

From: planningconsultations
Sent: 11 October 2016 12:00
To: Planning Admin
Subject: Planning Consultation Response - 3858/16

Our Ref: PC/16/187

Your Ref: 3858/16

FAO Philip Isbell

Dear Sir,

Location: Land adj Greenacres, Gardenhouse Lane, Rickinghall Superior IP22 1EA

Proposal: Application for outlining planning permission fo residential development of up to 42 new dwellings, supporting infrastructure access (Highway & pedestrian).

I acknowledge receipt of your emailed letter dated 6th October 2016 regarding the above.

Please see attached a copy of our GIS drawing, we would advise you that from our records our existing apparatus does appear to be affected by the proposed development. We have no objection to the development subject to compliance with our requirements. Consent is given to this development on the condition that new metered water supply is provided for each new dwelling for revenue purposes.

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

Yours faithfully

Bryony Meredith
Planning Administrator

T – 01268 664 267

E – bryony.meredith@nwl.co.uk

W – www.eswater.co.uk

Tweet us @eswater_care

Essex & Suffolk Water, Sandon Valley House, Canon Barns Road,
East Hanningfield, Chelmsford, CM3 8BD

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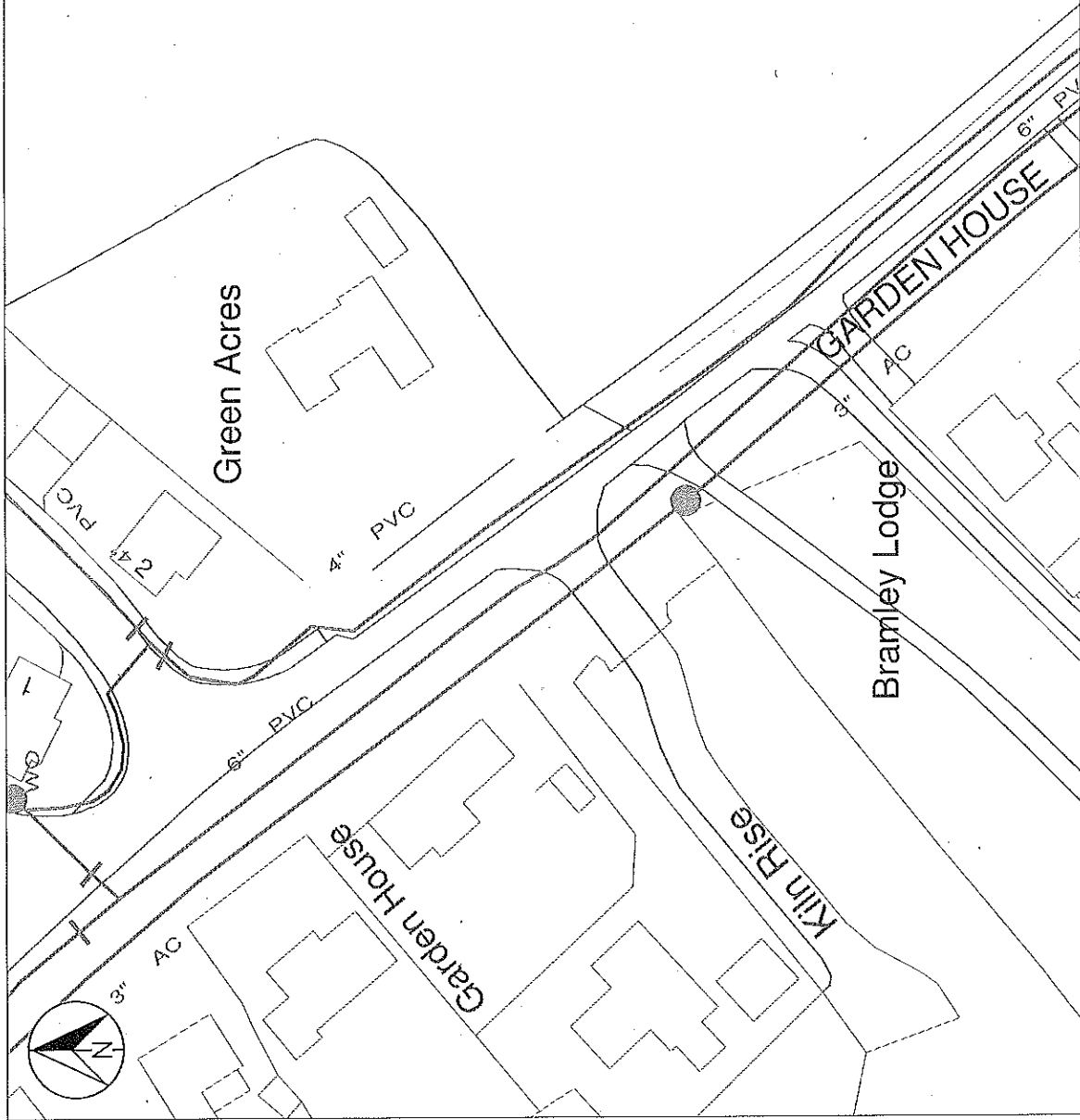
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User : XMEREB

Title :

Date : 11/10/2016 11:59:47

Centre Point : 604602,275332

Map Sheet : TM0475SE

Paper / Scale : A4@1:750

5 m



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From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 11 October 2016 08:57
To: Planning Admin
Subject: 3858/16 - Consultation Response

Application ref: 3858/16
Our ref: 198125

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

From: Philippa Stroud
Sent: 13 October 2016 12:17
To: Planning Admin
Cc: John Pateman-Gee
Subject: 3858/16/OUT Land adj. Greenacres, Garden House Lane, Rickinghall Superior - Land Contamination

WK/184897

Ref: 3858/16/OUT EH – Land Contamination
Location: Land adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA
Proposal: Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application)

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

For sites with a proposal for more than 2 dwellings, the Council requires a detailed 'Phase I Investigation, Walkover and Preliminary Risk Assessment' to be submitted with the application. This provides a detailed overview of the previous uses of a site and if necessary a planning condition may be imposed to ensure that the site is fully investigated and made suitable for use. The following advice note will assist the applicant in obtaining the relevant reports to submit with the planning application: [Advice Note 2 – Technical guidance for investigating, assessing and remediating land contamination \(PDF, 56.7Kb\).](#)

Please could the requested information be submitted and we be consulted again upon its receipt, as in its absence it is likely that we would recommend refusal.

