

Consultee Comments for application 2112/16

Application Summary

Application Number: 2112/16

Address: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

Case Officer: John Pateman-Gee

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors object to the proposal.

1. Traffic in Green Road

The narrow section of Green Road (just to the north of the junction with Drinkstone Road to past the junction with Mill Lane) will be required to take an unacceptable level of traffic. The road is narrow and dangerous at this point already and is effectively one-way unless passing vehicles mount the footpath, which is what occurs now, creating a dangerous point on the road. An increase in traffic at this narrow position, as will result from the proposal, is totally unacceptable. 76% of correspondents making comments to WPC raised this issue.

Contrary to policies GP1, H7, H15, T3, T10, cor5, cor6, csfr-fc1, csfr-fec1.1, nppf.

2. Traffic in the Conservation Area and Impact on listed buildings

Increased traffic from the development will result in even more congestion in The Street, a road which is at the heart of the conservation area and contains many listed buildings. The Street is already frequently blocked by commercial vehicles, buses, through traffic and shoppers cars and is unable to accept the additional vehicles this proposal will create.

Contrary to policies HB1, HB8, GP1, H15, H16, T10, cor5, cor6, csfr-fc1, csfr-fec1.1, nppf.

3. Play Space on the Development

There is no on-site play space provision. Mid Suffolks own open space, sport and recreation policies requires an area for play on developments of this size. An offer to contribute to improvements of the existing childrens play equipment in the village centre does not relieve the developer of an obligation to provide a local area for play on the site.

Contrary to policies GP1, RT4, cor6.

4. Wildlife Habitats

Insufficient study has been made of wildlife habitat and the loss that will result.

The ecological report states that there is no pond on site whereas in fact a linear pond runs along the edge of the site next to Green Road. This has produced frog spawn in the past and could be a habitat for newts.

Skylarks have recently been seen over the site but no reference is made to this in the survey.

Only blackbirds and pigeons were reported as being on site whereas the boundary hedges at this time of year contain nesting birds of many species.

A colony of Pipistrelle bats has recently been identified in the roof of Priory Cottage (a Listed Building) which is in Green Road opposite the site. Consideration needs to be given to the effect of the development on the bat population.

A more detailed ecological survey is required.

Contrary to policy CL8, cor5

5. Access from the Site into Green Road

With the high recorded speed of traffic along Green Road and the proximity of the bend at Priory Cottage, the junction of the site access road into Green Road is dangerous. The junction needs to be redesigned. An emergency exit from the site needs to be considered.

Contrary to policies GP1, cor5, nppf, csfr-fc1, csfr-fc1.1.

6. Loss of valuable agricultural land

There would be a loss of valuable agricultural land. The site is outside the existing settlement boundary and this development would be an encroachment of the village on the hamlet at Woolpit Green.

Contrary to policies H7, CL11, cor5.

Additional Comments

Comment 1

Woolpit Parish Council is concerned at the potential rate at which this and other possible developments could produce new housing in the village. The general infrastructure of Woolpit requires time to evolve and absorb new residents at a reasonable speed as development takes place. There is unease that new developments will result in Woolpit losing its village feel and for it to become a town.

Woolpit PC asks that MSDC seriously considers this when it makes its planning decisions.

Comment 2

There is no doubt development pressure on nearby villages in the A14 corridor. MSDC should look at the needs of the area as a whole and spread new housing so as not to put excessive pressure on any particular village that might appeal to developers.

Comment 3

Woolpit Parish Council believes that there is a need for additional houses within Woolpit but that it should not be necessary for traffic created to pass through the core conservation area of the village in order to reach the A14.

Comment 4

In its Planning Statement Artisan says that: It is considered that there is support locally for the proposed development and that the full extent of it will become clear during the applications formal determination.

The applicant does not have significant support locally. The comments made to the Parish Council by residents, with 20 letters objecting to the proposal and one supporting, show this to be the case.

107 residents attended the Parish Council meeting to discuss this application with the large majority voicing their objections and concerns during the public comment section.

Comment 5

Traffic survey figures quoted by the applicant are surprising and hard to believe. Woolpit Parish Council invites MSDC to examine these in detail.

Comment 6

The proportion of accommodation provided under so call affordable housing is disappointingly low.

RECONSULTATION 2112/16 Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Land east of Green Road, Woolpit

