

PARISH COUNCIL

Comments from: Woolpit Parish Council

Planning Officer: Dylan Jones

Application number: 2112/16

Proposal: Erection of 49 dwellings (including 17 affordable dwellings), and construction of new access.

Location: Land on East side of Green Road, Woolpit

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Woolpit Parish Council maintains its objection to this application.

In addition to the comments made in December 2016, the Parish Council has the following comments to make about the proposed revised highway modifications in the Green Road/Mill Lane/The Street area.

- Large vehicles will not be able to pass through the one-way section of Green Road without mounting the pavement. The width of a fire engine at 3.15m is greater than the proposed road width, particularly after allowing for the bollards outside Model Cottage. The road is also frequently used by even wider agricultural and other vehicles.
- As is now standard practice, the kerb south of Mill Lane will have to be reduced in height from the proposed raised kerb height to allow pushchairs and wheelchairs to get onto the footpath after crossing Mill Lane. This reduced height will be an invitation for drivers heading south, who find themselves facing an oncoming vehicle, to mount the footpath.
- The narrowing of the footpath south of Mill Lane as proposed from 1.8m to the existing 0.9m leaves pedestrians waiting to cross the end of Mill Lane in danger from traffic.
- By requiring vehicles to pull into the entrance of Mill Lane, there is an increased likelihood of damage to the walls of Tyrells, Corner Cottage and Mullions, (Listed Buildings) the houses on the corner of Mill Lane. These properties have been damaged by vehicles on many occasions in recent years.
- The 'informal' priority scheme with only 'road narrows' signs is unworkable. The drawing lacks detail and dimensions and the design has obviously not been thought through. Vehicles will inevitably meet head-on in the 40m one-way section because they have either disregarded one another or they couldn't decide which would have priority. How are drivers to decide who will go first without the use of illegal flashing headlights?

- 40m is too long a section to operate either the proposed scheme or one with the conventional large/small priority arrows. Even if it is possible for vehicles to see one another from the two ends, it will be necessary for them to be ideally positioned which is generally unlikely. We foresee many instances of vehicles having to back out of a head-on situation.
- Because of the likelihood of a build-up of traffic at the ends of the one-way section, Drinkstone Road exit will be blocked at times and vehicles will also back up into the central pump area which is already badly congested.
- The Conservation Area with its many listed buildings will be greatly harmed by the additional traffic, the pollution from waiting vehicles and the proliferation of warning signs and bollards.
- At present, traffic passes through the pinch point satisfactorily because drivers in general are courteous to one another. With the proposed scheme, there will inevitably be queues, congestion and confrontation and resulting road rage. The residents of Woolpit are fearful of the consequences of this proposal.

The comments from Highways of 20th June 2016 stated:

"It is not clear if the proposed footpath link to the existing footway on Green Road (north west corner of the site near plot 16 and outside Vine Cottage) can be provided as it appears to require land outside the application site boundary and land which is not highway land. Here the road width is 5.1m and the footway only 1.2m. Beyond this point there is only a verge width of 0.65m between the road and the telegraph pole and only 1.0m between the fence and the road edge. Evidence will need to be provided to demonstrate that this essential link can be delivered without narrowing the existing road."

The applicant has not addressed this point in the reconsultation application. The proposed footpath will come out onto a verge width of 0.65m between the road and the telegraph pole. This would be highly dangerous and against Highways advice.

Support	<input type="checkbox"/>
Object	<input checked="" type="checkbox"/>
No Comments	<input type="checkbox"/>

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....22 August 2017

Consultee Comments for application 2112/16

Application Summary

Application Number: 2112/16

Address: Land on east side of Green Road, Woolpit

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

Case Officer: John Pateman-Gee

Consultee Details

Name: Mrs Peggy Fuller

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

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors object to the proposal.

1. Traffic in Green Road

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

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

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

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

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

3. Play Space on the Development

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

Contrary to policies GP1, RT4, cor6.

4. Wildlife Habitats

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

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

Skylarks have recently been seen over the site but no reference is made to this in the survey. Only blackbirds and pigeons were reported as being on site whereas the boundary hedges at this time of year contain nesting birds of many species.