Regards,

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

Telephone: 01449 724724

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

From: David Pizzey
Sent: 12 October 2016 09:26
To: John Pateman-Gee
Cc: Planning Admin
Subject: 3858/16 Land adj Greenacres, Rickinghall Superior.

John

I have no objection to this application as the site does not contain any trees or hedgerows of significance. However, if the scheme is approved new planting will be necessary in order to help soften and integrate the development within the local landscape. This issue can be dealt with as part of reserved matters.

Regards

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: 06 October 2016 18:49
To: David Pizzey
Subject: Consultation on Planning Application 3858/16

Correspondence from MSDC Planning Services.

Location: Land adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA

Proposal: Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application)

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

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, CL8, NPPF, HB13, RT12, Cor5, CSFR-FC1, CSFR-FC1.1, H16, Cor1, RT12, Cor2, Cor3, Cor4, Cor6, H4, H5, H15, H17, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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

Philip Isbell
Corporate Manager – Development Management
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_3858
Date: 19 October 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

PLANNING APPLICATION 3858/16– LAND ADJACENT GREENACRES, GARDEN HOUSE LANE, RICKINGHALL SUPERIOR: ARCHAEOLOGY

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record. Within the site itself, finds of medieval date have been recorded (RKS misc) and a Roman site is located less than 100m to the west (RKS 010). A number of Roman, Saxon and medieval finds scatters have also been recorded within the immediate vicinity (RKS 010 and 029). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have potential to damage or destroy any archaeological deposits that exist.

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

The following two conditions, used together, 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 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: 24 October 2016
To: Planning Admin
Subject: RE: Consultation on Planning Application 3858/16

Our Ref: W447/011/ROW719/16

For The Attention of: John Pateman-Gee

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 11 is recorded adjacent to the proposed development area.

It is noted that the layout will be covered by a reserved matters application; we would comment at this stage that the public footpath must be maintained through a green space and not within a fenced corridor.

We have no objection to this proposal.

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached

Regards

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

Public Rights of Way

Planning Application Response - Applicant Responsibility

1. There must be no interference with the surface of the right of way as a result of the development.
2. The right of way must be kept clear and unobstructed for users and no structures, eg gates, placed upon the right of way.
3. Planning permission does not give you permission to alter or change the surface of a public right of way. The Area Rights of Way Office must approve any proposed works to the surface of the route(s). For further information and advice go to <http://publicrightsofway.onesuffolk.net/assets/Traffic-Regulation-docs/Appl-form-guidance-for-works-on-ROW-01-12.pdf> or telephone 0345 606 6067.
4. Any damage to the surface of the route(s) as a result of the development must be made good by the applicant.
5. The Highways Authority is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage that it has to remedy.
6. The applicant must have private rights to take motorised vehicles over the public right of way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a public right of way other than a byway. We do not keep records of private rights.
7. If the public right of way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from the County Council. A fee is payable for this service. For further information and advice go to <http://publicrightsofway.onesuffolk.net/assets/Traffic-Regulation-docs/Guidance-to-applicants-on-applying-for-temp-closures-01-12.pdf> or telephone 0345 606 6067.
8. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.
9. Public rights of way are protected by law. If you wish to build upon, block, divert or extinguish a right of way within the development area marked on the planning application an order must be made, confirmed and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990.

There are four different statuses of public rights of way:

- **Public footpath** – this should only be used by people **on foot**, or using a mobility vehicle.
- **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
- **Restricted byway** – this has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a **horse and carriage**.
- **Byway open to all traffic (BOAT)** – these can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle.

More information about Public Rights of Way can be found via <http://publicrightsofway.onesuffolk.net>



SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raynegate Street, Bury St Edmunds
Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (3858/16)

SITE: 42 New Homes for Land adjoining Greenacres on Garden House Lane, Rickingham Superior, IP22 1EA

Applicant: Waller Planning

Planning Officer: Mr John Pateman-Gee

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry

Dear Mr Pateman-Gee

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of 42 residential properties at land adjoining Greenacres on Garden House Lane, Rickingham Superior. **In its current form I must object to this proposal as previous statistics have shown that such a design where a row of houses have been designed side by side along a public footpath create crime generators for that particular area in question.**

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

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

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

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

- 1.1 Considering that the Design Access Statement (DAS) on page 3 highlights "Under Proposed Development" that the properties will be developed with regard to matters such as safe streets and residential amenity, I am perturbed such an outline plan has been submitted, which if put in place in its current format would act as a generator for crime. It is a well-documented fact that houses placed in a row next to a main footpath attract offenders and increase the chances of multiple properties being burgled.

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- 1.2 vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods. Design features can help to identify the acceptable routes through a development thereby encouraging their use and in doing so enhance the feeling of safety.
- 1.3 There are advantages in some road layout patterns over others, especially where the pattern frustrates the searching behaviour of the criminal and his need to escape. Whilst it is accepted that through routes will be included in developments such as this, the designers must ensure that the security of the development is not compromised by excessive permeability, for instance allowing an offender legitimate criminal access to the rear or side boundaries of a dwelling, as is the case in this design.
- 1.4 Developments that enhance the passive surveillance of the area by the residents from their homes and which incorporate high levels of street activity have both been proven to influence a criminal's behaviour and deflect them elsewhere.
- 1.5 I therefore can only partially agree with the contents of the statement on page 32 of the DAS, at Paras 6.37 – 6.39, which states under "Safety and Security" that the particular design has been instigated "to ensure that public spaces within the site would feel safe, by orientating housing to overlook these areas."
- 1.6 I would like to see a less formal row of housing along the designated south westerly to south easterly footpath area and a design more in keeping with that of a cul-de-sac, where the housing is separately positioned in a semi-circular area.
- 1.7 To the planners credit part of the design especially within the middle of the proposed plan does have properties that look onto one another as preferred by police Secure By Design principles. It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by.

