

Consultee Comments for application 4410/16

Application Summary

Application Number: 4410/16

Address: Land and Buildings at Red House Farm, Priory Road, Fressingfield IP21 5PH

Proposal: Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (access, layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

Case Officer: Rebecca Biggs

Consultee Details

Name: Mrs Carol Smy

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

Email: clerkfpc@thesmys.com

On Behalf Of: Fressingfield Parish Clerk

Comments

The Parish Council considered this application very carefully and discussed it at some length. There were some concerns set out in the response to the previous application that still have not been allayed:

The main problem foreseen with this proposal was the degree of traffic generated in a part of the village that cannot take it. New Street in Fressingfield is very narrow in parts and this development would feed all the increased vehicular movements into this particular road there is nowhere else for it to go. The PC has petitioned long and hard over the years for a 20mph limit in the narrowest part of New Street on account of past and current traffic volume and has consistently been refused both by SCC and the Police. Any major increase in traffic would be detrimental to both safety and the amenity of the current residents of New Street. However, if the site were to be used for just the Scout Headquarters, and not housing, the increased traffic from that would be manageable and this would be a better site, from a parking viewpoint than the current location (Goodwin Hall). It must also be borne in mind that New Street does not have footpaths (and there is no space for them) so the safety of pedestrians and cyclists would be further in jeopardy.

Currently there are between 10 and 13 vehicles per day (Mon-Fri) visiting Weybread Woodcraft; were the residential properties to be built they could support well in excess of 45 vehicles leading to up to 100 vehicle movements per day and this does not include the use of the Scout building. This is totally inappropriate for New Street.

Proposed housing: it was noted that the number of dwellings was reduced from 30 to up to 28 but although the Housing Needs Survey demonstrated a requirement for more housing in the village this reduced number is still far too high for this particular part of the village. There were still

concerns from nearby residents about such a large development destroying the amenity of their properties. The properties that would be overlooked are bungalows.

Of the policies quoted main considerations are as follows:

H13 it is impossible to say that the design of the dwellings will be acceptable at this stage. The illustrated road layout does not indicate any reduction in traffic speeds. But the amenity of neighbouring residents would, in the opinion of some of them, be adversely affected by overlooking

H14 this would appear to be complied with, however, there is no certainty of size or number and members still felt that the size of the development was over-large. Fewer houses would possibly be more acceptable

H15 there has been no mention in the plan of the impact on sewage/drainage and this has been a difficulty in the village

H16 this development would not protect existing residential amenity

T10 the proposal contravenes this policy in all respects when considering the impact on New Street

RT1 the proposed Scout Headquarters is compliant with all aspects of this policy when taken alone, despite the anticipated increase in traffic flow. It is the impact of the housing proposal that compromises road safety

RT4 - amenity open space and play areas within residential development seems tenuous at best

The Council fully supports the Scout Headquarters, feels this site is an ideal place for it and can understand why other possibilities had been rejected. However, one serious consideration appeared to have been overlooked: unless the plan had been mis-read the shower/lavatory block was at some distance from the Headquarters building and this presents the serious issue of the safeguarding of children. Also, with this proposal, the problem of the associated residential development remains. Concerns are still being raised by residents that the sewage system in this village cannot cope with the potential for development that is likely in the coming years and no one seems to be prepared to address it. Likewise the traffic overload; vehicle movements along New Street are not reducing and the case is not helped when monitoring takes place during quiet periods; this actual problem appears to be deemed irrelevant and the views and opinions of people who have to contend with increased, and ever weightier, traffic on a daily basis are ignored or patronised.

Refusal was recommended by a majority decision

Your Ref: MS/4410/16
Our Ref: 570\CON\0840\17
Date: 6th March 2017
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: Rebecca Biggs

Dear Rebecca,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4410/16**

PROPOSAL: Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (access, layout, andscape, appearance and scale).

