

PARISH COUNCIL

Comments from: Woolpit Parish Council

Planning Officer: John Pateman-Gee

Application number: 1636/16

Proposal: Outline planning permission with all matters reserved except access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual access to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

Location: Land south of Old Stowmarket 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 supports the revised outline application subject to the following:

1. Construction of the Health Centre car park is assured and takes place at an early stage in the development of the site.
2. An enduring legal pedestrian and cycle access through the Health Centre grounds must be confirmed to allow for school parking at the car park then walking through to the school.
3. That the mini roundabouts are constructed at the crossroads.
4. That the cycle tracks and footways from the site to the centre of the village are incorporated into full proposals.
5. A pre-construction plan is agreed for all construction vehicles to access to the site from the A14 Junction 47 and leave the site along Elmswell Road to junction 47 so that construction traffic doesn't come through the village centre or along Heath Road.

Support

Object

No Comments

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

DATED.....5 August 2016

From: David Pizzey
Sent: 22 April 2016 11:52
To: John Pateman-Gee
Cc: Planning Admin
Subject: 1636/16 Land South of Old Stowmarket Road, Woolpit.

John

I have no objection in principle to this outline application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report. Whilst a small number of trees are proposed for removal these are generally of limited amenity value and their loss will have negligible impact on the appearance and character of the local area. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and Tree Protection Plan in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.

Regards

David Pizzey

Arboricultural Officer

Hadleigh office: 01473 826662

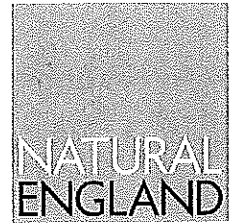
Needham Market office: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils - Working Together

Date: 09 May 2016
Our ref: 184037
Your ref: 1636/16



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Pateman-Gee

Planning consultation: Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.

Location: Land South of Old Stowmarket Road, Woolpit

Thank you for your consultation on the above dated 20 April 2016 which was received by Natural England on 20 April 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Norton Wood SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully



Julie Lunt
Consultations Team

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

Sent: 01 August 2016 09:21

To: Planning Admin

Subject: 191686 1636/16 - Amendments and further information - Construction of up to 120 dwellings

Dear Sir or Madam,

Our ref: 191686

Your ref: **1636/16**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 09 May 2016

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

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

Tel: 02080261789

Midlands and East (East)
Swift House
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Colchester Road
Chelmsford
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Tel: 0113 824 9111
Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/1636/KH

Your Ref: 1636/16

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

27 July 2016

Dear Sir / Madam

**Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.
Land South of Old Stowmarket Road, Woolpit**

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above planning application. This response is as a result of further information/revised plans being made available in respect of the above Planning application. This consultation response follows our initial response issued, dated 10th May 2016.
- 1.2 I refer to your consultation letter on the above planning application and advise that, further to a review of the applicants' revised 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 Review of Planning Application

- 2.1 The Planning, Design and Access Statement includes the provision of 0.53 hectares of land for the purposes of additional car parking for Woolpit Health Centre, the area could accommodate approximately 136 parking spaces.
- 2.2 The developer's agents covering letter regarding the amendments proposed, dated 12th July 2016, states that, *"With respect to agreeing the provision of the car park for the use of Woolpit Health Centre, Pigeon have discussed this with the NHS, who need to be advised in writing that Woolpit Surgery is in agreement/ support of this. Pigeon met with a Partner of the Surgery on 6th July 2016, who has agreed this approach. In light of this meeting, a letter is being prepared to this effect and will be sent to the NHS, with a copy sent to yourself too."* NHS England has yet to receive such letter from the practice or the agent.