2. General layout of the proposed plan

- 2.1 For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.
- 2.2 From the plans seen it would appear that a number of the properties will have gable end windows that look onto public spaces, which is a police preferred preference of design that allows natural surveillance of the area to reduce the risk of graffiti, other forms of criminal damage, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.
- 2.3 The Design Access Statement on page 25 referring to "Layout" at Para 6.8, states that every property will have a private rear garden. I would be interested to know how the rear gardens will be secured? I would refer the developers to SBD 2016, page 18 on "Dwelling Boundaries", which outlines the importance of how the boundary between public and private areas should be clearly indicated.
- 2.4 **There are five main reasons for providing a perimeter boundary fence:**
 - a) To **mark a boundary** to make it obvious what is private and public property.
 - b) **Provide safety** for employers and employees.
 - c) **Prevent casual intrusion** by trespassers.

- d) **Prevent casual intrusion** onto the site by criminals.
- e) **Reduce the wholesale removal** of property from the site by thieves.

2.5 The gates to the side or rear of dwellings that provide access to rear gardens, should be of robust construction and be the same height of the fence line at a minimum height of 1.8m and be capable of being locked (operable by key from both sides of the gate and a good quality mortise lock is preferred). SBD 2016, Pages 18-19, Paras 10.3 – 10.5.12 refers.

3.0 Footpaths

3.1 The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context. Research from across the United Kingdom shows that 85% of house burglaries occur at the rear of a property.

3.2 As previously stated I have serious concerns regarding the safety and security around the established main right of way/footpath that leads from South West to South East at the side adjacent to the current properties on Ryders Way. Especially where the two areas dissect from Ryders Way and at the far end by the perimeter of the end property on Warren Lane.

3.3 Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime along with Anti-Social Behaviour. Where a suggested footpath is unavoidable, such as along a right of way, designers should consider making the footpath a focus of the development and ensure that they are straight as possible, preferably at least 3m across to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles with low growing and regularly maintained vegetation on either side. If possible it would assist for that area to also be well lit. (SBD 2016, pages 14-17, at Paras 8.1-8.19).

3.4 Footpaths that include lighting should be lit to relevant levels as defined by BS 5489:2013.

3.5 To the west of this proposed development on the A143 just before the staggered crossroads for Mill Road is an underpass footpath. Should the current development be expanded towards this area, I would have concerns that such an area would also become a higher generator for crime, including graffiti and Anti-Social Behaviour.

4. Lighting

4.1 I cannot comment on the lighting as there are no details submitted on the plans. However, I would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.

4.2 Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

5. Car Parking

- 5.1 The layout of the plans allows natural surveillance of the parking areas, which is commendable.
- 5.2 Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See section 16 SBD Homes 2016 for the specific lighting requirements as well as recommendations for communal parking areas.

6. Cycle Storage

- 6.0 I note on page 35 of the Design Access Statement at page 35 that an option has been considered for cycle parking, such as a communal storage area.
- 6.1 External containers specifically designed for the secure storage of bicycles and other property must be certificated to LPS 1175 SR1 or Sold Secure (Bronze, Silver or Gold standard, depending on the level of security needed for that area).
- 6.2 Where bicycle storage is provided in a robust shed, the minimum requirements for the shed construction and security should be as laid out at page 64 of SBD2016, under Para 53.2, entitled "Secure external storage facilities and bicycle security."
- 6.3 External, open communal bicycle stores with individual stands or multiple racks for securing bicycles should be as close to a main building as possible to allow an area of natural surveillance.

7. Communal Areas/ Public Open Space

- 7.1 **Communal Areas/Public Open Space:** Para 6.29 entitled "Open Space Provision" at page 30 of the Design Access Statement cites the development could include one or more open spaces. If that should be the case I would recommend metal knee-rail hoop fencing for the perimeter each area. Section 9, SBD 2016, provides further details around Communal areas in order to reduce the potential for ASB and Criminal Damage issues.
- 7.2 Should any play equipment be installed it should meet **BS EN 1176** standards and be disabled friendly. I would recommend that any such area has suitable floor matting tested to **BS EN1177** standards.
- 7.3 Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.
- 7.4 **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.
- 7.5 **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.
- 7.6 **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.
- 7.7 **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.
- 7.8 All litter bins should be of a fire retardant material.

- 7.9 The Fields Trust Planning and Design for Outdoor Sport and Play introduced 2008 and The Association of Play Industries Adult Outdoor fitness Equipment Standards also offer further guidance.

8. Local Access

- 8.0 I have serious concerns at the upsurge such a development would make regarding the increased vehicle access out of the area from Garden House Lane onto the Street, as historically this is a busy road and there are often cars constantly parked all around this area, particularly for the local shops. I understand that the possibility has been raised that the area could have double yellow lines installed. This requires enforcement which cannot be constantly maintained.

9. Further Recommendations in General

- 9.1 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.
- 9.2 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturer's recommendations. (SBD NH 2016 Para. 21.17).
- 9.3 I note from page 29 of the Design Access Statement on "Landscaping," at Para 6.22, the developer's intention is to landscape plant around the site edges. I would be interested to note what form of landscaping the developers intend to use? I strongly recommend planting defensive vegetation, such as Hawthorn, Berberis or Pyrocantha to deter any would be offenders and that the height of such boundaries should be at least 1.8m high.
- 9.4 I note from the Boundary Treatment details the design of the side/rear gates, will be police preferred at 1.8m high. However I note that they will be boltable gates, presumably at the top of the gate only? Police prefer a gate to be able to be locked from both sides and so a good central mortise lock is preferred, with additional lockable bolts placed on the top and rear of each gate. The gates must not be easy to climb or remove from their hinges. Further information can be found at section 10 of SBD Homes 2016, at Para 10, entitled "Dwelling Boundaries" and in particular at Para 10.3 entitled "Access gated to rear gardens".
- 9.5 I note from the plans that there is a proposal to plant a number of trees, which will also assist with drainage. Trees should allow, when mature, crown lift with clear stem to a two metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a one metre window of surveillance upon approach whether on foot or using a vehicle.