LOCATION: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

ROAD CLASS:

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

I refer to your email dated 23/02/2017 which contained a link to "Technical Note 01" dated 15th February 2017. As you know this latest submission still does not overcome the lack of a footway link on New Street to serve the Scout Hut and the associated 28 new dwellings. Therefore, as previously advised on several occasions I confirm again that the Highway Authority recommends refusal of application 4410/16 due to the lack of agreement to provide a footway on New Street linking the site to the village. This was also the principal highways objection with the earlier application 2285/15.

Recommendation of Refusal.

The application site is located on the western edge of the village and proposes a new access onto New Street, a C Class road. The nearest existing footway on New Street is at the junction of Priory Crescent, a distance of approximately 145 metres. Pedestrians from the application site will walk in the road for this distance. New Street does not have any street lights for this length. The application proposes up to 28 new dwellings and a new Scout Hut. The development will generate increased levels of pedestrian movements onto New Street to access the village school, shop, bus stops and other amenities.

This increase in pedestrians walking in the road will be detrimental to highway safety and contrary to the objectives of the NPPF. The lack of a footway on New Street will also encourage a probable increase in unsustainable methods of travel to and from the site by future residents. The NPPF identifies as a core principle that development should actively make the fullest use of public transport, walking, and cycling and that development should be focused in locations where car travel is minimised. This edge of village location with poor pedestrian connectivity is not able to maximise sustainable modes of transport and does not provide safe and suitable access for all people as required by the NPPF:

- Paragraph 32 - safe and suitable access to the application site cannot be achieved for all people, in this case pedestrians.
- Paragraph 34 – the location of the site and the lack of footway links do not allow sustainable travel modes to be maximised.
- Paragraph 35 – the application site is not located where sustainable transport modes can be exploited for the movement of people. Priority is unable to be given to pedestrians due to lack of safe footway routes and the location does not allow potential conflicts between pedestrians and traffic to be minimised.
- Paragraph 38 – Although the site does have key facilities within walking distance the lack of suitable footway connections will deter pedestrians from walking to them.

Additional Comments.

The Highway Authority reiterates that a footway on New Street can be accommodated on either highway verge or land controlled by the applicant across the New Street site frontage. Despite the statements and various misquotes (of previous correspondence) within the submitted Technical Note, third party land is not required for such a footway and provision is feasible. Enclosed is a highway definition plan extract for your records; the highway verge is not unconfirmed here.

It should be noted from the highway definition that a 1.5m verge width is available for the 'worst' section; a footway at this width is considered acceptable in this edge of village rural location and is a significant improvement to having no footway. Across the site frontage the 1.8m wide standard can be achieved.

Current design guidance, primarily Manual for Streets, encourages connecting developments to their surroundings. Developments with poor links to the surrounding area encourage movement to and from it via car rather than more sustainable means. Walkable neighbourhoods are encouraged and it is acknowledged that walking offers the greatest potential to replace short trips via car. Designs should encourage interconnected street patterns and layouts to reduce resident's reliance on the car.

It is accepted that the application can promote pedestrian access via Priory Road for some, although this will still require walking in the road. It will not, however, provide a commodious route or option for the complete site. Many pedestrians will therefore use the New Street route, which will be the more convenient, shorter walk and it is these pedestrians that will be more at risk.

New Street in this area has no street lighting, is predominantly a straight road with little built up frontage and measured traffic speeds (85th percentile speeds surveyed at the site access) frequently exceed the 30mph speed limit. A kerbed footway should also reduce speeds a little. Street lighting isn't considered necessary currently, although ducting to provide for future lighting would be advisable. Priory Road has street lighting as far as no. 7. some 90m short of the site.