1. **Traffic in Green Road.** The narrow section of Green Road (just to the north of the junction with Drinkstone Road to past the junction with Mill Lane) will be required to take an unacceptable level of traffic. The road is narrow and dangerous at this point and is effectively one-way unless passing vehicles mount the footpath, which is what occurs now, creating a dangerous point on the road. An increase in traffic at this narrow position, as will result from the proposal, is totally unacceptable. 76% of correspondents making comments to WPC raised this issue. The proposed highway changes at this pinch point in the road are unacceptable as they will worsen the current traffic problems and create delays and hazards particularly with the lorries, buses, emergency vehicles and large agricultural vehicles which pass through this section of road with listed buildings next to the highway. Such a scheme is totally inappropriate in a Conservation Area. Contrary to policies GP1, H7, H15, T3, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, nppf.
2. **Parking in the village centre.** The proposed changes to parking are unacceptable. They will lead to a reduction of parking spaces in an area which is very often full and affect trade at shops and businesses. The proposed kerb arrangements will make parking in the area more difficult and residents will have problems with deliveries. Woolpit is a busy village which has a shortage of parking already. With additional houses already approved elsewhere in the village increasing parking pressure, the last thing Woolpit needs is a reduction in on-street parking. The road markings associated with the parking plan would be totally out of keeping in the conservation area. Contrary to policies HB1, HB8, HB12, H16, cor5, cor6, nppf, csfr-fc1, csfr-fc1.1.
3. **Traffic in the Conservation Area and impact on listed buildings.** Increased traffic from the development will result in even more congestion in The Street, a road which is at the heart of the conservation area and contains many listed buildings which will be harmed by the additional traffic. The Street is already frequently blocked by commercial vehicles, buses, through traffic and shoppers' cars and is unable to accept the additional vehicles this proposal will create. The adverse impacts on the character and setting of historic buildings and highway safety do not constitute sustainable development and it is not considered that any benefit to housing provision would outweigh the harmful impacts described. Contrary to policies HB1, HB8, GP1, H15, H16, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, nppf.
4. **Wildlife Habitats.** Insufficient study has been made of wildlife habitat and the loss that will result. The ecological report states that there is no pond on site whereas in fact a linear pond runs along the edge of the site next to Green Road. This has produced frog spawn in the past and could be a habitat for newts. Skylarks have recently been seen over the site but no reference is made to this in the survey. Only blackbirds and pigeons were reported as being on site whereas the boundary hedges during the nesting season contain birds of many species. A colony of Pipistrelle bats has recently been identified in the roof of Priory Cottage (a Listed Building) which is in Green Road opposite the site. Consideration needs to be given to the effect of the development on the bat population. A more detailed ecological survey is required. Contrary to policy CL8, cor5
5. **Access from the Site into Green Road.** The positioning of the proposed new road access from Green Road into the site is unsuitable. Green Road has high recorded speeds of traffic, the junction is on a dangerous bend and the vehicular access and exit to Priory Cottage will be made hazardous. If the application is approved, the junction needs to be reinstated to the position proposed in the original application and improvements carried out to Green Road as required in the SCC Highways consultee report of 30 June 2016. An emergency exit from the site also needs to be considered. Contrary to policies GP1, cor5, nppf, csfr-fc1, csfr-fc1.1.

6. **Loss of valuable agricultural land.** There would be a loss of valuable agricultural land. The site is outside the existing settlement boundary and this development would be an encroachment of the village on the hamlet at Woolpit Green. Contrary to policies H7, CL11, cor5.
7. Traffic survey figures quoted by the applicant are surprising and hard to believe. Woolpit Parish Council invites MSDC to examine these in detail.
8. In its Planning Statement Artisan says that 'it is considered that there is support locally for the proposed development and that the full extent of it will become clear during the application's formal determination'. The applicant does not have significant support locally. The comments made to the Parish Council by residents, with 34 letters objecting to the proposal and two supporting, show this to be the case. 107 residents attended the Parish Council meeting to discuss the original application in June and a further 81 for the revised application in December, with the overwhelming majority voicing their objections and concerns.
9. Woolpit Parish Council is concerned at the potential rate at which this and other possible developments could produce new housing in the village. The general infrastructure of Woolpit requires time to evolve and absorb new residents at a reasonable speed as development takes place. There is unease that new developments will result in Woolpit losing its 'village feel' and for it to become 'a town'. This application should not be considered in isolation but as one of several at the application or pre-application stage which together could add some 700 homes to the existing 900 in Woolpit.
10. Woolpit has a Neighbourhood Plan under preparation and it is becoming very apparent that residents consider that any development should take place on sites on the northern side of the village, enabling traffic to access the A14 without traversing the centre of our medieval village. Woolpit Parish Council believes MSDC should consider the information coming from the evolving Neighbourhood Plan before determining this application.
11. There is no doubt development pressure exists on nearby villages in the A14 corridor. MSDC should look at the needs of the wider area and spread new housing so as not to put excessive pressure on any particular village which might appeal to developers.
12. MSDC should take into account the recent East Bergholt High Court judgement which determined that the District Council should consider the housing needs of the core village and its local environs rather than the needs of the district as a whole.

From: David Pizzey
Sent: 10 June 2016 11:29
To: John Pateman-Gee
Cc: Planning Admin
Subject: 2112/16 Land on east side of Green Road, Woolpit.

John

The trees and hedgerows potentially affected by this proposal are located around the perimeter of the site and therefore are readily incorporated as part of the layout design. If you are minded to recommend approval of the scheme they will have an important role to play in helping integrate the development within the local landscape. Consequently we will require details regarding appropriate measures for their protection, ideally submitted as part of the application. I also note possible close proximity between the garage for plot 38 and adjacent tree that will require assessment.

Regards

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

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 26 May 2016 12:00
To: David Pizzey
Subject: Consultation on Planning Application 2112/16

Correspondence from MSDC Planning Services.

Location: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us

From: Philippa Stroud
Sent: 20 December 2016 11:52
To: Planning Admin
Cc: Sarah Scott
Subject: 4800/16/FUL Plancheway, Hollow Lane, Thurston - Land Contamination

WK/187978

Ref: 4800/16/FUL EH – Land Contamination
Location: Plancheway, Hollow Lane, Thurston IP31 3RG
Proposal: Erection of a replacement 1.5 storey dwelling following demolition of existing bedroom bungalow and outbuildings

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

I have no objection to the proposed development from the perspective of land contamination. 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.