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

A more detailed ecological survey is required.

Contrary to policy CL8, cor5

5. Access from the Site into Green Road

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

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

6. Loss of valuable agricultural land

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

Contrary to policies H7, CL11, cor5.

Additional Comments

Comment 1

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

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

Comment 2

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

Comment 3

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

Comment 4

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

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

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

Comment 5

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

Comment 6

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



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 (2112/16)

SITE: 50 Dwellings at Green Road, Woolpit,

Applicant: Artisan PPS Ltd

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 out the installation as per manufacturer guidelines.

Dear Mr Pateman Gee

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of 50 residential properties at Green Road, Woolpit.

On behalf of Suffolk Constabulary I object to the proposals in their current form, on the following grounds:

I have serious concerns at the sighting of a play area, so near to an electricity sub-station and vehicle access area for this said sub-station.

I feel that it is also sighted far to near what could be a busy road.

The proposed area has little natural or formal surveillance for children to be observed, mainly due to the lack of gable end windows and other similar window features which would enhance surveillance of this area.

I also have serious concerns that the foot path to the east of the site and adjacent to the new development as highlighted on the Design Access Statement at picture C08, will act as a crime generator for the area, if not properly lit and designed to be at least three metres in width, in order to allow plenty of passing space between pedestrians, bicycles, wheel chairs and mobility scooters.

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.

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

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 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.
- 1.2 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.
- 1.3 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.
- 1.4 **I would like to see more natural surveillance from these properties and vehicle parking 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 Properties with gable end windows that look onto public spaces 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 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.

- 2.6** Where extra access paths are essential they should be gated with the gates at the entrance of the footpath as near to the front building line as possible. The gates should have a key operated lock, operable from both sides. The gates must not be easy to climb over or remove from their hinges. Where possible the street lighting scheme should be designed to ensure the gates are well illuminated and recommendation for a lux plan to be provided.

3. Outer Perimeter

- 3.1** Installing fencing to a high standard will ensure the security and longevity of the boundary. A high quality fence that lasts for a long time will provide security and reduce overall maintenance costs. Further details on Secure By Design (SBD) fencing can be found at page 19 of SBD New Homes 2016, Paras 10.5-10.5.6

4. Footpaths

- 4.1** 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.
- 4.2** 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).
- 4.3** Footpaths that include lighting should be lit to relevant levels as defined by BS 5489:2013.

5. Lighting

- 5.1** 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.
- 5.2** 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.

6. Car Parking

- 6.1** Parking areas should have areas that allow natural surveillance.

- 6.2 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.

7. Communal Areas/ Public Open Space

- 7.1 **Communal Areas/Public Open Space:** As previously stated I object to the play area in its current planned location, as it is too near a major safety hazard. 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 All litter bins should be of a fire retardant material.
- 7.5 Attention should be paid to the sighting and fixing of **Gates, Fences, Seats and Pathways**. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading "Communal Areas" refers.
- 7.6 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. Further Recommendations in General

- 8.1 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.
- 8.2 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. Conclusion

- 9.1 I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development.
- 9.2 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

- 9.3** 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/>
- 9.4** 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.
- 9.5** 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, I object to the proposals in their current form, on the following grounds:

I have serious concerns at the sighting of a play area, so near to an electricity sub-station and vehicle access area for this said sub-station.

I feel that it is also sighted far to near what could be a busy road.

The proposed area has little natural or formal surveillance for children to be observed, mainly due to the lack of gable end windows and other similar window features which would enhance surveillance of this area.

I also have serious concerns that the foot path to the east of the site and adjacent to the new development as highlighted on the Design Access Statement at picture C08, will act as a crime generator for the area, if not properly lit and designed to be at least three metres in width, in order to allow plenty of passing space between pedestrians, bicycles, wheel chairs and mobility scooters.