- 2.3 To clarify NHS England's position; the development would have an impact on the primary healthcare provision within the area and give rise to a need for mitigation in the form of improvements to increase capacity by way of extension, refurbishment or reconfiguration of the existing Woolpit Health Centre; a proportion of the cost of which would need to be met by the developer.
- 2.4 It is understood by NHS England that the practice may be willing to accept mitigation in the form of land to enable an extension of their current parking provision subject to negotiation between the developer and GP practice.
- 2.5 An application for funding has been submitted to NHS England by Woolpit Health for an extension to the existing medical facility and associated car parking. Approval has not yet been granted and will be subject to NHS England's prioritisation and approval processes and CCG agreement.
- 2.6 NHS England advised the GP practice and the Council Planning department on the 21st June 2016; that further to discussions with the CCG, NHS England would support acceptance of the provision of land for additional car parking to serve The Woolpit Health Centre as mitigation of the proposed development. This support is provided on the understanding that the new car park is delivered fully complete and operational by the developer, and that the GP Practice confirm in writing, that they will not be seeking any revenue for, or costs relating to the maintenance and upkeep of, the car park from NHS England or the CCG, now or in the future.

NHS England has not yet received such confirmation from the GP practice, this would be required before final agreement to negotiations between the developer and practice are concluded.

3.0 Conclusions

- 3.1 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.
- 3.2 Assuming the content of this letter is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
- 3.3 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

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

Our Ref: NHSE/MIDS/16/1636/KH

Your Ref: 1636/16

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

10 May 2016

Dear Sir / Madam

**Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.
Land South of Old Stowmarket 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) & NHS Property Services (NHSPS).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is within a 2km radius of the services of 1 GP practice, Woolpit Health Centre, 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, Design and Access Statement includes the provision of 0.53 hectares of land for the purposes of additional car parking for Woolpit Health Centre, the area could accommodate approximately 136 parking spaces. An expression of interest has been submitted to NHS England by Woolpit Health Centre for a proposed extension and associated car parking, however, no approval has been given. The proposed extension

and associated car parking, is subject to NHS England prioritisation and approval processes and CCG agreement.

4.0 Assessment of Development Impact on Existing Healthcare Provision

4.1 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.

4.2 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 300 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 Size¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)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 development would give rise to a need for improvements to capacity. This could be by way of developer provision of land for additional car parking or a capital cost contribution towards the extension of Woolpit Health Centre. Subject to negotiation between the developer and the practice, and the approval of NHS England.

6.0 Conclusions

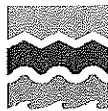
6.1 In its capacity as the healthcare provider, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

6.2 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.

6.3 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



Historic England

EAST OF ENGLAND OFFICE

Mr Philip Isbell
Mid Suffolk District Council
131 high Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582710

Our ref: P00508475

29 July 2016

Dear Mr Isbell

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND SOUTH OF OLD STOWMARKET ROAD, WOOLPIT IP30 9QS
Application No 1636/16**

We have received amended proposals for the above scheme. Thank you for your letter of 20th July 2016 notifying Historic England of the receipt of further information with regards to the above application. We previously wrote to you on the 10th May 2016.

Summary

The development area is on the outskirts of the village of Woolpit and are close to the Scheduled Monument known as Lady's Well which comprises a holy well and moated enclosure (LEN: 1005992). The development area is less than 100 m from the edge of the Woolpit Conservation Area, which contains a number of listed buildings including the Grade I listed Church of St Mary. The additional information (Beacon Planning 2016 - Supplementary Information: Heritage Impacts), was provided in response to the comments we made in our previous letter. We have reviewed this information and would be happy to offer the following comments.

Historic England Advice

Although we have concluded that we are unlikely to object in principle to the development, we made two recommendations in our first letter of advice

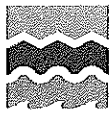
- 1) That the applicant was asked to provide a detailed assessment of setting of the heritage assets through a Landscape and Visual Impact Assessment, which includes heritage specific view points and photomontages, as well as a more detailed analysis of the issues which affect their setting.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





- 2) We recommended that the applicant consider some design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. In particular we recommended that the build line along Old Stowmarket Road is pushed back, and that some of the open space provision for the development be used to create open space alongside the road. This would help to protect the open and dispersed nature of the settlement within the village, and to help to soften the impact of the development when viewed from the monument, from within the core of the village, and looking towards the village when travelling along Old Stowmarket Road.