Regards,

Philippa Stroud
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724724

Email: Philippa.Stroud@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/2112/16
Our Ref: 570\CON\1725\16
Date: 30th June 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

For the Attention of: John Pateman-Gee

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2112/16

PROPOSAL: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access
LOCATION: Land on east side of, Green Road, Woolpit, Bury St Edmunds, Suffolk
ROAD CLASS:

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

In highway terms there are various issues associated with this application which I list below:

1. Green Road across the site frontage has a variable road width but is narrow in parts, being only approx. 4.1 metres at its narrowest point near the point of access with water filled ditches on both sides up against the road edge. At this width cars have difficulty passing each other safely and any larger vehicles could only pass a bicycle. With the increase in traffic, including service vehicles, and the turning movements into and from the development site, this width is considered substandard and will result in vehicles having difficulty passing each other safely. It will therefore be necessary to widen Green Road across the site frontage to a kerbed width of 5.5m. This width will match the proposed width of the roads within the development site and allows all vehicles to pass with sufficient tolerances. The improvements to Green Road will need to include kerbing both sides, highway drainage, improvements and extension of the street lighting and road resurfacing as appropriate. The existing ditches will need to be culverted.
2. North of the application site, between Drinkstone Road and just beyond Mill Lane, Green Road narrows significantly to 4.3 metres. On the western side there is no footway as the buildings and fences are hard against the edge of the road. On the eastern side there is a narrow footway

measuring less than a metre and only 0.85m in parts. This road width is insufficient for two vehicles to pass with pedestrians on the footway being vulnerable to being hit by vehicles. The footway at this width is insufficient to allow pedestrians to pass each other without stepping into the road. It is also too narrow for wheelchair users and pram use so the only alternative for many is to walk along the road. The "Inclusive Mobility" document recommends a minimum obstacle free footway width of 1.5 metres. This allows a wheelchair user and a pedestrian to pass each other. A pushchair and an accompanied child require 1.25m. The footway here is also vulnerable to being driven over by vehicles as the kerbed separation is too low to offer sufficient protection. The kerb upstand is between 20mm and 60mm - this does not prevent or deter vehicles from driving over the kerb onto the footway. The increase in vehicular traffic and pedestrians from the new development having to negotiate this pinch point will exacerbate highway dangers unless appropriate safety improvements can be made. With the main pedestrian route into the village being hazardous, residents will be more inclined to make use of private vehicles if alternative sustainable means of transport are not considered attractive or safe options.

3. It is not clear if the proposed footpath link to the existing footway on Green Road (north west corner of the site near plot 16 and outside Vine Cottage) can be provided as it appears to require land outside the application site boundary and land which is not highway land. Here the road width is 5.1m and the footway only 1.2m. Beyond this point there is only a verge width of 0.65m between the road and the telegraph pole and only 1.0m between the fence and the road edge. Evidence will need to be provided to demonstrate that this essential link can be delivered without narrowing the existing road.
4. With the existing bus stops being located some distance from the application site on The Street it is important that pedestrian routes are improved and made safer to encourage use of public transport by new residents.
5. The application proposes a pedestrian and footpath link from the site to Steeles Close. This link crosses land which is not included within the site outline and is not highway land. The applicant will therefore need to demonstrate that this important link can be delivered.
6. There are various layout issues with the proposed site layout as shown on submitted drawing number 5018/PA31:
 - Kerb radius at the junction with Green Road should be 10.67m.
 - There are too many dwellings served via the shared surface road at 33. 25 is generally recommended for a cul-de-sac.
 - The main shared surface road is very straight which is not conducive to low speed.
 - There should be appropriate ramps into shared surface roads with the footways extending beyond the ramps into the shared surface.
 - Based on the standing water in the existing ditches on Green Road it is likely that the proposed swale features will more likely become ponds as water soakage here will be poor.

Please inform the applicant of my comments and concerns. If these cannot be satisfactorily overcome then a formal recommendation for refusal can be issued.

Yours.faithfully

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

Your Ref: MS/2112/16
Our Ref: 570\CON\4345\16
Date: 19th December 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: John Pateman-Gee

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2112/16

PROPOSAL: Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Revised layout.

LOCATION: Land on east side of, Green Road, Woolpit, Bury St Edmunds, Suffolk

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

1 D 1

Condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 6).

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

2 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.

3 ER 2

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

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

4 ER 3

Condition: The new estate road junction with Green Road inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 5018/PA31 Revision F 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.

6 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 5018/PA31 Revision F as submitted and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

7

Condition: Before any of the hereby approved new dwellings are first occupied the highway improvements to Green Road shall be laid out and completed as shown on the submitted Drawing Numbers 112/2015/01 Revision P1 and 5018/PA31 Revision F and in accordance with construction details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that Green Road is improved sufficiently to accommodate the increase in vehicle and pedestrian movements associated with the development.

8

Condition: Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised travel planning and a multi-modal travel voucher. The RTP shall be maintained and operated thereafter.

9 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.

10 NOTE 05

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

11 NOTE 06

The proposal will require the piping of a ditch. As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Councils' Flood and Water Management team. Application forms are available from the SCC website:

<http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/land-drainage>.
Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

12 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.