10. Conclusion

- 10.1 I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.
- 10.2 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards
[http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf)

- 10.3** SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide, namely Gold, Silver or Bronze standards. It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 10.4 To achieve a Silver standard, or part 2 Secured by Design physical security**, which is the police approved minimum security standard and also achieves ADQ, involves the following:
- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.
- 10.5** It is now widely accepted a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of that development.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which, when combined, enhances natural surveillance and safety.

The applicant can also enter into a **pre-build agreement** and make use of the Award in any marketing or promotion of the development. The current "New Homes 2016" guide and application forms are available from www.securedbydesign.com which explains all the crime reduction elements of the scheme.

In conclusion as stated I object to the plan in its current format, but I would be happy to work with the designers to look at measures to improve the surveillance of the area and reduce the risk of crime within this development.

Should a play area be considered, usage by non-age appropriate people, (i.e. older children) for which the play area would not be designed is a possibility. Teenage youths will always gather somewhere, often it is in a play park as it is considered an out of the way area away from parents. The best way to address such problems is to find alternative areas for such groups. One tried and tested method is providing a youth shelter.

If you wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely



Phil Kemp

Designing Out Crime Officer
Western and Southern Areas
Suffolk Constabulary
Raynegate Street
Bury St Edmunds
Suffolk
IP33 2AP



Consultation Response Pro forma

1	Application Number	3858/16	
2	Date of Response	27/10/2016	
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 subject to the block paving leading to properties is changed to a road surface suitable to manoeuvre dustcarts on. Bins from properties 15 to 24 cannot be brought up to the road as there would be too many and this would cause obstructions for residents and vehicles. Changing the road surface would enable the dust cart to access these properties and the presentation points would be nearer to the properties.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Change the block paving to a more suitable material to allow the dustcart to access the hammer heads with ease.	

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: Jackie Gillis
Sent: 01 November 2016 15:35
To: Planning Admin
Cc: Francesca Clarke; Christopher Fish; tim@wallerplanning.com
Subject: RE: Consultation on Planning Application 3858/16

For The Attention of: John Pateman-Gee

We have some additional comments to make on this proposal, they are:

Public Footpath 11 currently runs along the edge of the meadow and the rear gardens of the proposed development will back onto the footpath.

It is important to preserve the characteristic and amenity value of the footpath.

The footpath will need to be in a green corridor. Fencing along the edge of the path creating a 'corridor' will not be accepted.

The plant species (trees and hedging) will need to be chosen carefully to ensure light and air is not prevented from reaching the surface of the highway and to prevent encroachment on the highway from side growth. Quickthorn hedge species are not desirable next to public rights of way. To allow sufficient room for the users of the path, and taking into consideration the proposed planting, the minimum of a 2 metre wide green corridor is required to accommodate FP11.

It is recommended that should the application be successful that the developer contacts Mrs F Clarke, Area Rights of Way Officer, as soon as possible to discuss the requirements. Mrs Clarke can be contacted via Francesca.Clarke@suffolk.gov.uk or 01284 758849.

Regards

Jackie Gillis
Green Access Officer
Access Development Team

From: RM PROW Planning
Sent: 24 October 2016 15:51
To: 'planningadmin@midsuffolk.gov.uk' <planningadmin@midsuffolk.gov.uk>
Cc: Francesca Clarke <Francesca.Clarke@suffolk.gov.uk>; Christopher Fish <Christopher.Fish@suffolk.gov.uk>; 'tim@wallerplanning.com' <tim@wallerplanning.com>
Subject: RE: Consultation on Planning Application 3858/16

Our Ref: W447/011/ROW719/16

For The Attention of: John Pateman-Gee

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 11 is recorded adjacent to the proposed development area.


It is noted that the layout will be covered by a reserved matters application; we would comment at this stage that the public footpath must be maintained through a green space and not within a fenced corridor.

We have no objection to this proposal.

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached

Regards

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

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

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

Sent: 06 October 2016 18:49

To: RM PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: Consultation on Planning Application 3858/16

Correspondence from MSDC Planning Services.

Location: Land adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA

Proposal: Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application)

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 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, CL8, NPPF, HB13, RT12, Cor5, CSFR-FC1, CSFR-FC1.1, H16, Cor1, RT12, Cor2, Cor3, Cor4, Cor6, H4, H5, H15, H17, 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	3858/16 adj Greenacres, Rickinghall	
2	Date of Response	3.11.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would have a neutral impact on the setting of the nearby listed building. 	
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 site is at the edge of the Rickinghall settlement with a small frontage to Gardenhouse Lane. To the south-west of Gardenhouse Lane stands Garden House, a listed building. Beyond this further houses extend towards the countryside. Facing Garden House are two houses including Greenacres, with open countryside beyond.</p> <p>While Garden House would for many years have stood isolated in the countryside, it has for some time been embedded within the built settlement, and no longer benefits from a direct relationship with the rural surroundings. The site therefore makes little meaningful contribution to appreciation of the significance of the listed building. It is also noted that owing to the short frontage of the site on Gardenhouse Lane, in effect the settlement edge is simply moving further along the road, such that the listed building would still be perceived to be close to the countryside.</p> <p>The site forms part of the approach to, and setting of the Rickinghall / Botesdale Conservation Area. However, the proposal is not considered to compromise the setting of the Conservation Area or any views that contribute to its significance.</p> <p>For these reasons the impact of the proposal in heritage terms is considered neutral.</p>	
6	Amendments, Clarification or Additional		

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.

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

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.

From: Rickinghall PC [mailto:rickinghall_pc@btopenworld.com]
Sent: 07 November 2016 18:11
To: John Pateman-Gee
Cc: Jessica Fleming; Derek Osborne
Subject: RE: Consultation on Planning Application 3858/16

Hi John,

I can't submit this online any more so sending directly to you.

Rickinghall Parish Council resolved, with all in favour, to object to the application due to five main concerns: 1) The application contains insufficient evidence that the additional traffic would not cause significant difficulties on the narrow lane and at the already problematic junction with The Street. The Street is particularly narrow at that junction and a recent Traffic Survey in the village highlighted it as a top concern. This is downplayed in the application and the availability of alternative forms of transport to mitigate the problem is exaggerated. 2) There is no continuous footway along Garden House Lane through to Ryders Way, a safety risk that would only increase with the proposed additional traffic. 3) The close proximity of the trees bordering the new site to the public footpath would result in a narrow, damp, lightless tunnel affecting the quality and the security of the public right of way. It would be an improvement to have an open "buffer zone" between the footpath and any development on site. 4) The application contains an unconvincing assessment of the effect further hard-standing would have on surface drainage in an area prone to flooding down the Lane and into The Street in heavy rain. 5) There is little consideration for the effect on nos 4 – 18 (even) Ryders Way. The proposed site is higher than the houses backing onto it and there are understandable concerns from residents about overlooking, loss of light from the new houses and tree barrier and loss of security as the footpath would become an enclosed alleyway. There is also a concern about water run-off into their gardens. The Parish Council further comments that fears about adequate capacity at the school and health centre need to be addressed by the relevant authorities regardless of the result of this application. Finally, the PC notes that the application appears to leave road access open to a further development behind the site, something the PC would almost certainly oppose.

If for some reason this does not automatically go to Planning Committee, we have asked our District Councillor to request it.

Many thanks,

Leeann

Leeann Jackson-Eve
Parish Clerk
Rickinghall Parish Council

Your ref: 3858/16
 Our ref: 00044350
 Date: 07 November 2016
 Enquiries to: Peter Freer
 Tel: 01473 264801
 Email: peter.freer@suffolk.gov.uk

John Pateman-Gee
 Senior Development Management Planning Officer – Key Growth Projects
 Planning Department
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

Dear John,

Re: Rickinghall Superior, Land adj Greenacres, Garden House Lane IP22 1EA - Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian)

I refer to the above application for planning permission in Mid Suffolk.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	42	42
Approximate persons generated from proposal	97	97

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

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

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

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

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

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

Community Infrastructure Levy

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

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

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

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

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

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

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

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide

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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.'

Schools Affected by the Development

School	Capacity				Actual/Forecast Pupil Numbers				
	Permanent	95%	Temporary	Total	2016-17	2017-18	2018-19	2019-20	2020-21
St Botolph's CEVCP School, Botesdale	210	200		200	174	173	162	153	1
		0		0					
		0		0					
		0		0					
Hartismere School	970	922		922	962	963	964	961	9

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11*:	11	0	12,181
High school age range, 11-16:	8	8	18,355
Sixth school age range, 16+:	2	2	19,907

Total education contributions:	£186,654.00
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The local catchment schools are St Botolph's CEVCP School, Botesdale, and Hartismere School, Eye.

We currently forecast to have surplus places at the catchment Primary School, but no surplus places available at the High School to accommodate children and 16+ students arising from the proposal. SCC will therefore be seeking education contributions via CIL funding to mitigate the impact of this particular scheme as set out above towards providing additional education facilities.

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

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act

sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

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

In the Rickingham and Walsham Ward there are 2 providers, but only one of which is in Rickingham (Little Willows) offering 120 places. As at September 2017 it is predicted that there will be a surplus of places within this ward. Therefore no contribution is sought in this matter.

	Minimum number of pre-school children from the development:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	4	0	6,091

Required pre-school contributions:	£ 0.00
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- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Christopher Fish of Suffolk County Highway Network Management but an early indication of the possible site specific mitigation is as follows:

Passenger Transport site specific mitigation (planning obligation):

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www.suffolk.gov.uk

It is not possible for a bus to access this site, so an improvement will be necessary to the nearest bus stops on the main road through the village. These are served by Simonds 304 between Diss and Bury and are officially located near to "The Chestnuts" but are not currently marked. These stops should be relocated nearer to Garden House Lane where there is space for raised kerbs and poles to be built without too much disruption. Expected cost £6,000.

Public Rights of Way site specific mitigation (planning obligation):

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:

The southern end of Public Footpath 13 is recorded through an area of water; public have to walk alongside the A143 to resume their walk along Public Footpath 25. The path is to be diverted around the edge of the water to meet up with Public Footpath 25, to provide a safe and convenient route.

Sections of Rickinghall Public Footpath 9 and Botesdale Public Footpath 1 require clearance works, a day is required on each route = £500.00.

The subtotal of these works is £500.00

Staff time (design & project management) @ 12% = £60.00

Contingency @ 10% = £50.00

Order making costs = £4,000.00

Total s106 funding requested from this development = £4,610.00

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

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

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent on improving development of library services serving the area of the

development, and outreach activity from the nearest library.

Libraries contribution:

£9,072.00

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

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

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

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

Waste Contribution:

£ 0.00

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

considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

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

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

9. Archaeology. Please refer to the response sent by Rachel Abraham (SCC Senior Archaeological Officer), reference 2016_3858, on 19 October 2016.

10. Fire Service. The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provided support and advice on their installation.

11. Superfast broadband.

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

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

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

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

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£ 0.00	£ 0.00
Education – Secondary	£3,496.19	£146,840.00
Education – Sixth Form	£947.95	£39,814.00
Pre-School	£0.00	£ 0.00
Transport (See section 4 for site specific mitigation and planning obligations)		
Libraries	£216.00	£9,072.00
Waste	£0.00	£0.00
Total	£4,660.14	£195,726.00

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

I would be grateful if the above information can be presented to the decision-taker.

Yours sincerely,

P J Freer

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

cc Neil McManus, SCC
Christopher Fish, SCC

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

08/11/2016

Dear John,

RE: 3858/16 Application for Outline Planning Permission for residential development of up to 42 new dwellings. Land adj Greenacres, Garden House Lane, Rickinghall Superior

We have been made aware of this application and have the following comments:

We have read the ecological survey report (Scarborough Nixon Associates Ltd, Apr 2016) and we note the conclusions of the consultant. The ecological consultant recorded skylark during the survey and considers that the site provides suitable nesting habitat for this species (Section 4.4), skylark have also been recorded in the vicinity of the site (records available from Suffolk Biological Information Service (SBIS)). However, the report does not assess the likely impact of the proposed development on this species or make any recommendations for mitigation or compensation of impacts on this species. Skylark are a UK and Suffolk Priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and therefore the likely impacts on them must be assessed prior to the determination of this application. Consent should not be granted for development which, unmitigated, would result in an adverse impact on Priority species.

The proposed development also appears to include vehicular access from Garden House Lane which involves the removal of a short section of hedgerow with trees. However, the loss of this habitat does not currently appear to be assessed in the ecological survey report. Hedgerows are a UK and Suffolk Priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and therefore the likely impacts on them must be assessed prior to the determination of this application. Consent should not be granted for development which, unmitigated, would result in an adverse impact on Priority habitat.

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

We also note that the current application is for outline planning consent, it should be ensured that any future proposals at this site are informed by suitably up to date ecological survey and assessment information.

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

Yours sincerely

James Meyer
Senior Conservation Planner

From: Nathan Pittam
Sent: 28 November 2016 11:19
To: Planning Admin
Subject: 3858/16. EH - Land Contamination.

M3 : 187135

3858/16. EH - Land Contamination.

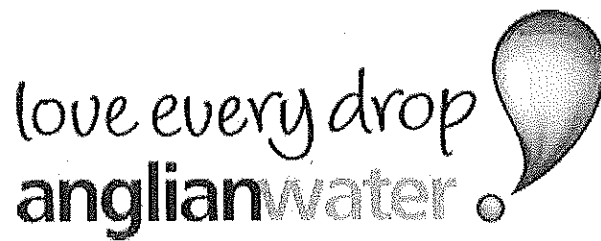
**Land adj Greenacres, Garden House Lane, Rickinghall Superior, DISS.
Evaluation of a Phase 1 land contamination assessment for planning
application 3858/16.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and the Phase I report submitted in its support and am happy to confirm that 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

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



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00018449
Local Planning Authority: Mid Suffolk District
Site: Land adj Greenacres, Garden House Lane,
Rickinghall Superior
Proposal: Creation of 42 x C3 Dwellings
Planning Application: 3858/16

Prepared by: Mark Rhodes

Date: 09 December 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 Botesdale 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 via a gravity connection to the public foul sewer. 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
-

From: Jason Skilton
Sent: 14 December 2016 10:42
To: Planning Admin
Cc: John Pateman-Gee
Subject: 2016-12-14 JS Reply 3858/16 Proposed Development of Land to the East of Garden house Lane, Rickingham

We are generally happy with the Flood Risk Assessment and Drainage Strategy, Project Ref 36813 Dated September 2016. The side slopes of the attenuation basin will dictate the maximum depth of water in a 100 year return period i.e. water depth 0.3-0.5m, side slope no steeper than 1:4, water depth 0.2-0.3m side slope no steeper than 1:4 to 1:2 may be acceptable,

Suffolk County Council, Flood and Water Management can make the following recommended approval subject to our proposed conditions.

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of who will maintain each element of the surface water system for the life.

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

2. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

3. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

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

4. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- The Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

Your Ref: MS/3858/16
Our Ref: 570\CON\3382\16
Date: 20 December 2016
Highways Enquiries to: christopher.fish@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: James Platt

Dear James

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3858/16

PROPOSAL: Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application)

LOCATION: Land Adj Greenacres, Garden House Lane, Rickinghall Superior, IP22 1EA

ROAD CLASS: U

Notice is hereby given that the County Council as Highway Authority objects to the proposal because there is insufficient access width for safe access with the carriageway and footway widths within the redline shown on drawing 15_253_FS01E contrary to National Planning Policy framework paragraph 32.

Comment:

The site boundary is tight on the access as shown. Ordinarily this may not be a big problem but in this location it appears that the ditch needs to be bridged. Measures to prevent pedestrian and vehicle incursion will require some width and the structure must be accessible for maintenance for sustainable access. It is suggested that an additional one metre width is necessary on each side for this to be acceptable in principle.

The alternative of reducing the footway and carriageway widths isn't considered to be acceptable. A reduction to 1.5m footway width over a short distance may be acceptable but no less. That would mean a reduction in the carriageway width in the order of 1.5m would be left to find. This would reduce the carriageway below that which is appropriate to serve the number of dwellings proposed and there would be a significant risk of conflict between vehicles as a result.

In addition, it appears that the refuse collection vehicle would be restricted in the direction that it may exit the site to north, as it would otherwise run over the verge on the west side if it turned left. This isn't reason to refuse the application in itself but a matter that ought to be addressed.

The following comments, draft planning obligations and draft conditions are made on the assumption that acceptable access can be achieved.

The Suffolk Design Guide for Residential Areas (SDG) advises that Major Access Roads including footways should serve more than 100 dwellings and at paragraph graph 3.3.8 that, '*For Major Access Roads serving more than 150 and up to 300 dwellings: either two points of access should be provided or where only one point of access is available the road layout should form a circuit and there should be the shortest possible connection between this circuit and the point of access. This should always form the stem of a T-junction – usually with a Local Distributor road.*' There are already over 150 dwellings served off Garden House Lane, however, Manual for Streets (which superseded Design Bulletin 32 on which much advice in SDG is based) (para. 6.7.3) says that fire services adopt a risk assessment approach to the risk of the access being blocked and to achieve their response targets for emergency access. Thus I would advise consultation of the Suffolk Fire and Rescue Service.

Garden House Lane is not laid out even to Major Access road standard. While it is acknowledged that there is a footpath between The Street and Ryders Close, it is considered likely that residents of the application site would wish to walk directly to The Street (for example to bus stops) and not climb additional height and walk extra distance via The Ryders. The development will also add additional vehicular and pedestrian trips, thus generating the need for the infrastructure. A planning obligation may be necessary if a Grampian condition is not acceptable.

The footway fronting Walsingham Mews (approximately 30m from The Street along Garden House Lane) is not recorded as highway maintainable at public expense according to records held in this office, however, it is considered to be highway maintainable by the land owner (not by the local highway authority).