In relation to the first point, we appreciate that the applicant has provided useful supplementary information in relation to the setting of the heritage assets, but this is not the same as an LVIA and therefore it does not in our view fully consider the nature of the setting of heritage assets. An LVIA would be more appropriate. We have also become aware of another planning application on land to the north of Old Stowmarket Road. Our concern is that there would be a high degree of cumulative impact from the two application sites when seen together and the impact on the significance of the heritage assets through developments within their setting would be high. This would in our view be harmful. This needs to be considered as an urgent matter prior to the determination of either planning application.

We would also challenge some of the conclusions in the Supplementary Information document, primarily that the application site makes 'no contribution of importance to the significance of the moat' (see Beacon Planning 2016 pp3:4). In our view, this is an isolated medieval moat, and its landscape context is pretty much everything. The remaining open landscape around the site, including the application area, makes a positive contribution to the significance of the monument. The removal of the rural hinterland would therefore erode the landscape setting. The issue of the trees is also in our view misrepresented in the Supplementary Information. The TPO issue is not of relevance and in particular because the site is a Scheduled Monument and is among a group of sites with the highest significance in terms of its designation. Trees are detrimental to the preservation of the surviving archaeology and the upstanding earthworks, and would therefore be out-with good management. Ideally and to improve the management of the site these trees would be removed. In terms of context, the trees were not present in the contemporary landscape, and the site should be considered in this manner. We have therefore concluded that there would be some harm to the significance of the scheduled monument through a development within its setting. This is defined in the National Planning and Policy Framework under paragraphs 132 and 134. As prescribed in paragraph 132, any harm requires clear and convincing justification and we do not feel this has been provided for this development at this stage. This, combined with the lack of consideration given to cumulative impact, means that in our view is the application would still fail to fully address paragraph 128.



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Historic England

EAST OF ENGLAND OFFICE

In relation to other heritage assets, we broadly agree with the summary in the new report with regards to the impact upon the Conservation Area and Church (see Beacon Planning 2016 pp5:2 and 6:2), although we consider the development would have an impact upon the setting of these assets. We note however that the report cites policy HB8 of the Local Plan which relates to 'Safeguarding the character of the Conservation Area'. The new report does not say how the application would safeguard these features and how it will address this policy, nor is this mentioned in the main planning statement. This brings in the second of the two points that we raised in our first letter. Specifically we recommended that design changes to the masterplan (as discussed above) would be needed to ensure there is a greater consideration given to these issues. If the applicant were willing to making changes, they would in our view help to soften the edge of the development, protect the open and dispersed nature of the settlement here, and reduce the harm to the setting of the heritage assets. We consider that amendments would potentially help to addressing the HB8 safeguarding policy.

Recommendation

Although we do not object in principle to the development here, we consider that that the applicant has not provided sufficient assessment of the impact of the development upon the historic environment, and have not fully addressed the issue of negative changes that we consider would be caused by the development to the setting of the Church, the Conservation Area and the Scheduled Monument. We have also become aware of a neighbouring application and the council would need to be mindful of ensuring both parties are able to provide a suitable assessment of the cumulative impact upon the significance of the heritage assets. In our view, the application would still fail to fully address paragraph 128. In addition to addressing the cumulative impact issues we also to recommend that the applicant consider some design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. Given the issues noted above, we do not recommend that the outline application is determined at this time, and that the applicant is asked to address these issues.

Yours sincerely

Will Fletcher

Inspector of Ancient Monuments

E-mail: will.fletcher@HistoricEngland.org.uk



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SUFFOLK CONSTABULARY

Secured by Design



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Planning Application (MS/1636/16)

SITE: 120 New Homes for the area of Old Stowmarket Road, Woolpit, Mid Suffolk area, Suffolk,

Applicant: Pigeon Properties Ltd, Woolpit

Planning Officer: Mr John Pateman-Gee

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

Dear Mr Durrant

Thank you for allowing me to provide an input for the above Planning Application.