Speed Tables – The Highway Authority maintains that the installation of speed tables on the new access road, used to slow vehicles down, illustrates obvious design flaws; essentially the new road is too straight, therefore speeds will be excessive. The designer acknowledges this flaw by introducing tables as a speed reduction measure. I assume the access road has been designed to hug the western site boundary primarily to maximise the area left for development. Speed tables inconvenience several road users, can be hazardous for two wheeled vehicles and the constant noise of vehicles having to brake and ride over the tables is not ideal for residents. Vehicle speeds should be kept low in new

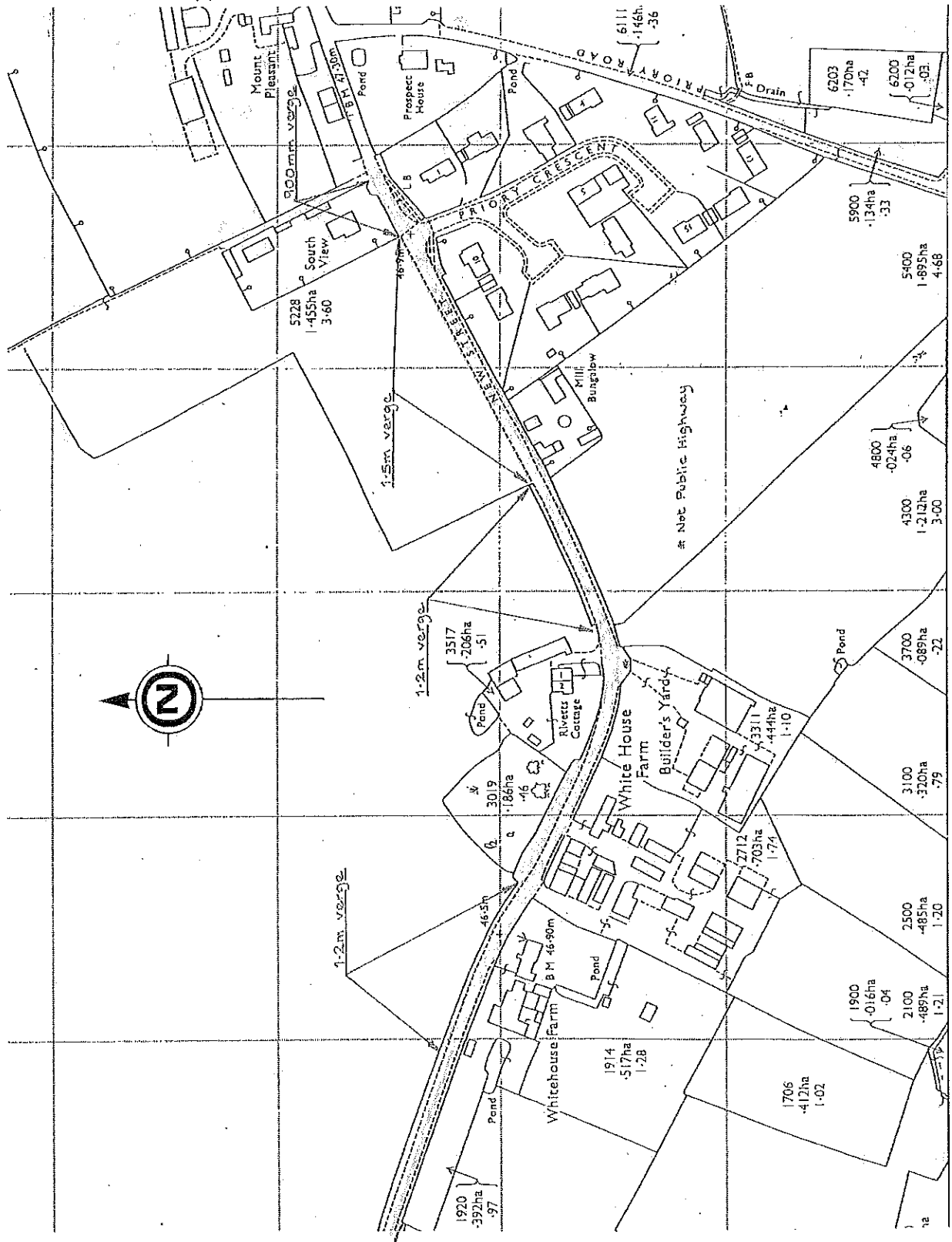
residential areas by horizontal alignment; introducing bends. This is not, however, a reason on its own to refuse this application but it may have implications for a potential agreement between the developer and the County Council for the adoption of the new road in due course.