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

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

WK/187978

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

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

I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards,

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

Telephone: 01449 724724

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



Consultation Response Pro forma

1	Application Number	2112/16.	
2	Date of Response	15/06/2016	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.	

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



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

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

Prepared by: Alex Thirtle

Date: 16 June 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 Broadholme Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

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

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

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided that the surface water hierarchy as detailed in building regulations part H has been followed such as infiltration test results and investigations in or discharging to a watercourse. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

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

Section 5 – Trade Effluent

5.1 Not applicable

Section 6 – Suggested Planning Conditions

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

Surface Water Disposal (Section 4

CONDITION

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

REASON

To prevent environmental and amenity problems arising from flooding.

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

Application ref: 2112/16
Our ref: 187078

Natural England has no comments to make on this application.

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

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

Yours faithfully

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

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



Suffolk Wildlife Trust
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IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

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

28/06/2016

Dear John,

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

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

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

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

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

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

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guarantee no 695346
Registered charity no 262777

Consent should not be granted until the above matters have been satisfactorily addressed. However, notwithstanding the above, should permission eventually be granted for some development at this site, we request that the recommendations made within the ecology report are implemented in full, via a condition of planning consent.

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

Yours sincerely

James Meyer
Conservation Planner

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

John

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

Regards

David

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

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

Correspondence from MSDC Planning Services.

Location: Land on east side of Green Road, Woolpit

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

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

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



Consultation Response Pro forma

1	Application Number	2112/16	
2	Date of Response	22.12.2016	
3	Responding Officer	Name:	Jonathan Duck
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
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.	The impact of the proposed development on the setting of the various assets ranges from <i>no impact to less than substantially harmful</i> , and as such must be weighed against the public benefits by the lpa.	
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 proposal is for 49 dwellings on a pocket of greenfield land to the south of the Woolpit CA. The heritage issues of concern relate to the impact of the development on the character and appearance of the CA to the north, and the setting of the various assets to the north west, north and south.</p> <p>At the north western corner of the site is the Grade II listed C17th property known as Priory Cottage. This is the closest asset to the site. Further north along Green Road is Walnut Tree Cottage, a Grade II listed C15th open hall with later additions. Between the two properties are several undesignated assets of local interest, on both sides of the road. To the south of the site, The Grange is a Grade II listed timber framed C17th or C18th structure with a later gault brick skin. Furthest from the site lies the parish church of St Mary to the north, a Grade I listed building in the heart of the CA.</p> <p>The proposed development is low lying and the land at this point is quite flat. The development site footprint effectively blocks in the open square of land between Green Road to the west, and the development along Steeles Road to the north and east. At its southern boundary it approximately lines up with the adjacent development, leaving the southern half of the current field arable.</p> <p>It is on one and two storeys and is apparently to be</p>	

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	<p>enclosed by soft landscaping to the south (a tree lined green way) and to the west by a deep verge, hedgerow, trees and footpath.</p> <p>The impact of the proposed development on Priory Cottage to the north is notably less than substantial. The morphology of Green Road to the north of the cottage – and then the disposition of the first two properties on the development site – is approximately similar, though because the first two properties on the site will be set back behind a green swathe of land, and a driveway, the overall impact on the setting of Priory Cottage is <i>notably less than substantially harmful</i>.</p> <p>This observation also relates to the impact of the several undesignated assets located between Priory Cottage and Walnut Tree Cottage.</p> <p>The impact of the scheme upon Walnut Tree Cottage to the north is <i>negligible</i>, by virtue of the land levels and the range and scale of development and landscaping located between the site and the asset.</p> <p>The impact of the development on The Grange to the south is similarly <i>negligible</i>. This is based partly on how far from The Grange the development is, the extent of soft landscaping proposed at the southern boundary of the site, and its low lying profile.</p> <p>The asset which is furthest from the site is the church of St Mary. In views along Green Road from the south, the spire is notable, though given the distance from the asset the spire is small on the horizon and can be easily missed. The development will in effect reduce those views - and the time taken to experience them, as one travels the road from south to north - but only marginally, given the relatively compact depth of the site, the land levels and the profile of the development.</p> <p>The final asset, the CA itself, lies to the north of the site and is not impacted upon by the proposed development at all.</p> <p>In conclusion, the impact of the development on the setting of the various assets ranges from <i>no impact to less than substantially harmful</i> – and in terms of the NPPF the lpa must weigh that harm against public benefit of the proposal, though it must recognise that under s.66(1) of the P(LBCA)A1990 it is presumptively desirable to preserve the setting of listed buildings, as reiterated in <i>North Norfolk District Council v SSCLG and Mack [2014]</i></p>
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		EWHC 279.
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	

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From: Jonathan Duck
Sent: 01 February 2017 16:00
To: John Pateman-Gee
Subject: 2112/16/ful Land est side of Green Road, Woolpit

Hello John.