I register my interest on many facets of the design. It is apparent that all concerned are cognisant of the requirements to provide a safe and secure development.

I would recommend that the applicant applies for ADQ and SBD accreditation.

Information

National legislation that directly relates to this application

Section 17 of the 'Crime and Disorder Act 1998' places a duty on each local authority: 'to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

Despite other legislative considerations within the planning process, there is no exemption from the requirement of Section 17 as above. Reasonable in this context should be seen as a requirement to listen to advice from the Police Service (as experts) in respect of criminal activity. They constantly deal with crime, disorder, anti-social acts and see on a daily basis, the potential for 'designing out crime'.

This rationale is further endorsed by the content of PINS 953.

National Planning Policy Framework.

Paragraph 58 states:-

"Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion".

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

Paragraph 69

This paragraph looks towards healthy and inclusive communities. The paragraph includes:-
"Planning policies and decisions, in turn, should aim to achieve places which promote safe and accessible developments where crime and disorder, and the fear of crime, do not undermine quality of life and community cohesion."

Comments

1.0 Security – ADQ and SBD:

In October 2015, Approved Document Q (ADQ) came into force that requires under Building Regulations dwellings are built to "Prevent Unauthorised Access". This applies to any "dwelling and any part of a building from which access can be gained to a flat within the building". Performance requirements apply to easily accessible doors and windows that provide access in any of the following circumstances:

- a. Into a dwelling from outside
- b. Into parts of a building containing flats from outside
- c. Into a flat from the common parts of the building

Achieving the Secured by Design (SBD) award meets the requirements of Approved Document Q (ADQ), and there is no charge for applying for the Secured by Design award.

1.1 Secured by Design part 2 physical security: If this development were to be built to the physical security of Secured by Design part 2, which is the police approved minimum security standard and also achieves ADQ. This would involve:

- 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 SR B. This includes any communal doors from underground/undercroft parking areas.
- 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. 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.

1.2 These standards are entry level security and meet the Secured by Design part 2 physical security standard. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.

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 2014" guide, soon to be replaced in June 2016 by the "New Homes 2016" guide and application forms are available from www.securedbydesign.com explains all the crime reduction elements of the scheme.

1.3 The current proposal comprises an indicative layout at this outline stage and does not include the full details needed for me to fully comment. However, based on the plans seen, evidence obtained from previous criminal and anti-social activity in the locale, my submissions are as follows:

1.4 Firstly I would like to point out that the proposed plan in general is a commendable one and fits in to the local area. I am also aware of Mid Suffolk's requirements to provide further homes within the area.

1.5 I also would like to highlight from within Mid Suffolk's constraints section for this application under the "**Design and layout of housing development section**", which highlights "**The inter-relationship between buildings and open spaces in any layout should act to minimise opportunities for criminal activity, consistent with good layout and architectural design**". This includes negating crime generators through excessive permeability for anyone to enter or exit the site. I therefore have reservations as to the fact that so many green corridor pedestrian and cycle routes are being proposed. I would prefer these routes to be halved from 4 main routes down to two.

2. Lighting

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

2.2 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.

3. General layout of the proposed plan

3.1 From the plans I have seen it would appear that a large number of the dwellings will be positioned facing each other, which is a preferred police view of sighting properties as it allows for natural surveillance of the area and one another's homes. It is important that the boundary between public and private areas are 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. 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.

3.2 From the plans seen I have not been able to fully determine the designs of the properties, the police preference is that gable end walls do not have windowless elevations adjacent to public spaces, as they do not allow any natural surveillance and tend to attract graffiti, 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. I note from the Design Access Statement (DAS) at Para 8.24 "**Walls, fences and hedges can be used as a means of enclosure to create private spaces**", of which I concur.