Yours sincerely,

Development Management Engineer
Strategic Development – Resource Management

PARISH FRESSINGFIELD

DEFINITION OF EXTENT OF MAINTAINABLE HIGHWAY



CORRESPONDENCE REF 320/258

NEW STREET - Extent of public maintainable highway as coloured in.

DATE 23.5.90

ROAD No C508

Application Comments for 4410/16

Application Summary

Application Number: 4410/16

Address: Land and Buildings at Red House Farm, Priory Road, Fressingfield IP21 5PH

Proposal: Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (access, layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

Case Officer: Rebecca Biggs

Customer Details

Name: Mrs Jean Rowe

Address: South Lodge School Lane, Fressingfield, Eye IP21 5RU

Comment Details

Commenter Type: Supporter

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

Comment Reasons:

Comment: I wish to support this application for a New Scout Headquarters, and 28 residential homes. The present Scout Hut is certainly not fit for purpose. If something isn't done we will lose this scout group from our Village. If we must have more homes with these developments in our Village. This site is by far better than the one proposed in School Lane with the problem of the School plus documented wildlife on that site. The development proposed in New Street will be in filling along a residential road, and provide the young Scout a much needed building.

Rebecca Biggs

From: Jason Skilton
Sent: 18 January 2017 13:27
To: Rebecca Biggs
Cc: aimee.fowler@bidwells.co.uk
Subject: RE: Land at Priory Road, Fressingfield - MS/4410/16

Hi Rebecca,

The FRA looks ok, and they have details of a viable drainage solution and for the outline element (dwellings up 28) of this hybrid they are pretty much there bar submitting evidence of 3rd party agreement to discharge to their system (in principle/consent to discharge) to the watercourse.

However for the full element which is the scout building they will need to supply more detail of including the for the first basin.

Below is what is required for the full

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: Nathan Pittam
Sent: 01 December 2016 13:52
To: Planning Admin
Subject: 4410/16/FUL. EH - Land Contamination.

M3 : 186780

4410/16/FUL. EH - Land Contamination.

**Land and Buildings at Red House Farm, Priory Road, Fressingfield, EYE,
Suffolk, IP21 5PH.**

**Hybrid application comprising: Full Planning Permission for the erection of a
new Scout Headquarters Building, with associated facilities and access road
and Outline Planning Permission for ...**

Many thanks for your request for comments in relation to the above application.
Having reviewed the application I can confirm that I have no objection to the
proposed development. 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

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: David Harrold
Sent: 07 December 2016 14:59
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan ref 4410/16/FUL Land at Red House Farm, Priory Road, Fressingfield. EH - Other issues

Thank you for consulting me on the above application which is a revised scheme (from 2285/15).

I can confirm in respect of other environmental issues that I have no objection to the proposed new scout hut but note that the outline permission for residential development will be close to Weybread Woodcraft (a light industrial building). In respect of residential development the applicant should demonstrate that noise from Weybread Woodcraft will not be likely to cause nuisance to occupiers of the proposed new dwellings. The usual way of doing this is to submit an assessment carried out in accordance with BS4142.

I would, therefore, recommend the following condition:

- 1) Prior to the commencement of the development the applicant is required to submit an assessment carried out in accordance with BS 4142 to show that noise from machinery and equipment, including any ventilation and extraction equipment, from the industrial building will be unlikely to have an adverse impact on occupiers of the proposed new dwellings. The assessment shall include details of any mitigation measures to be implemented, for the approval of the Local Planning Authority.

Subject to the satisfactory submission of the above, I have no objections to the proposed development but would recommend appropriate conditions to mitigate against adverse impacts from lighting, also from noise during construction, as follow:

- 2) No means of external lighting shall be installed or attached to the Scout Headquarters except in accordance with details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect impact on surrounding residents) which shall have been submitted to and approved in writing by the Local Planning Authority and shall be implemented and retained as approved. No external floodlighting shall be installed within the site.
- 3) The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

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

Advisory Note: You may also wish to restrict the number and frequency of Scout camping events, to protect amenity.

I trust this is of assistance

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

From: David Pizzev
Sent: 24 November 2016 11:07
To: Rebecca Biggs
Cc: Planning Admin
Subject: 4410/16 Land and buildings at Red House Farm, Fressingfield.

Rebecca

There are no significant trees affected by this proposal.

Regards

David

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

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 18 November 2016 12:09
To: Planning Admin
Subject: 4410/16 - Consultation Response

Application ref: 4410/16
Our ref: 201656

Dear Sir/Madam,

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,

Jamie Clarkson
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900



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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

08/12/2016

Dear Rebecca,

RE: 4410/16 Hybrid application: Full Planning Permission for erection of new Scout Headquarters, and outline for up to 28 dwellings. Land and Buildings at Red House Farm, Priory Road, Fressingfield

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

We note the ecological survey (Anglian Ecology, September 2014) recommends that the findings of the survey only remain current for a period of two years. As this time limit has been exceeded, we recommend that if there have been any significant changes on the site, further assessment should be made prior to the determination of this application.

We note that a bat survey (Greenlight Environmental Consultancy, September 2015) of the mature trees and hedgerow along New Road was undertaken and agree with the findings of the consultant. To re-iterate our comments on the previous planning application (2285/15), we recommend that any loss of trees or hedgerow should be compensated for within the design of the proposed development.

There are records of hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development. For more information on this topic, see the Hedgehog Street website.

In the absence of any significant changes, we request that the recommendations made within the Anglian Ecology report are implemented in full, via a condition of planning consent, should permission be granted.

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

Yours sincerely

Jill Crighton
Conservation Planner

A company limited by
guarantee no 695346
Registered charity no 262777



Consultation Response Pro forma

1	Application Number	4410/16 Red House Farm, Fressingfield	
2	Date of Response	25.11.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would not result in material harm to the setting of the listed Priory Farmhouse. 	
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.	<p>The application is a revised version of a previous application. In terms of potential impact on nearby heritage assets the Heritage team considers that the revisions do not materially change the scheme's potential impact, and we find no reason to vary from our previous comment:</p> <p>The site is currently open farmland with Priory Farmhouse to the south east across Priory Road, and Red House Farm (unlisted) to the south west. To the west of Red House Farm is an industrial unit in a large utilitarian building. Priory Farmhouse stands back from the road with a well-treed immediate setting and its associated farmland beyond.</p> <p>The proposal is for a Scout building at the corner of the site, end-on to Priory Road with parking behind, and to the north-west of that (an Outline application) residential development.</p> <p>The part of the site around the Scout building would remain largely open, forming a further buffer between the listed farmhouse and the residential development.</p> <p>Neither part of the proposal would result in material harm to the setting of the listed farmhouse.</p>	
6	Amendments, Clarification or Additional Information Required		

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.

	(if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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

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

Philip Isbell
Professional Lead Officer
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

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

Our Ref: 2016_4410
Date: 29 November 2016

For the Attention of Rebecca Biggs

Dear Mr Isbell

PLANNING APPLICATION 4410/16 – LAND AND BUILDINGS AT RED HOUSE FARM, PRIORY ROAD, FRESSINGFIELD: ARCHAEOLOGY

This proposal lies in an area of archaeological interest recorded in the County Historic Environment Record, in a topographic location that is favourable for early occupation of all periods. A post-medieval mill was located immediately adjacent to the proposed development area (FSF 032) and a geophysical survey carried out for this site detected a number of anomalies which are likely to be archaeological in nature. As a result, there is a high potential for the discovery of hitherto unknown important features and deposits of archaeological interest at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

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

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

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

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

- a. The programme and methodology of site investigation and recording.

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

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

REASON:

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

INFORMATIVE:

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

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM PROW Planning
Sent: 06 December 2016 14:22
To: Planning Admin
Cc: john.long@bidwells.co.uk; Dee Chadney; Martin Egan
Subject: RE: Consultation on Planning Application 4410/16

Our Ref: E258/066/ROW825/16

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

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

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

Public Footpath 66 is recorded through the proposed development area and we provide comment as follows:

The legal alignment of FP66 is as per the attached 1:2500 digital plot, which is as near as can be ascertained; which is for information only and is not to be scaled from. The site plan indicates the footpath as being along the track to Priory Road, which is incorrect.

The route must not be obstructed by fencing.

A temporary closure of this section of FP66 will be required during construction; guidance notes and an application form is attached.

Consideration to be made for the provision of dropped kerbs where FP66 will cross the road by the Scout Hut.

Please include as footnotes in the decision notice:

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

"Public Rights of Way Planning Application Response - Applicant Responsibility" is attached for the applicant.

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/>

Consultee Comments for application 4410/16

Application Summary

Application Number: 4410/16

Address: Land and Buildings at Red House Farm, Priory Road, Fressingfield IP21 5PH

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Case Officer: Rebecca Biggs

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

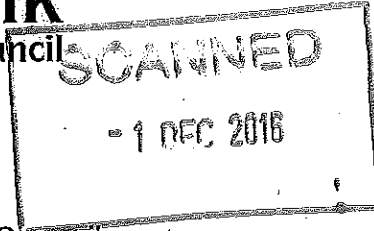
On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

Comments

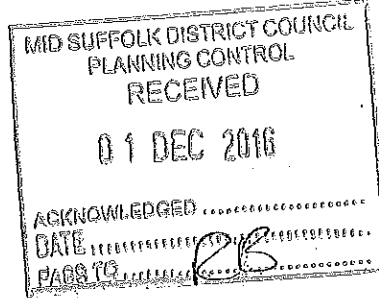
I have viewed these plans and do not have any comments or observations to make.



Suffolk
County Council



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



Dear Sirs

Land adjacent to Red House Farm, Priory Road, Fressingfield IP21 5PH
Planning Application No: 4410/16 + S106

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue 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/

Suffolk Fire and Rescue Service

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

Your Ref:
Our Ref: FS/F180870
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 30/11/2016

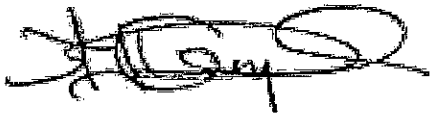
OFFICIAL

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).

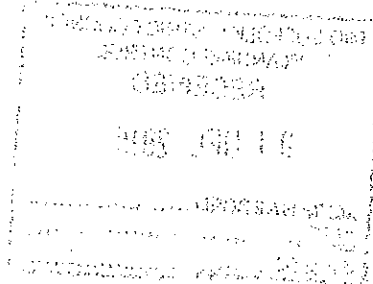
Consultation should be made with the Water Authorities to determine flow rates in all cases.

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 J Long, Bidwells, 16 Upper King Street, Norwich NR3 1HA
Enc: Sprinkler information

Planningcontributions.admin@suffolk.gov.uk

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:
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 30 November 2016

Planning Ref: 4410/16 + S106

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land adjacent to Red House Farm, Priory Road, Fressingfield
IP21 5PH
DESCRIPTION: 28 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.


Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Kempen', written over a horizontal line.