13 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.

14 NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

15 NOTE.

In respect of the recommended Travel Plan condition the following will apply:

It meets the six tests mentioned in Paragraph 203 of the NPPF below:

1. Necessary,
2. Relevant to planning,
3. To the development to be permitted - Links to NPPF paragraphs 32, 34 and 35 in maximising the existing sustainable transport options without the need for major infrastructure. It also supports Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012)
4. Enforceable - The wording of the condition will require the applicant to submit an example of the welcome pack to the LPA for the planning condition to be discharged.
5. Precise - The condition includes clear timescales for the applicant of what is required for them and when.
6. Reasonable in all other respects - The provision if a Residents Travel Pack takes into account the "Overarching principles on Travel Plans, Transport Assessments and Statements" section of the

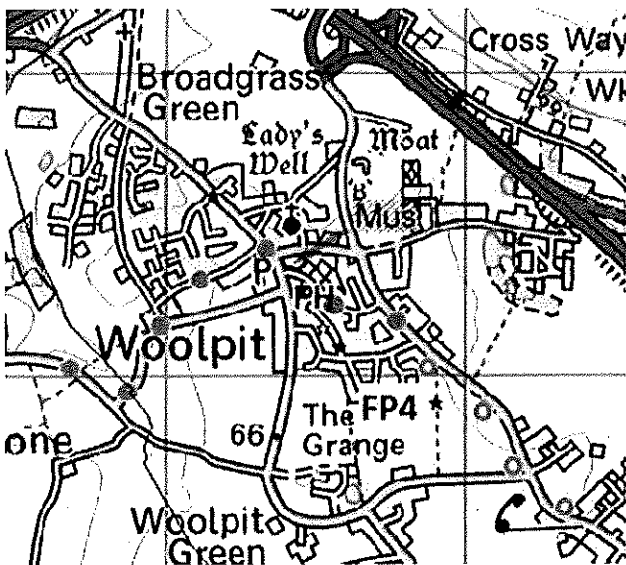
"Travel Plans, Transport Assessments and Statements in Decision Taking" section of the 2014 Planning Practice Guidance in being proportionate to the size and scope of the development. Based on the highway information provided the implementation of a full Travel Plan would be unreasonable for a development of this size.

PUBLIC RIGHTS of WAY SECTION 106 REQUIREMENT.

Public Rights of Way Response

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism.



The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works:

Heavy clearance works on Woolpit Public Footpath 4 - 3 days @ £250/day = £750.00

The PROW provides walking opportunities to local services and out into the wider countryside.

The subtotal of these works is £750.00

Staff time (design & project management) @ 12% = £90.00

Contingency @ 10% = £75.00

Total s106 funding requested from this development = £915.00

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,

- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:

Section 3 - Supporting a prosperous rural economy

Para 28 - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Section 4 - Promoting sustainable transport

Para 35 – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

Section 8 - Promoting healthy communities

Para 69 - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Para 73 - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Para 75 - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Yours faithfully

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

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 01 June 2016 14:44
To: Planning Admin
Subject: Planning Consultation 2112/16 NE Response

Application ref: 2112/16
Our ref: 187078

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

Dan Morris
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

Tel 0300 060 3900
email consultations@naturalengland.org.uk

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, HB1, H17, NPPF, RT12, CL8, H16, H13, H15, H4, H7, H14, CL11, T10, Cor1, Cor2, Cor5, Cor6, Cor9, CSFR-FC1.1, CSFR-FC1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.



Consultation Response Pro forma

1	Application Number	2112/16 – Land on East Side of Green Road, Woolpit	
2	Date of Response	14 th June 2016	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
4	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.	No objection	
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.	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>This is a development proposal for 50 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 17 affordable housing units. It is noted that this application proposes 18 AH units which is welcomed.</p> </div> <p>1. Housing Need Information:</p> <p>1.1 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.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost</p>	

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	<p>home ownership tenure accommodation.</p> <p>1.3 Furthermore the 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 a key driver for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p>2. Choice Based Lettings Information:</p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, as at May 16, 31</p>
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		<p>applicants were registered as seeking accommodation in Woolpit, with 18 of those identified as having a local connection. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence the 1039 applicants registered is important in this case.</p> <p>2.2 The following is a breakdown of the registered tenure required (at May 16):</p> <ul style="list-style-type: none"> • 1 bed property = 12 • 2 bed property = 12 • 3 bed property = 6 • 4 bed property = 1 <p>3. Recommended Affordable Housing Mix:</p> <p>3.1 35% affordable housing on this proposal based on 50 units equates to 17 AH units. For this development 18 units are proposed. The AH units should be tenure blind. It is recommended that the units are integrated across the site which will afford a more cohesive development rather than the current siting proposals which appear in an isolated position.</p> <p>3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:</p> <p>Affordable Rent Tenancy:</p> <ul style="list-style-type: none"> • 6 x 1 bed flats @ 50sqm • 6 x 2 bed 4p house @ 79sqm • 1 x 3 bed 5p house @ 93sqm <p>Shared Ownership:</p> <ul style="list-style-type: none"> • 3 x 2 bed 4p house @ 79sqm • 2 x 3 bed 5p house @ 93sqm <p>(Sqm minimum sizes set by the nationally described space standards – DCLG March 2015)</p>
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		<p>4. Other requirements for affordable homes:</p> <ul style="list-style-type: none"> • 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 • The Shared Ownership properties must have an 80% stair casing bar. • The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free • The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice • On larger sites the affordable housing should not be placed in groups of more than 15 units • Adequate parking provision is made for the affordable housing units • It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details. <p>5. Open Market Homes Mix:</p> <ul style="list-style-type: none"> • It is recommended that consideration be given to reviewing the open market mix creating a more balanced split of 2 and 3 bedroom units. This is to reflect the need for smaller homes,
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		as detailed in the above housing needs information.
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 Council's 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 Council's website and available to view by the public.

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

Our Ref: NHSE/MIDS/16/2112/KH

Your Ref: 2112/16

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

15 June 2016

Dear Sir / Madam

**Erection of 50 dwellings (including 18 (36%) affordable dwellings) and
construction of new access.
Land on East side of Green Road, Woolpit**

1.0 Introduction

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

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

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

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

- 4.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 120 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of position for primary healthcare services within a 2km radius of the proposed development

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Woolpit Health Centre	14,111	645.87	9,419	-321.74
Total	14,111	645.87	9,419	-321.74

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice
 3. Patient Capacity based on the Existing NIA of the Practice
 4. Based on existing weighted list size
- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

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

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity by way of reconfiguration and extension at Woolpit Health Centre; a proportion of the cost of which would need to be met by the developer. NHS England has recently received and is reviewing a proposal from Woolpit Health Centre to extend their premises.
- 5.3 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

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

Premises	Additional Population Growth (50 dwellings) ⁵	Additional floorspace required to meet growth (m ²) [□]	Spare Capacity (NIA) [□]	Capital required to create additional floor space (£) [□]
Woolpit Health Centre	120	8.23	-321.74	16,460

Total	120	8.23	-321.74	£16,460
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Notes:

1. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 2. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 3. Existing capacity within premises as shown in Table 1
 4. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£16,460**. Payment should be made before the development commences.
- 5.5 NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.

6.0 Conclusions

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

Yours faithfully

Kerry Harding
Estates Advisor

Consultation Response Pro forma

1	Application Number	2112/16	
2	Date of Response	15/06/2016	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	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.	No objection	
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.	I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.	
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	We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.	

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Date: 20/06/2016

Ref: 14.618

John Pateman-Gee,
Planning Services,
Mid Suffolk District Council,
131 High Street,
Needham Market,
Ipswich,
IP6 8DL

15 De Grey Square
De Grey Road
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CO4 5YQ

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Dear John,

Developer Contributions Requirements – Ref. 2112/16 – Land on east side of Green Road, Woolpit

I am writing on behalf of Suffolk County Council in relation to the above planning application for 50 dwellings in Woolpit. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

Given that the Mid Suffolk Charging Schedule was formally adopted on the 21st of January 2015, with planning permissions which fall within the CIL charging threshold liable for being charged from 11th of April, 2016, the following off-site infrastructure formally charged through planning obligations will now be sought by CIL funding:

- Public transport improvements;
- 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 health facilities;
- Provision of leisure and community facilities;
- Provision of 'off site' open space;
- Strategic green infrastructure (excluding suitable alternative natural greenspace);
- Maintenance of new and existing open space and strategic green infrastructure;
- Strategic flooding;
- Provision of waste infrastructure.



If residential is successfully promoted on the site, the requirements being sought in this case and as set out in this letter by Suffolk County Council are to be requested through CIL, with the exception of Highways and PROW contributions. As a result, it is anticipated that the above infrastructure and its associated costs, will form the basis of Suffolk County Council's contributions that will be sought through Mid Suffolk District Council's CIL.

It is foreseen that the District Council will continue to be responsible for monitoring infrastructure contributions being sought.

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

Without the following contributions being agreed between the applicant and the Local Authority, the development cannot be considered to accord with policies to provide the necessary infrastructure requirements.

Relevant Policy

The National Planning Policy Framework (NPPF), at paragraph 203 - 206, sets out the requirements of planning obligations, and requires that they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The County Council have adopted the 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' (2012), which sets out the agreed approach to planning applications with further information on education and other infrastructure matters provided within the supporting topic papers. This can be viewed at www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/

Mid Suffolk adopted its Core Strategy in 2008 and more recently undertook a Core Strategy Focused Review which was adopted in December 2012 and includes the following objectives and policies relevant to providing infrastructure:

- Strategic Objective S06 seeks to ensure that delivery of necessary infrastructure takes place to accommodate new development.
- Policy FC1 sets out the presumption in favour of sustainable development in Mid Suffolk.

Policy FC 1.1 highlights the Council will facilitate the delivery of sustainable development through a variety of means including the appropriate use of planning conditions and obligations.

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

1. Education

Paragraph 72 of the NPPF states that *'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 practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'*

We would anticipate the following minimum pupil yields from a development of 50 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 11 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 8 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 2 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Woolpit Primary Academy and Thurston Community College. There is sufficient capacity at the local catchment primary school to accommodate the demand arising from this development; however, funding is required for all 10 secondary school places arising from this development, at a total cost of **£186,654**. Suffolk County Council will bid for CIL funding to provide for these additional places.