3.3 Similarly and again as raised in the Design Access Statement that the new development should not impede or have any undue effect on the already established housing at Saffron close and Heath Road. I would recommend 1.8 metre close boarded wooden fencing separating the rear of the new properties with these already established properties along Saffron close.

3.4 I can find no details for the securing of the development perimeter, especially to the east and the south, bordering either open land or the old piggery area. It would be preferred if the perimeter area also comprises of 1.8 metre close boarded fencing, to again reduce the risk of permeability within the area and to heighten security of the rear of each individual's property.

3.5 It would be preferred if the green corridor pedestrian and cycle routes are run along a width distance of at least three metres, in order to allow enough passing space and so as not to infringe on an individual's personal space.

3.6 Parking is already deemed an issue within this area, so the creation of more available spaces would assist in reducing this problem. It is preferred that the car park is accredited to the Secure By Design safer parking scheme, "Park Mark", at <http://www.parkmark.co.uk/>

4. Play Area

4.1 I agree with the location of the proposed play park. The open space must be designed with due regard for natural surveillance. Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space. It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

4.2 It is highly important that housing provides natural surveillance to overlook this area.

4.3 All play equipment should meet **BS EN 1176** standards, I have not seen any information on the type of equipment intended to be installed, apart from that it is intended to be disabled friendly. I would recommend that the area has suitable floor matting tested to **BS EN1177** standards.

4.4 There are no details provided of the spacing of each item of equipment, but I should point out that such spacing 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.

4.5 **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.

4.6 **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.

4.7 **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.

4.8 **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.

4.9 "**The Association of Play Industries Technical Guidance relating to playground layout and design**", provides a 10 principle approach to designing a successful play area.

4.10 All litter bins should be of a fire retardant material.

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

5. Further Recommendations in General

5.1 Communal parking facilities lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided, as per SBD Homes 2014, lighting requirements.

5.2 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.

5.3 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturers recommendations. (SBD NH 2014 21.14)

5.4 Fencing – Divisional rear fencing should be of an 1800mm close boarded style.

5.5 Key Lockable rear gates, the gates 1.8m high and installed at the side of the property. The gates must not be easy to climb or remove from their hinges.

5.6 Trees should allow, when mature, crown lift with clear stem to a two metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a one metre window of surveillance upon approach whether on foot or using a vehicle.

6. Conclusion

In conclusion the proposed plan is proportionate to other properties within the local area.

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

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

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

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

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

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

Our Ref: 2016_1636
Date: 19 July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 1636/16 – Land south of Old Stowmarket Road, Woolpit:
Archaeology**

This site lies within an area of archaeological interest as defined by information held by the County Historic Environment Record (HER). Adjacent to the site are post-medieval brickworks (WPT 021 and 022) and scatters of Roman and medieval finds have been located within the vicinity (WPT 001, 009, 011 and 012). A first phase of evaluation at this site has detected remains of prehistoric date. As a result, there is a high probability of encountering further archaeological remains at this location and proposed development works would damage or destroy any archaeology which is present.

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

In this case the following two conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM PROW Planning
Sent: 04 May 2016 12:04
To: Planning Admin
Cc: Francesca Clarke; Christopher Fish; sophie.pain@beaconplanning.co.uk
Subject: RE: Consultation on Planning Application 1636/16

Our Ref: W574/009/ROW225/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 9 is recorded adjacent to the proposed development area.