Mrs. A Kempen
Water Officer



Consultation Response Pro forma

1	Application Number	<p>M/4410/16/FUL</p> <p>Hybrid application comprising: - full application for erection of a new scout Headquarters building with associated facilities and access road and outline permission for the construction of up to 28 dwellings with all matters reserved.</p>	
2	Date of Response	09.12.2016	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Professional Lead – Housing Enabling
		Responding on behalf of...	Strategic Housing service
4	<p>Recommendation (please delete those N/A)</p> <p>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.</p>	<p>No Comment on the full application element. Outline element – scheme for residential dwellings to include provision of 35% affordable housing on site delivery. Mix to be agreed at Reserved Matters stage but to provide mix as set out on attached full response.</p>	
5	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	None	
6	Recommended conditions	<p>Affordable housing provided at 35% of overall provision. If 28 units constructed, 9 would be for affordable housing: - 7 units for affordable rent in the form of 1 and 2 bedroom units and 2 units for shared ownership in the form of 2 x 2 bed 4 person houses.</p> <p>Property types, tenures and units sizes as set out on attached comprehensive response to be included in the S106 agreement.</p>	

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

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

MID SUFFOLK DISTRICT COUNCIL

TO: Rebecca Biggs – Planning Officer

From: Julie Abbey-Taylor – Professional Lead – Housing Enabling

Date: 9.12.2016

SUBJECT: 4410/16/FUL

Location: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

Proposal: Proposal – Hybrid application: Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road.

Outline Planning Permission- Erection of up to 28 new dwellings with all matters reserved.

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information

- Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road.
- Outline Planning Permission- Erection of up to 28 new dwellings with all matters reserved.
- This site is to be considered under the Mid Suffolk Local Plan altered policy, H4
- Therefore the council will be seeking 35% of the total provision of housing which is up to 9 dwellings.

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms **a minimum need of 229 affordable homes per annum for the Mid Suffolk Area.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 1000 applicants registered for the Mid Suffolk area.

2.4 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for

Other requirements	Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.
	The council is granted 100% nomination rights to all the affordable units in perpetuity.
	The Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
	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 affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.
	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.
	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.baberghmidsuffolk.gov.uk under Housing and affordable housing for full details.

Your ref: 4410/16
Our ref: Fressingfield – land & buildings at Red
House Farm Priory Road 00048649
Date: 21 November 2016
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Rebecca,

Fressingfield: land & buildings at Red House Farm Priory Road – developer contributions

I refer to the hybrid planning application comprising: full planning permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and outline planning permission for the construction of up to 28 residential dwellings with all matters reserved (access, layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site specific mitigation.

Whilst most infrastructure requirements will be covered under Mid Suffolk District Council's Regulation 123 list of the CIL charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

Site specific matters will be covered by a planning obligation or planning conditions.

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

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

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

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

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

Community Infrastructure Levy

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

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

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

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

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

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

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

SCC anticipates the following **minimum** pupil yields from a development of 28 dwellings, namely:

- a. Primary school age range, 5-11: 7 pupils. Cost per place is £12,181 (2016/17 costs).

- b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are Fressingfield CEVC Primary School and Stradbroke High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary school for which CIL funding of at least £85,267 (2016/17 costs) will be sought. However at the secondary school level there is forecast to be surplus places.

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

In this Ward there is currently a surplus of places available.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
 - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & 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 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Christopher Fish.

Site specific matters will be covered by a planning obligation or planning conditions.

Public transport: a detailed assessment of how the site can be served by bus routes is required. The usual provisions for stops being created within the site apply, complete with raised kerbs, shelters and RTPI – prices and locations to be confirmed in conjunction with the developer as part of the Transport Assessment.

Rights of way: the NPPF reinforces the importance of this matter including paragraph 75 which states that “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.” A detailed assessment is required, with enhancements to the local network being secured by a planning obligation or planning conditions.

Travel Plan: Paragraph 36 of the NPPF states that “A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £6,048, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF ‘Section 8 Promoting healthy communities’.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

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

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

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

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

10. Superfast broadband. Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

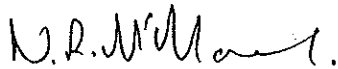
11. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

12. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Carol Barber, Suffolk County Council
Christopher Fish, Suffolk County Council
Floods Planning, Suffolk County Council