Apologies for the delayed response to offsite highway works in connection with this scheme. The impact of new road markings and a widened footpath will have an extremely limited impact upon the character and appearance of the centre of the Woolpit CA. (What is generally of more concern is the volume of traffic in the middle of the village, which this form of improvement seeks to manage safely).

From a heritage perspective it is considered this aspect of the scheme would be 'less than substantially harmful' to the character and appearance of the CA - but within that spectrum it would register as a 'negligible to low' impact.

Joff

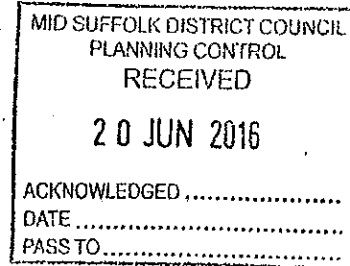
Dr Jonathan Duck BSc(Hons) MSc DipUD IHBC FRSA
Heritage Officer
Babergh District Council, Corks Lane, Hadleigh, IP7 6SJ
T: 01473 825852
E: Jonathan.duck@baberghmidsuffolk.gov.uk
Web: www.babergh.gov.uk www.midsuffolk.gov.uk

Please note: I do not work on Fridays

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

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

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



Date: 15/06/2016

Dear Sirs

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

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

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

Adrian.buxton@suffolk.gov.uk

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Suffolk Fire and Rescue Service

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

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

Your Ref: 2112/16
Our Ref: 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: 15 June 2016

Planning Ref: 2112/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land on the east side of Green Road, Woolpit Ip30 9RF
DESCRIPTION: Proposed 50 dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

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

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

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

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

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

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

Continued/

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

Yours faithfully



Mrs A Kempen
Water Officer

OFFICIAL



Consultation Response Pro forma

1	Application Number	2112/16 – Land on East Side of Green Road, Woolpit	
2	Date of Response	14 th June 2016	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<div style="border: 1px solid black; padding: 5px;"> <p>This is a development proposal for 50 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 17 affordable housing units. It is noted that this application proposes 18 AH units which is welcomed.</p> </div> <ol style="list-style-type: none"> 1. Housing Need Information: <ol style="list-style-type: none"> 1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing. 1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost 	

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		<p>home ownership tenure accommodation.</p> <p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are a key driver for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p>2. Choice Based Lettings Information:</p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, as at May 16, 31</p>
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applicants were registered as seeking accommodation in Woolpit, with 18 of those identified as having a local connection. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence the 1039 applicants registered is important in this case.

2.2 The following is a breakdown of the registered tenure required (at May 16):

- 1 bed property = 12
- 2 bed property = 12
- 3 bed property = 6
- 4 bed property = 1

3. Recommended Affordable Housing Mix:

3.1 35% affordable housing on this proposal based on 50 units equates to 17 AH units. For this development 18 units are proposed. The AH units should be tenure blind. It is recommended that the units are integrated across the site which will afford a more cohesive development rather than the current siting proposals which appear in an isolated position.

3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:

Affordable Rent Tenancy:

- 6 x 1 bed flats @ 50sqm
- 6 x 2 bed 4p house @ 79sqm
- 1 x 3 bed 5p house @ 93sqm

Shared Ownership:

- 3 x 2 bed 4p house @ 79sqm
- 2 x 3 bed 5p house @ 93sqm

(Sqm minimum sizes set by the nationally described space standards – DCLG March 2015)

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4. Other requirements for affordable homes:

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- The Shared Ownership properties must have an 80% stair casing bar.
- The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice
- On larger sites the affordable housing should not be placed in groups of more than 15 units
- Adequate parking provision is made for the affordable housing units
- It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details.