Further south, there is adopted footway for approximately 30m either side of Wheatfields junction with Garden House Lane. Following which there is a length of approximately 55m with no footway before Ryders Close, which has footways returning to Garden House Lane. It is recommended, however, that a length of footway that should be provided is approximately 84m such that residents of the proposed development can cross the carriageway south of Ryders Close. The verge on the south east side of Garden House Lane is recorded as adopted highway at approximately 9m in width. It would therefore appear feasible to construct a continuous footway from the site to The Street on the southeast side of Garden House Lane without narrowing the carriageway.

The extensive grass verge is at risk from development related traffic and conditions would be recommended to limit and mitigate the impact.

There has been flooding on The Street, purportedly due to debris blocking the screen over the inlet to the section piped beneath Garden House Lane itself and The Street. The drainage system from Ryders Way and Wheatfields both drain into this system. Ryders Way is a highway drain and the Wheatfields system has been adopted by Anglian Water. The development mustn't make the risk of such flooding worse by providing the footway or any other process. Sustainable drainage measures should be incorporated to accommodate the additional impermeable area and to reduce the flood risk. With agreement from SCC's Flood & Water Engineer it may be preferable to incorporate this into the on-site drainage proposals.

The vehicular trip generation from 42 dwellings is not considered to be sufficient to warrant refusal due to traffic delays in accordance with National Planning Policy Framework paragraph 32.

School access:

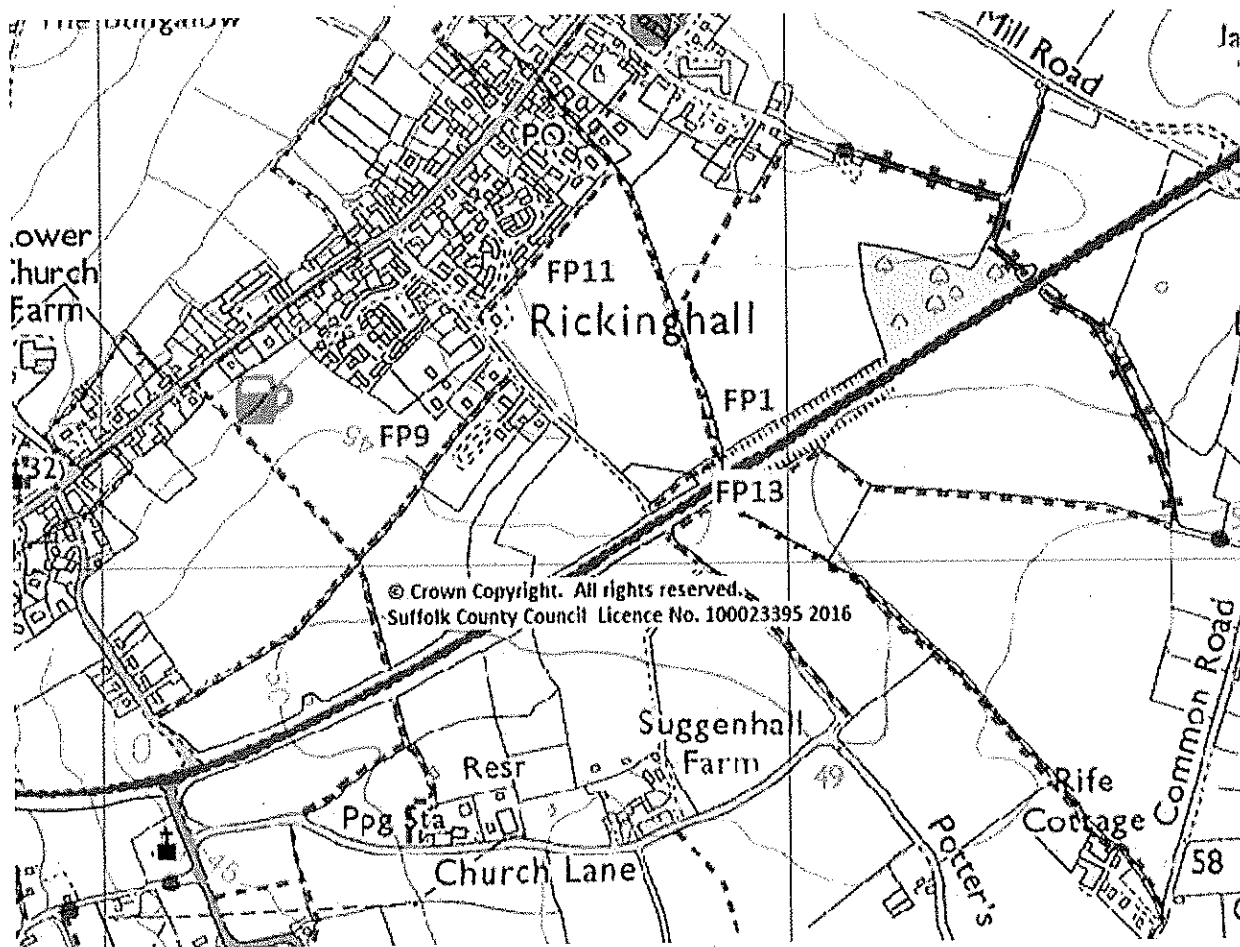
The site is not sustainable in respect to access to secondary schools as it is over distance to the Transport Priority Area school Hartismere High School and to the nearest High School in Diss. SCC will be obliged to pay for the transport of any secondary school children needing to go to school at an average cost £7,182 per annum.

Public Transport

As previously advised, it is not possible for a bus to access this site. NPPF Paragraphs 29, 32 and 35 refer to sustainable transport. To make this development sustainable in these terms it is necessary to relocate and improve the nearest bus stops on The Street nearer to Garden House Lane where there is space for raised kerbs and poles to be built without too much disruption.

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 below. Relevant sections of the NPPF to Public Rights of Way are provided as an appendix.



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:

The southern end of Public Footpath 13 is recorded through an area of water; public have to walk alongside the A143 to resume their walk along Public Footpath 25. The path is to be diverted around the edge of the water to meet up with Public Footpath 25, to provide a safe and convenient route, please refer to the attached plan. Sections of Rickinghall Public Footpath 9 and Botesdale Public Footpath 1 also require improvement works. The likely cost of making the necessary Orders is £4000.

Subject to the satisfactory resolution of the reason for refusal above, the County Council as Highway Authority would not object to the proposal subject to the imposition to conditions and satisfactory S106 Planning Obligations, which are likely to be as follows:

Draft Planning Obligations:

Passenger Transport site-specific mitigation: Contribution £6,000 payable to Suffolk County Council prior to first occupation for the construction of bus stops incorporating raised bus stop kerbs and poles on The Street in the vicinity of the site. Index linked. Unspent/not committed balance to be repaid on 5th anniversary of receipt.

Public Rights of Way site-specific mitigation: Contribution to the improvement of the public rights of way network including Order making costs £4,610.00 to be paid prior to first occupation. Index linked. Unspent/not committed balance to be repaid on 5th anniversary of receipt.

School Access Transport site-specific mitigation contribution: £71,820 towards for 10 years payable prior to first occupation of the 10th dwelling. Any balance unspent to be repayable if the Transport Priority Area school is relocated within an acceptable distance.

Draft Conditions:

1 AL 2

No part of the development shall be commenced until details of the proposed access (including any structures to be erected, surface materials and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place.

Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 Prior to the commencement of any part of the development, details of the proposed tree planting and landscaping including root management measures shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved.

Reason: To ensure new trees are not planted too close to carriageways to be lawfully replaced if they become highways; to prevent damage to the roads which are required for safe access and to ensure that visibility splays remain unobstructed by proposed planting.

3. Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved construction management plan. The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- ~~c) piling techniques~~
- d) storage of plant and materials
- e) programme of works (including measures for traffic management and operating hours)
- f) provision of boundary hoarding and lighting
- ~~g) protection of important trees, hedgerows and other natural features~~
- ~~h) protection of the aquatic environment in terms of water quantity and quality~~
- i) details of proposed means of dust suppression and noise mitigation
- j) details of measures to prevent mud from vehicles leaving the site during construction
- k) haul routes for construction traffic on the highway network and
- l) monitoring and review mechanisms.

No deliveries to the site during construction shall be undertaken at the following times;
During the hours of 0800 - 0900 on Mondays to Fridays (inclusive) except bank holidays.

Reason: In the interests of highway safety, residential amenity, traffic management and emergency access.

(Note: struck through points are not considered to be necessary or relevant by the Highway Authority but may still be necessary for other planning reasons.)

4 No part of the development shall be commenced until a photographic condition survey of the highways fronting and near to the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that damage to the highway as a result of the development is repaired at the developer's cost and satisfactory access is maintained for the safety of residents and the public.

5 B2

Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

6 D 2

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway / estate roads. This shall include how the surface water will be disposed of. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water, flooding or ice on the highway.

7 ER 1

Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, street lighting 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.

8 P2

Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage and facilities for charging plug-in electric vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety and to promote sustainable transport.

9 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.

10 NOTE 06

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 for piping it. 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.

11 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.

12 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.

Yours sincerely,

Mr Christopher Fish

Senior Highway Development Management Engineer
Strategic Development – Resource Management

Appendix 1

References in the National Planning Policy Framework relevant 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.

Suffolk County Council Strategies and Policies relevant to Public Rights of Way:

- The 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,
- The Nature Strategy which seeks to ensure physical access improvements go hand-in-hand with wildlife sensitivity and quality interpretation, to enable people to access and understand our natural environment.

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/16/3858/KH

Your Ref: 3858/16

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

17 October 2016

Dear Sir / Madam

**Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application).
Land adj Greenacres, Garden House Lane, Rickinghall Superior, IP22 1EA**

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating 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 proposed development could generate approximately 101 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Botesdale Health Centre	9,789	591.96	8,633	-79.29
Total	9,879	591.96	8,633	-79.29

Notes:

- 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.
 - Current Net Internal Area occupied by the Practice
 - 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"
 - 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, in line with emerging CCG Estates Strategy, by way of extension, refurbishment or reconfiguration at Botesdale Health Centre; a proportion of the cost of which would need to be met by the developer
- 5.3 Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

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

Premises	Additional Population Growth (42 dwellings) ⁵	Additional floorspace required to meet growth (m ²) ⁶	Spare Capacity (NIA) ⁷	Capital required to create additional floor space (£)
Botesdale Health Centre	101	6.93	-79.29	15,939
Total	101	6.93	-79.29	£15,939

Notes:

5. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 6. Based on 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"
 7. Existing capacity within premises as shown in Table 1.
 8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£15,939**. Payment should be made before the development commences. NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.
- 5.5 This development is not of a size and nature that would attract a specific S106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment, extension or relocation, would be sought from the CIL contributions collected by the District Council, as appropriate.

6.0 Conclusions

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

Yours faithfully



Kerry Harding
Estates Advisor

OFFICIAL



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

Planning Control	
Received	
28 OCT 2016	
Acknowledged
Date
Pass to	JPG

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: 25 October 2016

Planning Ref: 3858/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land adj. Green Acres, Gardenhouse Lane, Rickinghall Superior IP22 1EA
DESCRIPTION: 42 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Possible 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.

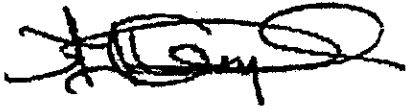
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

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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

3858/16

OFFICIAL



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

Planning Control	
Received	
28 OCT 2016	
Acknowledged
Date
By	JPG

Your Ref:
Our Ref: FS/F190965
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 25/10/2016

Dear Sirs

Land adjacent Green Acres, Gardenhouse Lane, Rickinghall Superior Ip22 1EA
Planning Application No: 3858/16

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

Continued/

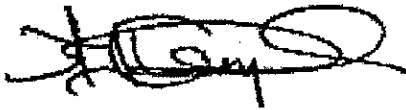
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information 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 T Waller, Waller Planning, Suite C, 19-25 Salisbury Square, Old Hatfield
AL9 5BT

Enc: Sprinkler information

S106 Planning Contributions