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. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. 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 Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there is one provider with 24 places available. Therefore no contribution is required for Early Years for this 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:

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;
- 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;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

4. Transport

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 Luke Barber of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

In terms of public transport, a financial contribution will be required for the extension of footway down Green Road to provide a suitable walking route to the existing Post Office bus stops. Funding will also be required for improving these bus stops with raised kerbs. This will be at a total cost of **£5,000**.

5. Rights of Way

Section 8 of the NPPF promotes the need to protect and enhance public rights of way and access.

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

Section 8 of the NPPF promotes healthy communities and highlights the importance of delivering the social, recreational and cultural facilities and services a community needs.

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm 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. Assuming an average of 2.4 persons per dwelling the requirement is $2.4 \times 90 = £216$ per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 50 = £10,800$. This would be spent at the local catchment library in Stowmarket (Milton Road) and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF (para. 162) requires local planning authorities to work with others in considering the capacity of waste infrastructure.

A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Design features for waste containers and the availability of recycling facilities should be considered in finalising the design of the development.

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£2,550**.

8. 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. We would encourage all homes to be built to the 'Lifetime Homes' standard.

9. 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.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provisions 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 fire safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

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.** The information contained within this letter is time-limited for 6 months only from the date of this letter.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£0	£0
Education – Secondary	£2,936.80	£146,840
Education – Sixth Form	£796.28	£39,814
Pre-School Provision	£0	£0
Transport	£100	£5,000
Rights of Way	£0	£0
Libraries	£216	£10,800
Waste	£51	£2,550
Total	£4,100.08	£205,004

Table 1.1: Summary of Infrastructure Requirements

As noted in the beginning of this response, given that the Mid Suffolk's CIL Charging Schedule has been adopted, if residential development is successfully promoted on the site, it is anticipated that the above infrastructure requirements and its associated costs, will form the basis of Suffolk County Council's contribution from the associated CIL payments.

I consider that the above contributions requested are justified, evidenced and satisfy the requirements of the NPPF and the CIL 122 Regulations. Please let me know if you require any further supporting information.

Yours sincerely

Bethan Roscoe
Boyer Planning Ltd

Tel: 01206 769018

Email: bethanroscoe@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

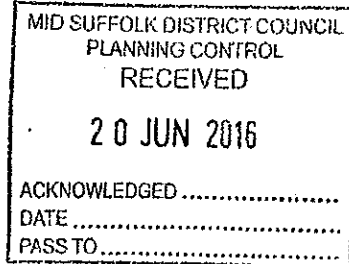
Suffolk Fire and Rescue Service

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

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

Your Ref: 2112/16
Our Ref: FS/F310951
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 15/06/2016



Dear Sirs

Land to the east side of Green Road, Woolpit
Planning Application No: 2112/16

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

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.

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr L Short, Artisan PPS Ltd, Berwick House, Baylham, Ipswich IP6 8RF

Adrian.buxton@suffolk.gov.uk

From: RM PROW Planning
Sent: 21 June 2016 13:42
To: Planning Admin
Cc: leslie@artisan-pps.co.uk; Francesca Clarke; Martin Egan
Subject: RE: Consultation on Planning Application 2112/16

Our Ref: W574/004/ROW333/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 4 is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected


We have **no objection** to the proposed works.

Informative Notes: "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.

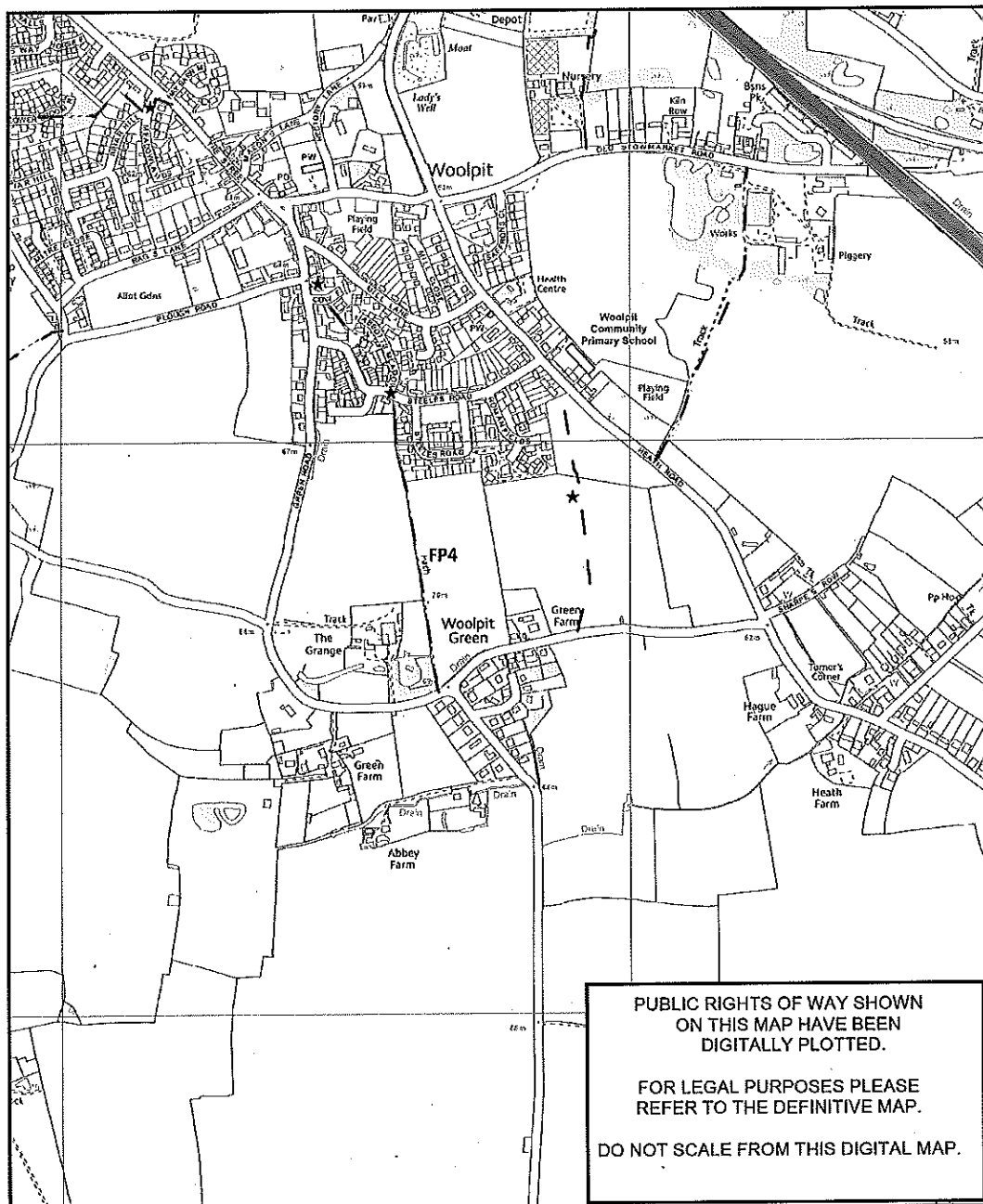
This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways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