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


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

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

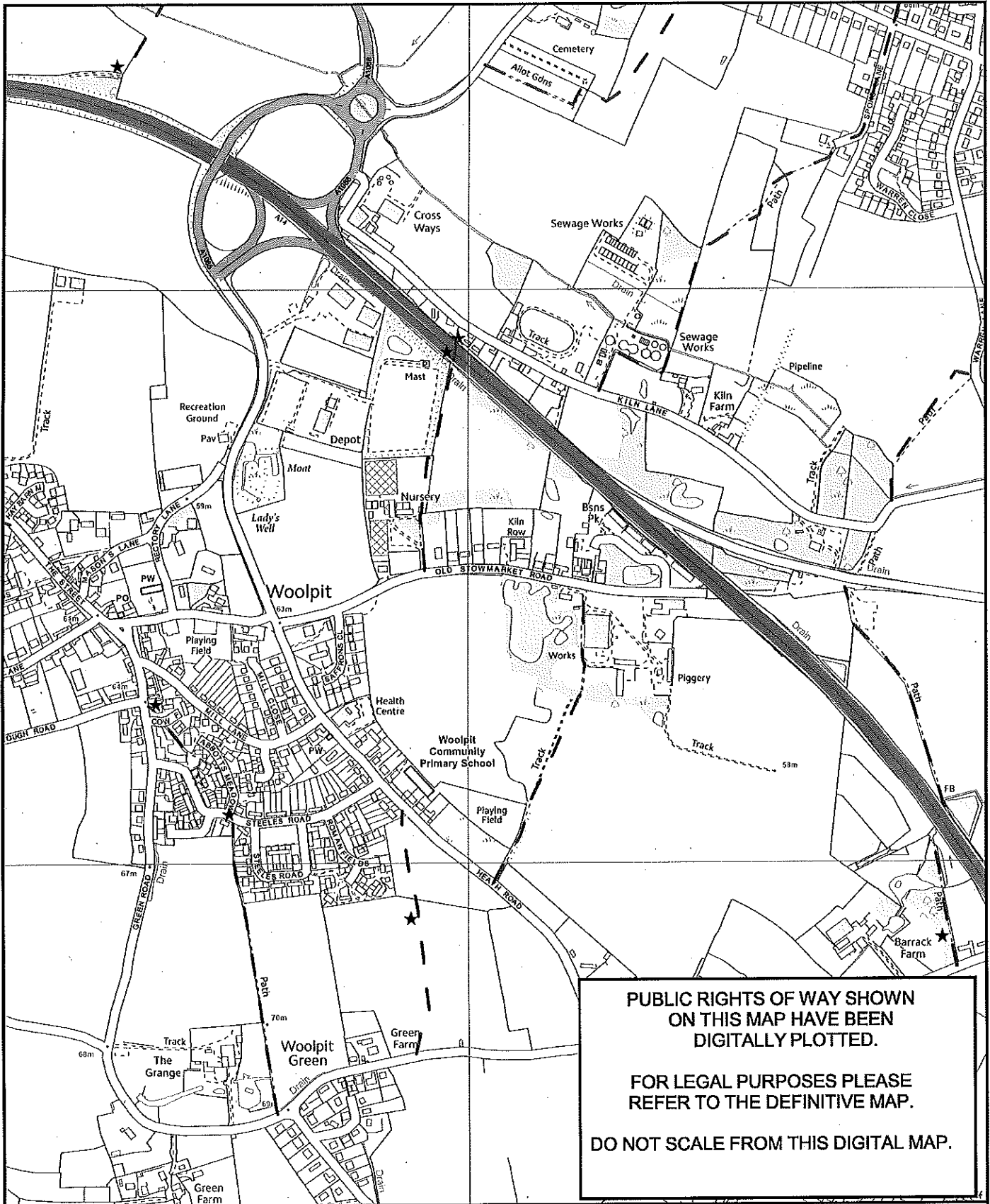
This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways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

Regards

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

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

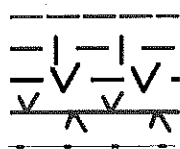


**1636/16 Land south of Old Stowmarket Road, Woolpit
Public Footpath 9**



**Suffolk
County Council**

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



Ordnance Survey MasterMap

Public Footpath
Bridleway
Restricted Byway
Byway
Definitive Map Parish Boundary

Scale 1:7500



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Date: 04/05/2016

From: RM PROW Planning
Sent: 09 August 2016 10:47
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 1636/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for the additional correspondence in relation to the above planning application.