5. Open Market Homes Mix:

- It is recommended that consideration be given to reviewing the open market mix creating a more balanced split of 2 and 3 bedroom units. This is to reflect the need for smaller homes,

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		as detailed in the above housing needs information.
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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

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

Your Ref: 2112/16

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

15 June 2016

Dear Sir / Madam

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

1.0 Introduction

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

2.0 Existing Healthcare Position Proximate to the Planning Application Site

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

3.0 Review of Planning Application

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

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

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

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

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

Notes:

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

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

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

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

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

Total	120	8.23	-321.74	£16,460
--------------	------------	-------------	----------------	----------------

Notes:

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

6.0 Conclusions

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

Yours faithfully

Kerry Harding
Estates Advisor

Your ref: 2112/16
Our ref: Woolpit – Land on east side of
Green Road 00044371
Date: 28 July 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

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

Dear Dylan,

Woolpit: Land on east side of Green Road– developer contributions

I refer to the full planning application erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. This letter replaces my previous letter sent on 21 February 2017 which was time limited to six months. As this planning application will now be determined outside of this six months' period and recent information being made available on the education approach, the County Council will need to fully review matters.

Due to the significant levels of developer led growth in Woolpit, the District Council asked the County Council to consider options for expanding the current primary school on a temporary or permanent basis. As the District Council are aware, the existing primary school sits on a constrained site with significant highway issues arising at the start and end of the school day together with its close proximity to the Health Centre. The feasibility study was produced in February 2017 which confirmed the school cannot permanently expand within its own site.

To aid simplicity, as Mid Suffolk's CIL covers libraries and waste infrastructure, these have been removed from this letter but the County Council intends to make a future bid for CIL money of **£10,584** towards libraries provision.

This consultation response mainly deals with the need to address early years and education mitigation directly arising from the cumulative impacts of developer-led housing growth in Woolpit. The County Council's view is that appropriate mitigation from each of the 'live' planning applications should be secured by way of a Section 106 planning obligation. Alongside the CIL Charging Schedule the District Council

has published a Regulation 123 Infrastructure List. Under Regulation 123(4) 'relevant infrastructure' means where a charging authority has published on its website a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL. In those instances in which planning obligations are sought by Suffolk County Council they are not 'relevant infrastructure' in terms of the Regulation 123 List published by the District Council. However, it is for the District Council to determine this approach when considering the interaction with their published 123 Infrastructure List.

I set out below Suffolk County Council's response, which provides the infrastructure requirements associated with this planning application and this will need to be considered by Mid Suffolk District Council. This consultation response considers the cumulative impacts on education arising from existing planning applications, which when including the 49 dwellings from this proposed development, amount to 308 dwellings. The District Council's Housing and Economic Land Availability Assessment also identifies sites for potential housing or employment development allocation in the emerging Joint Local Plan. If additional sites are allocated it is expected that the number of new dwellings being considered will therefore exceed 308 dwellings.

The County Council recognises that the District currently do not have a 5 year housing land supply in place, which means that paragraph 49 of the NPPF is engaged which in turn relies on paragraph 14 whereby the presumption is in favour of sustainable development. This is seen as the golden thread running through plan-making and decision-taking.

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, which is set out 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 21 January 2016 and started charging CIL on planning permissions granted from 11 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:

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

As of 06 April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy.

The requirements being sought here would be requested through S106A contributions as they fall outside of the adopted 123 list. The details of specific S106A contribution requirements related to the proposed scheme are set out below:

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

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

The local catchment schools are Woolpit Primary Academy, Ixworth Free School and Thurston Community College.

Primary School

The DfE publishes Area Guidelines (Building Bulletin 103) for schools which define the minimum areas of school buildings, playing fields, site etc. Woolpit Primary Academy is on a very small and constrained site with no possibility of expanding its boundary unless further land was acquired. It has a capacity of 210 places (1 form of entry) so according to the guidelines its minimum site area (including playing fields) should be 11,220 sq m. It has a site area of 11,973 sqm which excludes an early years setting. It is therefore at the optimum site area for a school of this capacity. Because of the unconventional layout of the site, it is not possible to add permanent accommodation to the school and no money will be spent on any permanent accommodation. However schools can take on extra pupils arising as a "bulge" by providing temporary classrooms. This might happen if there is a sudden spike in the local population, or as in this case, due to new housing developments providing it is only temporary until permanent places are provided elsewhere like a new school.

Pupil forecasts for Woolpit Primary Academy are showing a steady decline over the next 5 years; by 2021 the numbers are forecast to fall to 175 while the school's 95% capacity is 200. Hence there will be 25 spare places at the school, i.e. sufficient places for pupils generated from 100 new houses. The existing Primary School cannot be expanded within its current site.

SCC forecasts show that there will not enough surplus places available at the catchment primary school to accommodate all of the pupils anticipated to arise from this proposed development. How the spare pupil places are distributed between the four applications is for the District to determine but a suggested approach based on the percentage of pupils arising is recommended as follows:

The four undetermined applications in Woolpit include this application (2112/16) along with 1636/16, 4489/16 and 17/02767. They total 308 dwellings collectively which give rise to 183 primary pupils in total. This scheme generates 11 pupils which equates to 16% of the total pupils arising. Therefore 16% of the 11 pupils arising from this scheme accounts for 4 of the 25 surplus places available. This crediting of surplus pupil places is only applicable when dealing with S106 contributions.

Secondary Schools

The catchment secondary schools are Ixworth Free School and Thurston Community College. Thurston Community College has the largest secondary school catchment area in Suffolk. Current forecasts identify sufficient surplus places available for pupils forecast to arise from the proposed development, however when taking into account other development in the catchment it is likely expansion will be required which would fall under CIL.

Against the anticipated level of housing growth across the wider area, a full assessment of secondary school requirements is in the process of being analysed with the initial view that in due course a new secondary school will be needed in the vicinity of the A14 corridor. The best estimate of current cost is in the region of £25m, with a site of 10 hectares.

Pupil yields

School level	Minimum pupil yield:	Required:
Primary school age range, 5-11:	11	7
High school age range, 11-16:	8	8
Sixth school age range, 16+:	2	2

Primary pupils mitigation strategy

For many compelling reasons including improving education attainment, community cohesion and sustainability the highly preferred outcome is for those primary age pupils arising from existing and new homes within the community to be able to access a primary school place in Woolpit. Where pupil bulges are anticipated the County Council will consider the provision of temporary classrooms but such an approach is only viewed as an interim measure if the longer term pupil forecasts indicate the need for permanent provision (by way of school expansion or a new school). Only as a last resort will the County Council consider offering places to pupils at out of catchment schools but this is seen as a far from ideal strategy and should only be considered for a very temporary period because there are a number of significant dis-benefits including negative impacts on education attainment, community cohesion, sustainability and costs. It is for the District Council to weigh up these important matters in considering the planning balance when deciding whether to allow or refuse planning permission.

A study has begun to look at the possibility of expanding the existing school if additional land was acquired to the north of the school site. If expansion is possible this would fall under the District's CIL funding. **As the expansion proposal has not been confirmed, the current approach is for a new primary school for the village with proportionate land and build costs secured by section 106 contributions. Should the expansion be confirmed the obligation in the s106 agreement will cease or be returned.**

Due to the current uncertainty over the scale, location and distribution of housing growth in the Woolpit locality it is not clear at this point in time whether the most sustainable approach for primary school provision is to:

- a. Retain a single primary school for the village by relocating and delivering a new larger school; or,
- b. Retain the current primary school and deliver a second (new) primary school for the village.
- c. Whichever strategy is the most appropriate a site of a minimum size of 3 hectares will need to be identified and secured. A new 420 place primary school is currently estimated to cost at least £6.9m to build (excluding land costs). The site would be big enough to allow for futureproofing should the school need to expand further.
- d. Section 106 developer funds will be sought to pay for the above. This is on the basis that the Mid Suffolk Regulation 123 List does not include funding for new primary schools.

The County Council will require proportionate developer contributions for land and build costs for a new school from this proposed development, which will need to be secured by way of a planning obligation. A proportionate developer contribution, based on the 10 primary age pupils requiring funding from the proposed development is calculated as follows:

- £6.9m construction cost (excluding land) for a 420 place (2 forms of entry) new primary school
- £6.9m/420places = £16,429 per pupil place
- From 49 dwellings including 4 surplus places it is forecast that 7 primary age pupils will arise
- Therefore 7 pupils x £16,429 per place = **£115,003 (2017/18 costs)**

Assuming the cost of the site for the new primary school, based on a maximum cost of £100,000 per acre (£247,100 per hectare), is £741,316 for a 3 hectare site and equates to £1,765 per pupil place. For the proposed development, this equates to a proportionate land contribution of 7 places x £1,765 per place = **£12,355.**

At present no land has been identified for education use within Woolpit, but SCC will work closely with Mid Suffolk DC to identify a site of 3 ha. Even though there is currently no identified new school site in terms of the CIL regulations, the 'project' required to support significant levels of developer led growth is the need for a new primary school.

Temporary classroom costs

The physical constraints of the existing primary school site mean that a permanent expansion of the school is not possible. Therefore temporary arrangements will need to be explored to accommodate the additional pupils arising from new homes.

The Primary School does have its own grass playing field. Installing a double mobile (providing 60 places) may mean it is located on an area of hard play or playing field which would reduce the area of playing field available to the increased number of pupils. So in absolute and relative terms the area of playing field would reduce i.e. more pupils at the school sharing less outdoor play area. It is therefore preferable to locate a temporary classroom on non-playing field land within the school site but this is not possible in this situation.

A Feasibility Study was commissioned to assess whether the existing school site has space to accommodate this temporary expansion and it has confirmed it is possible. However this would result in some loss of school playing field and the difficulties that would arise in gaining Section 77 consent from the Secretary of State for a change of use from playing field to a temporary building.

While it is physically possible to set up a temporary building on the site, for many other reasons (loss of playing field, distance from main teaching block, planning restrictions, visual impact etc.) and not to mention whether the Academy Trust would grant permission, it would be reasonable to conclude that installing a double mobile on this site would be very difficult.

As an Academy the County Council has limited control over their decision whether or not to accept a temporary building on their site – the Academy could refuse to take the extra (temporary) pupils and the County Council would have limited powers to impose this on them.

Providing temporary accommodation on the primary school site (a double mobile) would cost approximately £250,000 (including installation) which we expect to be on site for 2-3 years but this is dependent on construction commencing on the new school early on. The costs would fall into the District's CIL funding. At this stage SCC doesn't know how many additional houses the District Council anticipates for the village or when they will be occupied, but we do know the school cannot cope without this double mobile. Even then this will only accommodate 60 pupils, as well as an additional 25 pupils accommodated in the spare places in the school. The District Council will need to consider whether a planning condition to restrict occupation until permanent primary education provision is available locally that is an acceptable solution to support further development once the temporary provision places are used up by

additional development.

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. The Childcare Act in Section 7 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.

This development is the Woolpit ward where the only provider is Woolpit Arc. From September 2017 there is a predicted deficit of 24 places. This proposed scheme would result in approximately 4 pre-school children arising. Based on the expected scale of development in Woolpit, the proposed legislative changes and the intention to establish a new primary school (with nursery provision), the most practical approach is to establish a new early education setting on the site of the new primary school which would be a 30 place setting, providing sufficient capacity for 60 children in total. Our latest estimates are that a 30 place early education setting costs £500,000 to construct on a site of approximately 630m² (note: this includes outdoor play and parking).

The Mid Suffolk Regulation 123 List indicates that new early years settings are not identified for funding through CIL. A proportionate contribution, based on 8 children of the total 60 who would be accommodated within the new setting, could be calculated as follows (costs from a similar scheme in Suffolk):

- £500,000 construction cost (including land as collocated with the new primary school) for a new 60 place setting
- £500,000/60 early years pupils = £8,333 per place
- From 49 dwellings there is the need for 4 additional places
- Therefore 4 pupils x £8,333 per place = **£33,332 (2017/18 costs)**

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 is being coordinated by Steve Merry/Christopher Fish of Suffolk County Highway Network Management.

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

5. **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.
6. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

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

"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.

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

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

Provision of water (fire hydrants) will need to be covered by appropriate planning conditions at the reserved matters stage, in agreement with the Suffolk Fire and Rescue Service. The County Council would encourage a risk-based approach to the installation of automatic fire sprinklers.

- 8. 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.

- 9. Legal costs.** SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.
- 10. Time limit.** The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of

the NPPF and the Community Infrastructure Levy (CIL) 122 and 123 Regulations.

I would be grateful if the above information can be presented to the decision-taker. The impact on existing infrastructure as set out in the sections above is required to be clearly stated in the committee report so that it is understood what the impact of this development is. The decision-taker must be fully aware of the financial consequences.

Yours sincerely,

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

cc Neil McManus, SCC
Sonia Docherty, SCC
Chairman – Woolpit Parish Council
Christine Thurlow, MSDC
Steve Merry, SCC

From: RM Floods Planning
Sent: 16 December 2016 08:54
To: Planning Admin
Cc: John Pateman-Gee
Subject: 2016-12-16 JS Reply 2112/16 Land on east side of Green Road, Woolpit

Suffolk County Council, Flood and Water Management have no further comment to make at this stage and our position remains the same as of the Steven Halls email on the 23rd June 2016.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

Your Ref: MS/2112/16
Our Ref: 570\CON\4345\16
Date: 19th December 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

For the Attention of: John Pateman-Gee

Dear Sir,

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

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

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

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

1 D 1

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

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

2 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

3 ER 2

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

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

4 ER 3

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

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

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 5018/PA31 Revision F as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

6 V 1

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

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

7

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

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

8

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

9 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the

applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

10 NOTE 05

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

11 NOTE 06

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

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

12 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

13 NOTE 12

The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

14 NOTE 15

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

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

15 NOTE.

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

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

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

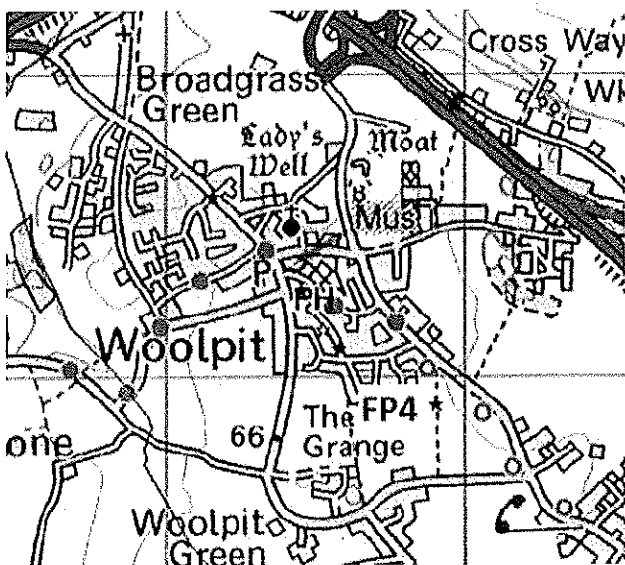
"Travel Plans, Transport Assessments and Statements in Decision Taking" section of the 2014 Planning Practice Guidance in being proportionate to the size and scope of the development. Based on the highway information provided the implementation of a full Travel Plan would be unreasonable for a development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

PUBLIC RIGHTS of WAY SECTION 106 REQUIREMENT.

Public Rights of Way Response

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

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



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

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

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

The subtotal of these works is £750.00

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

Contingency @ 10% = £75.00

Total s106 funding requested from this development = £915.00

The policy framework for these requirements is:

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

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

Section 3 - Supporting a prosperous rural economy

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

Section 4 - Promoting sustainable transport

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

Section 8 - Promoting healthy communities

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

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

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

Yours faithfully

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