Regards

Jackie Gillis
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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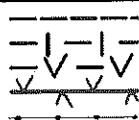
**2112/16 Land on east side of Green Road, Woolpit
Public Footpath 4**



Suffolk

County Council

Resource Management
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Public Footpath
Bridleway
Restricted Byway
Byway
Definitive Map Parish Boundary

Scale 1:2500

**Ordnance Survey MasterMap**

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Date: 21/06/2016



Consultation Response Pro forma

1	Application Number	2112/16	
2	Date of Response	15/06/2016	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	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.	No objection	
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.	I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.	
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	We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.	

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: RM Floods Planning
Sent: 23 June 2016 12:56
To: Planning Admin
Subject: RE: Consultation on Planning Application 2112/16

FAO John Pateman-Gee

Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.
Land on east side of Green Road, Woolpit

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC Position

SCC have reviewed the FRA by GH Bullard (ref 112/2015/FRA and dated April 2016) and subsequent documents including the GI Report by Notts Group. Overall the proposed surface water system is acceptable to SCC however we require further information before approval can be granted.

Specific Points

Overall the strategy is to discharge the proposed site via infiltration using private soakaways, permeable paving and an infiltration trench. The information in the GI Report supports this, however SCC do raise the following concerns:-

- Confirmation is required of the design standard for the infiltration devices -- in the main report reference is made to a 1 in 10yr standard for devices however Appendix K which outlines calculations for soakaway sizing shows that the private soakaways have been sized to 1 in 100 +40% CC . Please confirm which is true?

If the standard is 1 in 10 this will have to be increased to 1 in 30 as a minimum to meet national and local standards

- Modelling is required of main conveyance system (pipes, swales and infiltration trench) to show that it will contain the 1 in 30yr event and that there is no flooding on site or flows off the site. Are proposed swales to take any highway water?
- Modelling showing where volumes of water will flow in the 100yr+CC events, if the conveyance is not designed to contain the 1 in 100yr event.
- Section 6.5 -- Volume Control -- reference is made to new watercourse -- should this say infiltration trench?
- Indicative dimensions of swales will also be required -- including cross sections and long sections. Max water level in swales should be no more than 500mm with 1 in 4 side slopes.

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00013856
Local Planning Authority:	Mid Suffolk District
Site:	Land on east side of Green Road, Woolpit
Proposal:	Creation of 50 x C3 Dwellings
Planning Application:	2112/16

Prepared by: Alex Thirtle

Date: 12 July 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 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Elmswell 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 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-

Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 2112/16
Our Ref:
Date: 22/06/2016

Mr John Pateman-Gee
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear John,

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

Location: Land on east side of Green Road, Woolpit

Based on the information provided by the applicant and site visits carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 16th June I offer the following comments.

The information provided by the applicant

The applicant has provided an acceptable assessment of the likely landscape and visual impacts of the proposal

The site and landscape

Although the site is adjacent to the existing built environment it will create a new built boundary with the surrounding countryside. It is also notable that development of the site will create a new 'gateway' to the village of Woolpit. Therefore the creation of robust boundary planting and relation of existing vegetation, where it exists, are important to integrate the development into the wider landscape.

The indicative planting and landscaping proposals

The indicative scheme of landscaping appears, in general, to be appropriate. I note that applicant has identified the southern boundary as broadly in line with the former location of an historic field and proposes to reinstate this to provide of landscape ecological and access benefits.