Please accept this email as confirmation that we have no further comment to make in addition to our original response dated 4/5/16.

Regards

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



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1636/16

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: 1636/16
Our Ref: FS/F310949
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 29/04/2016

Planning Control Received	
03 MAY 2016	
Acknowledged	
Date	
Pass to	

Dear Sirs

Old Stowmarket Road
Planning Application No: 1636/16

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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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: Miss: S Pain, Beacon Planning Ltd, 8 Quay Court, Colliers Lane, Stow-cum-
Quy, Cambridge CB25 9AU
Enc: Sprinkler information

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1636/16



Suffolk Fire and Rescue Service

Fire Business Support Team

Floor 3, Block 2
End of your House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

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

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

Date:	21 April 2016
Planning Control Received	
03 MAY 2016	
Acknowledged
Date
Pass to

Planning Ref: 1636/16

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Old Stowmarket Road
DESCRIPTION: 120 Dwellings + Health Centre
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

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

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From: RM Floods Planning
Sent: 18 May 2016 12:12
To: Planning Admin
Subject: RE: Consultation on Planning Application 1636/16

FAO John Pateman Gee

Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space. Land South of Old Stowmarket Road, Woolpit

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

SCC Position

SCC have reviewed the submitted Flood Risk Assessment (FRA) (TPA, March 2016) and the Phase 1 Ground Conditions Assessment (Pba, March 2016 Rev 2). The proposed surface water strategy fully relies upon infiltration drainage techniques with the majority of soakaways sized to the Q10 storm with exceedance (Q10+) being conveyed to a larger infiltration basin in the SE corner. Although in principle this is an acceptable method of disposing of surface water, we are currently unable to approve of the outline strategy because there is inadequate information included in the submission to check that it complies with the National and Suffolk County Council surface water drainage requirements.

Specific Comments:-

- Both the submitted FRA and Phase 1 Ground Conditions Assessment are missing a soakaway trial pit location plan (Figure 2 in the Pba report is blank). This is key to knowing which parts of the site are suitable for infiltration.
- Infiltration test results range from 4.82×10^{-6} to 4.83×10^{-7} m/s. This illustrates that some parts of the site can be used for infiltration and some parts cannot – the lowest rate SCC allow is 3×10^{-6} m/s (equivalent of 10mm/hr). The FRA uses the highest rate of 4.82×10^{-6} m/s only, this is not best practice given that infiltration devices are the only surface water outfall type proposed across the entire site. The storage designs should relate to the relevant infiltration rate locations. The Pba report states that:
'Based on these initial results, infiltration characteristics suggest that the Woolpit Beds may be suitable for infiltration drainage but that the Lowestoft Formation will not be suitable', implying that some areas of the site are not suitable for infiltration techniques.
- Tests results for TP02 are missing, presumably because TP02 according to the trial log encountered groundwater at 2.05 mbgl. It needs to be demonstrated how 1 m clear easement can be provided between the base of infiltration devices and high groundwater levels at all locations. Again, we do not know the location of this high groundwater. Other trial pits did not encounter ground water, but then they were not dug as deep.
- Further explanation will be required regarding the proposed surface water storage volumes/device sizes. The MicroDrainage Quick Storage Estimate results presented in Appendix E of the FRA do not appear to relate to the values tabulated in Table 5 and Appendix F.

