Ian Ward
Subject: Plan Ref 2691/16/FUL MSLR Hall Lane, Wetheringsett cum Brockford. EH - Land Contamination Issues

Thank you for consulting me on the above application.

I can confirm in respect of land contamination that I do not have any objection to the proposed development.

I would request that the applicant remains vigilant to land contamination during any ground working throughout the construction phase and that we are contacted in the event of unexpected ground conditions being encountered. Please make the developer aware that the responsibility for the safe development of the site lies with the applicant.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

18

From: Nathan Pittam
Sent: 16 December 2016 11:18
To: Planning Admin
Subject: 2691/16/FUL. EH - Air Quality.

M3 : 180609

2691/16/FUL. EH - Air Quality.

**Mid Suffolk Light Railway, Hall Lane, Wetheringsett cum Brockford,
STOWMARKET, Suffolk, IP14 5PW.**

**Re-laying of existing standard gauge track on existing track bed and erection
of new 'Wilby Halt.**

Many thanks for your request for comments in relation to the Local Air Quality Management implications of the extension to the Mid Suffolk Light Railway. The operation of heritage railways can give rise to issues of emissions of Sulphur dioxide and Nitrogen dioxide in very specific circumstances. I have used the DEFRA Local Air Quality Technical Guidance (TG16) which specifically assesses the levels at which air quality may start to be compromised by steam trains. The criteria for further assessments are where sensitive locations are within 15m of the point of emission of trains that are stationary for 15 minutes for more than 3 times a day. I don't not believe that it is likely the MSLR operates in such a way that trains would be stationary with the required degree of regularity as it primarily operates at weekends only and also the point that the trains will be stationary is far beyond the 15m requirement of TG16. In light of the above I can confirm that it is unlikely that the new operations will cause an adverse impact on sensitive receptors and as such I have no objections to raise with respect to Local Air Quality issues at the site.

My comments do not extend to the potential for odour or noise issues that may result from the operation of the railway.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

t: 01449 724715

m: 07769 566988

e: Nathan.pittam@baberghmidsuffolk.gov.uk

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

Consultee Comments for application 2691/16

Application Summary

Application Number: 2691/16

Address: Mid Suffolk Light Railway, Hall Lane, Wetheringsett cum Brockford IP14 5PW

Proposal: Re-laying of existing standard gauge track on existing track bed and erection of new 'Wilby Halt'

Case Officer: Ian Ward

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

I am unable to comment on this application because of a conflict of interests. Namely, I am a founder member of The Mid Suffolk Light Railway. Therefore I have asked other members of The Stowmarket Ramblers Footpath Committee to make their feelings known through the public consultation section of this application.

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From: RM PROW Planning
Sent: 13 July 2016 11:00
To: Planning Admin
Subject: RE: Consultation on Planning Application 2691/16

Our Ref: W555/46/ROW434/16

For The Attention of: Ian Ward

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 46 is recorded through the proposed development site, Public Footpaths 51 and 54 are adjacent to the proposed development area.

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards



Jennifer Green


Rights of Way and Access

Part Time - Office hours Wednesdays and Thursday

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/>

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creating a better place



Mr Ian Ward
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2016/120622/01-L01
Your ref: 2691/16
Date: 15 July 2016

Dear Mr Ward

**RE-LAYING OF EXISTING STANDARD GAUGE TRACK AND ERECTION OF
NEW 'WILBY HALT'
MID SUFFOLK LIGHT RAILWAY, HALL LANE, WETHERINGSETT CUM
BROCKFORD.**

Thank you for your letter in respect of the above planning application which we received on 30 June 2016.

We have reviewed the application and supporting documents, as submitted, and advise the Council that we have no objection to the development proposal. We offer the following advisory comments.

Pollution Prevention and Control

The site is in a Groundwater Source Protection Zone 3 and overlies a Secondary Aquifer. In order to protect the water environment from pollution, preventing the need for future prosecution from the Environment Agency the following good practice is advised.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. All washdown and disinfectant waters shall be discharged to the foul sewer. Detergents entering oil separators may render them ineffective.

No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam-cleaning effluent, shall be discharged to the surface water drainage system.

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker). The area should be clearly marked and a kerb surround is recommended.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. It is an offence to pollute surface or groundwater under the Water Resources Act 1991.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

Additional information is given on the following GOV.UK website pages:

Discharges to surface or groundwater. See link below.
<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

Oil storage regulations for businesses. See link below.
<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>

Work on or near water. See link below.
<https://www.gov.uk/permission-work-on-river-flood-sea-defence>

In the light of the adjacent water environment, we would suggest that a condition covering a scheme for pollution prevention and control measures to protect the water environment be appended to any planning permission granted.

If you have any questions in respect of the above, please do not hesitate to contact me.

Yours sincerely

Louise Tait
Senior Planning Advisor

Direct dial 02084746523
Direct e-mail louise.tait@environment-agency.gov.uk

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



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From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]

Sent: 06 July 2016 15:36

To: Planning Admin

Subject: 189787 2691/16 - Re-laying of existing standard gauge track on existing track bed and erection of new 'Wilby Halt'

Dear Sir / Madam

Application ref: 2691/16

Our Ref: 189787

Natural England has no comments to make on this application.

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

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Yours faithfully

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



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Ian Ward
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

19/08/2016

Dear Ian,

RE: 2691/16 Re-laying of existing standard gauge track on existing track bed and erection of new 'Wilby Halt'. Mid Suffolk Light Railway, Hall Lane, Wetheringsett cum Brockford

Thank you for sending us details of this application, we note that this proposal appears broadly similar to withdrawn application 0943/15 and that the ecological survey and assessment information is the same as that provided with the previous application. We have the following comments on this proposal:

We have read the ecological survey report (Anglian Ecology, Jan 2015) and we note the findings of the consultant. From the information provided the site of the proposed scheme does contain habitats which are of biodiversity value; it appears that the majority of these habitats will be retained and therefore it appears unlikely that there will be any direct adverse impact on them.

The ecological survey report makes reference to the need for further bat surveys of any mature trees which are to be removed. The plans of the proposal available on the council's website do not appear to show the whole length of the proposed track and it is therefore unclear if any such trees are to be removed. We request that, if any such tree removal is proposed, the trees are assessed in accordance with the recommendations of the ecological consultant prior to the determination of this application.

The proposed extension of the existing heritage railway facility will result in an increased level of disturbance above that currently experienced in the area. Although no protected species were identified on the site, it does support more common species and may also, at certain times of year, support some species listed as UK or Suffolk Priority species. In addition to this, for the last two years, barn owls are known to nested within approximately 150m of the site (to the east – record available from Suffolk Biological Information Service), an increase in noise levels could result in an adverse impact on this species (which is a Suffolk Priority species). The application must therefore be considered against the requirements of the National Planning Policy Framework (NPPF) paragraph 118 and Mid Suffolk DC Core Strategy policy CS5 (Mid Suffolk's Environment).

Should the proposed development be considered acceptable we request that the mitigation and enhancement recommendations made within the report are implemented in full, via a condition of planning consent.

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

Yours sincerely

James Meyer
Conservation Planner

A company limited by
guarantee no 695346
Registered charity no 262777

25

From: Tracey Brinkley
Sent: 12 December 2016 15:16
To: Ian Ward
Cc: Clare Free
Subject: RE: 2691/16 Mid Suffolk Light Railway - Extension of Track

Hi Ian – apologies if I missed this but don't seem to have received a consultation in either my mailbox or our generic BMSDC Economic Development one – but will take a look and Clare has kindly offered to help get something to you asap!

We would however wish to support the development and expansion of this attraction.

Many thanks

Tracey Brinkley
Tourism Development Officer
Babergh and Mid Suffolk District Councils - Working Together
Tel: 01449 724637
Email: tracey.brinkley@baberghmidsuffolk.gov.uk
<http://www.babergh.gov.uk/> & <http://www.midsuffolk.gov.uk/>

Tourism Development Webpages: <http://www.babergh.gov.uk/business/economic-development/tourism-development-in-babergh-and-mid-suffolk/>

From: Ian Ward
Sent: 12 December 2016 11:07
To: Tracey Brinkley
Subject: 2691/16 Mid Suffolk Light Railway - Extension of Track

Tracey,

I don't seem to have a consultation response from you on the above. Have I missed it or do you not wish to comment?

Regards,

Ian Ward