This approach is very welcome subject to an appropriate and effective scheme of management for this area, which will be outside the domestic curtilage of any dwellings. I also note that planting is proposed as part of the SuDs design within the development. This is very welcome, as modified tree pits with cell systems can be an effective part of the SuDs train. The details however are matters for the relevant consultees.

Given the importance of this strategic planting to the design of the scheme, I suggest final details are secured by a separate condition from that for the plot planting (see proposed conditions below). I suggest final details are secured by a separate condition from that for the plot planting within the housing development, (see proposed conditions below).

Recommendations

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

I suggest that the scheme of strategic landscape planting should be secured prior to commencement to ensure that the scheme is robust deliverable and acceptable. This is to ensure that the LPA can be confident that the detailed proposal is likely to successfully mitigate the wider landscape and visual effects of the development and that the associated ecological SuDs and access benefits, can in practice, be secured.

PRIOR TO COMMENCEMENT: STRATEGIC PLANTING AND LANDSCAPING

A detailed scheme of strategic planting to include boundary vegetation and other key planting as set out on Page 15 of the Landscape Appraisal document *LSDP 11305 April 2016*, including implementation timescales and maintenance schedules covering a period of a minimum 10 years, drawn to a scale of not less than 1:200. The soft landscape 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.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1:1 basis for the first five years and at the discretion of the LPA second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation will be agreed in writing with the local planning Authority within 3 months of the date of consent and will then be planted in the first available planting season

PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: 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 CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: HARD LANDSCAPING

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

PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: EXTERNAL LIGHTING

No external lighting shall be provided within the development 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.

I suggest that the scheme of tree protection should be secured prior to commencement in order to protect trees and hedgerows to be retained prior the commencement of any site works.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The

Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

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

Reasons

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

Phil Watson
Senior Landscape Officer

John Pateman-Gee
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

28/06/2016

Dear John,

RE: 2112/16 Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access. Land on east side of Green Road, Woolpit

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Mill House Ecology, Aug 2015) and we note the findings of the consultant.

The site is bordered on its western side by a hedge with trees and ditch, the Site Layout Plan (drawing ref. PA31) indicates that the vehicular access to the site will cross this area with the resulting loss of some of this habitat for the road and visibility splay. At the time of the ecological survey (August) the ditch was dry, although it is understood from local information that it holds water earlier and later in the year. It is therefore possible that it could provide suitable habitat for protected and/or Priority amphibian species, such as great crested newt and toad, at certain times of year. The proposed access would also require the removal of part of the western hedge/tree line which is likely to be of some value to nesting birds and foraging bats (we understand that a bat roost has recently been recorded in a nearby property). We query whether it is possible to reposition the access to avoid this habitat loss? If this is not possible, further consideration should be given to additional assessment and mitigation of the potential impacts of this part of the proposal.

The site is bounded on the northern; eastern and western sides by hedgerows with trees. As identified in the ecological survey report these offer nesting habitat for bird species and foraging and commuting habitat for bats species. From the site layout plan it is unclear whether it is intended for these boundary features to be incorporated into the gardens of the proposed properties? This could result in unsympathetic management of these features and the reduction in their ecological value. We therefore request that either they are kept outside of the domestic curtilages or that a mechanism is found to enable their ecological value to be maintained.

Although no skylarks were recorded nesting on the site at the time of the ecological survey, this was carried out late in the season for this species. It is understood from local information that skylark have been recorded on and in the vicinity of the site this year (2016). Compensation for the loss of suitable nesting habitat for this species is therefore required, should consent for development be granted. We would recommend that this is in the form of skylark plots (meeting the specification set out in Countryside Stewardship option AB4) on nearby arable land, these should be secured for a minimum of 10 years.

Consent should not be granted until the above matters have been satisfactorily addressed. However, notwithstanding the above, should permission eventually be granted for some development at this site, we request that the recommendations made within the ecology 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

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

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

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

Our Ref: 2016_2112
Date: 5th July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 2112/16 – Land on east side of Green Road, Woolpit:
Archaeology**

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). The site is close to several finds scatters of Roman and Medieval date, indicative of occupation deposits in the vicinity (HER nos. WPT 001, WPT 009 and WPT 010). There is a strong possibility that Roman or Medieval occupation deposits will be encountered at this location. However, the site has not been the subject of previous systematic investigation. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 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.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

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

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

Yours sincerely,

Kate Batt BSc(hons)

Senior Archaeological Officer
Conservation Team

From: Andrea Stordy
Sent: 01 December 2016 12:13
To: Planning Admin
Subject: FAO: John Pateman Gee

Planning Application: 2112/16
Location: Land on East Side of Green Road, Woolpit

Good Afternoon,

Thank you for your letter of 29/11/2016.

Please be advised that we have made formal comment on planning application 2112/16 on 3/06/2016, which we note has been published. This may remain in place for the revised plans.

If you have any queries, please email them to water.hydrants@suffolk.gov.uk, quoting Fire Ref.: F310951.

Kind regards,

Sent on behalf of the Water Officer

Andrea Stordy
BSC

Engineering,
Public Health and Protection
Suffolk County Council
3rd Floor, Lime Block
Endeavour House,
Russell Road,
IP1 2BX

Tel.: 01473 260564

Consultee Comments for application 2112/16

Application Summary

Application Number: 2112/16

Address: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

Case Officer: John Pateman-Gee

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 (temp cover)

Comments

I have viewed these plans and do not have any comments or observations to make.