- What is the required storage volume in the infiltration basin in the SE corner. The method of conveying exceedance flows (1:10 to 1:100 +CC) into the basin is using swales – this is sound considering site topography. However how will excess flows from the areas in the north east of the site (where ground levels are lower) flow into the basin (ss 5.8 '*...surface water drainage connections to a proposed attenuation basin for volumes greater than the Q10 return period.*'). Is there going to be a separate piped conveyance system where levels don't allow for positive discharge via swales?
- ss 5.8 - Permeable paving is proposed in all shared drives and the main car park – again may only be suitable in certain locations across the site. Alternatively where soakage rates are poor, permeable paving could still be used but as underground storage with connection to a positive SW mains system or the proposed swales.
- Section 2.7 states that there is evidence of a historic watercourse. This watercourse still exists and the FRA needs to review accordingly. Further explanation of the watercourse and culvert mentioned immediately uphill of the site and its route past the site is required.

Overall the basis of the design is sound however the outline FRA needs to fully establish which parts of the site are suitable for infiltration in line with SCC's minimum soakage rate. Current evidence is suggesting there are areas unsuitable for infiltration therefore the outline FRA needs to provide alternative means of disposing surface water from these areas or providing a system that conveys surface water to an area that can be used for infiltration and sized appropriately to contain the critical 100yr+CC event.

Kind Regards

Steven Halls

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

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

Subject:

FW: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

From: Steven Halls [<mailto:Steven.Halls@suffolk.gov.uk>]

Sent: 27 June 2016 14:33

To: John Pateman-Gee

Cc: Hopkins, John

Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

Hi John

I reviewed the addendum by John Hopkins of TPA and am now satisfied that the site can accommodate a SuDS system. Please use the following condition as our approval of the outline application:-

As part of any reserved matters application details of a surface water drainage scheme will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved drainage strategy. Details of which will include:

1. *Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). The use of infiltration as the means of drainage will be taken forward only if the infiltration rates and groundwater levels show it to be possible.*
2. *Provided infiltration rates are satisfactory:-*
 - I. *Applicant shall submit dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.*
 - II. *SCC require modelling results (or similar method) to demonstrate that infiltration devices have been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each soakaway should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.*
 - III. *Soakaways will be at least 5m away from any foundations and will only dispose of clean water due to the site area overlying a Source Protection Zone.*
 - IV. *Soakaways will have a half drain time of less than 24hours.*
 - V. *Any conveyance networks in the 1 in 30 event show no flooding above ground and no flooding to properties in the 1 in 100yr event.*
 - VI. *Details of any exceedance volumes and their routes should be submitted on the drainage plans.*

3. *If the use of infiltration is not possible then modelling OR a similar method shall be submitted to demonstrate that:-*

- i. Surface water runoff will be discharged to a suitable receptor and restricted to the existing greenfield runoff rates for the site.*
- ii. Any attenuation features will contain the 1 in 100 year rainfall event including climate change*
- iii. Any pipe networks in the 1 in 30 event show no flooding above ground*
- iv. Modelling of the volumes of any above ground flooding during the 1 in 100 year rainfall + climate change to ensure no flooding to properties on or off-site. This should also include topographic maps showing where water will flow and/or be stored on site. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.*

4. *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*

5. *Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control).*
- To ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices).*
- To ensure the development does not cause increased pollution of the downstream watercourse*
- To ensure clear arrangements are in place for ongoing operation and maintenance.*

King Regards

Steven Halls

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

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

From: Hopkins, John [<mailto:john.hopkins@tpa.uk.com>]

Sent: 17 June 2016 10:24

To: Steven Halls

Cc: RM Floods Planning

Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16



**Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission**

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council, John Pateman-Gee

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 1636/16

Referring to the planning application referenced above, dated 21st April 2016, **Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual access to five self-build plots and associated open space, land South of Old Stowmarket Road**, notice is hereby given that Highways England's formal recommendation is that we:

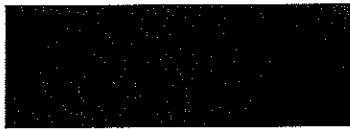
- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is / is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

We do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe. This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 12 th May 2016
Name: Lorraine Willis	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
Lorraine.willis@highwaysengland.co.uk	

Annex A

We offer no objection to this application however we do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe.