

**From:** Iain Farquharson  
**Sent:** 17 February 2017 15:02  
**To:** Planning Admin  
**Subject:** M3. 190105: Consultation on Planning Application 0408/17

Dear Sir/Madam

We have reviewed the documents supplied for his outline planning application. We are particularly pleased to see the inclusion of a Sustainable development & construction statement.

We have no objections to this application but suggest a suitably worded condition is included to ensure that the development is designed and constructed in the manner offered by the Sustainable development & construction statement. We would encourage the applicant to commit to standards and levels within the various proposals put forward eg maximum water use per person per day, minimum Green Guide Rating levels to be achieved etc

*Before any development is commenced a sustainable development & construction plan be provided detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority. It is recommended that the plan should include details of the maximum water use per person per day, minimum Green Guide Rating, proposed U values and anticipated DER/TER DFEE/TFEE results from design stage SAP calculations.*

*The development shall be implemented in accordance with the approved sustainable development & construction plan and shall not commence above ground level until the document is approved by the local planning authority.*

*Prior to first occupation of the building(s), evidence (e.g. photographs, commissioning certificates and As-Built certificates derived from the National Calculation Methodologies) which demonstrates that the development has been constructed in accordance with the approved plan (and any subsequent approved revisions) should be submitted to the Local Planning Authority and approved in writing.*

*Reason - In order to ensure the long-term sustainability of the development through on-site use of renewable resources, and to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with the development plan.*

Iain Farquharson

Environmental Management Officer  
Babergh Mid Suffolk Council

☎ 01449 724878

✉ [iain.farquharson@babberghmidsuffolk.gov.uk](mailto:iain.farquharson@babberghmidsuffolk.gov.uk)

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 14 February 2017 11:20  
**To:** Environmental Health  
**Subject:** Consultation on Planning Application 0408/17

Correspondence from M

**From:** Andrea Stordy  
**Sent:** 17 February 2017 08:57  
**To:** Planning Admin  
**Subject:** FAO: Alex Scott

Planning Application: 0408/17  
Location: By Pass Nurseries, Bramford Road, Bramford

Good Morning,

Thank you for your letter of 14/02/2017.

Please be advised that we have made formal comment on By Pass Nurseries, Bramford Road, Bramford, under planning application 2255/16, which we note was published. Although planning application 2255/16 was withdrawn, the comment from the Fire Service may remain in place for planning application 0408/17.

If you have any queries, please email them to [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk), quoting Fire Ref.: F216197.

Kind regards,

Sent on behalf of the Water Officer

Andrea Stordy  
BSC

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

Tel.: 01473 260564  
Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

**From:** RM Floods Planning  
**Sent:** 17 February 2017 09:37  
**To:** Planning Admin  
**Cc:** Alex Scott  
**Subject:** 2017-02-17 JS Reply By-Pass Nurseries, Bramford Road, Bramford Ref: 0408/17

The applicant has demonstrate that they have two viable surface water drainage strategies for the site.

- a) Infiltration
- b) Discharge to a public surface water sewer

Therefore, Suffolk County Council, Flood and Water Management can recommend approval subject to conditions.

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

The scheme shall be fully implemented as approved.

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

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

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

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

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

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

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

#### Informatives

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

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411  
Fax: 01473 216864



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	0408/17/OUT – By Pass Nurseries - Bramford	
<b>2</b>	<b>Date of Response</b>	17 <sup>th</sup> February 2017	
<b>3</b>	<b>Responding Officer</b>	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Strategic Planning
<b>4</b>	<b>Recommendation</b> (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	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>This is an outline development proposal for up to 20 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) and based on 20 dwellings the AH requirement is 7 units.</p> </div> <p><b>1. Housing Need Information:</b></p> <p>1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost home ownership tenure accommodation.</p>	

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

	<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>
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## **2. Choice Based Lettings Information:**

2.1 The Council's Choice Based Lettings system currently has circa 844 applicants registered for housing in Mid Suffolk. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need.

2.2 Currently the district wide majority need on the housing register is for 1 and 2 bedrooms. There is also a smaller element requiring 3+ bedroom properties.

## **3. Recommended Affordable Housing Mix:**

3.1 35% affordable housing on this proposal based on 20 units equates to 7 AH units.

3.2 Based on the above information, the following mix is recommended with a tenure split of 75%/25%:

Affordable Rent Tenancy = 5 units as follows:

- 2 x 1b 2p flats @ 50sqm
- 3 x 2b 4p houses @ 79sqm

Shared Ownership = 2 units as follows:

- 1 x 2bed 4p houses @ 79sqm
- 1 x 3bed 5 person houses @ 93sqm

(Recommended nationally described space standards.)

## **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

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- 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](http://www.midsuffolk.gov.uk) under Housing and Affordable Housing for full details.
- AH dwellings must be tenure blind.

#### **5. Open Market Homes Mix:**

There is a strong need for homes more suited to the over 55 age bracket within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality. There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and still remain in their local communities.

It is recommended that there is a broad mix of open market housing on this scheme incorporating the majority of units as 1, 2 and 3 bedroom to

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		incorporate the need for those wishing to downsize and first time buyers, Including an element of bungalows to accommodate over 55's with a much smaller element of 4+bedrooms.
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	

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**From:** Khan Wasil [mailto:Wasil.Khan@networkrail.co.uk] **On Behalf Of** Town Planning SE  
**Sent:** 21 February 2017 17:15  
**To:** Planning Admin  
**Cc:** Town Planning SE  
**Subject:** Consultation on Planning Application 0408/17 / By-Pass Nurseries, Bramford Road, Bramford (anglia)

Dear Sir/Madam,

Thank you very much for consulting with Network Rail in regards to application 0408/17 and offering us the opportunity to comment.

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Please see below comments,

#### Future maintenance

The development must ensure that any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with

Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

No Storm/surface water or effluent should be discharged from the site or operations on the site into Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on

the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Permitted: Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrus Communis*), Fir Trees – Pines (*Pinus*), Hawthorne (*Cretaeagus*), Mountain Ash – Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatata "Zebrina"

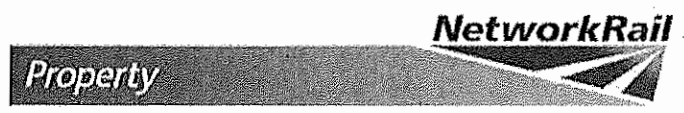
Not Permitted: Alder (*Alnus Glutinosa*), Aspen – Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore – Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts [AssetProtectionAnglia@networkrail.co.uk](mailto:AssetProtectionAnglia@networkrail.co.uk) prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

Kind Regards,

Wasil Khan  
Town Planning Technician, Property

Network Rail  
5<sup>th</sup> Floor  
1 Eversholt Street  
London NW1 2DN  
Tel: 07734 648485  
E: [Wasil.khan@networkrail.co.uk](mailto:Wasil.khan@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



**From:** David Harrold  
**Sent:** 22 February 2017 15:10  
**To:** Planning Admin  
**Cc:** Alex Scott  
**Subject:** Plan ref 0408/17/OUT By Pass Nurseries, Bramford Road, Bramford. EH - Other Issues

Thank you for consulting me on the above outline planning application to erect 20 dwellings.

I note the report by BL Acoustics which identifies the need for:

- An acoustic grade fence to the gardens of dwellings on the Western Boundary of the site, and
- Acoustic ventilation on Western, Northern and Southern facades of selected properties.

This is to mitigate for the noise from passing trains and the need to keep bedroom windows closed, on these facades, during night time hours.

On this basis I do not have any objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

# Consultee Comments for application 0408/17

## Application Summary

Application Number: 0408/17

Address: By-Pass Nurseries, Bramford Road, Bramford

Proposal: Application for Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

Case Officer: Alex Scott

## Consultee Details

Name: Ms Diana Stroh

Address: Parish Room, Ship Lane, Bramford, Ipswich IP8 4AN

Email: bramfordparishcouncil@btinternet.com

On Behalf Of: Bramford Parish Clerk

## Comments

Councillors continue to oppose the application and would refer Mid Suffolk District Planning Department to comments made regarding the previous application relating to this site, in addition to the following concerns,

Despite the application stating 18 dwellings are now proposed, the plans available indicate there are still 20 dwellings shown for the site. Councillors are concerned that either inaccurate documentation has been made available for comment or the developers are attempting to push through their original proposal. Previous concerns indicated over-crowding of the site and this observation is maintained in light of documentation currently available.

Councillors remain reluctant to see the removal of existing hedging along the road-facing boundary, which is contrary to assurances made in the previous application, or a reduction in height (to 650cm) for visibility, and require further information as to who would be expected to maintain any hedge at this height, due to road safety concerns.

It is noted that an additional access onto Bramford Road is proposed for an existing dwelling (Nursery Cottage) which is in close proximity to the proposed main access/exit for the site, with little information on relevant visibility splays. Councillors have previously expressed concerns as to safety aspects of vehicles entering and exiting the main road from Ipswich into Bramford and believe the additional access will only exacerbate this potentially dangerous situation.

Councillors wish to reiterate the views of Bramford residents, recorded in their Parish Plan, for the desire to maintain a separate identity from Ipswich, and feel that this application has failed to

recognise these views by proposing building on the last remaining land space that separates the village from the town.

Since 2005 there has been no major change in the attitude of the residents of the village. They value the fact that Bramford is a rural community and not a suburb of Ipswich and are keen for that status to remain. Extract from Bramford Parish Plan, 2012.

It should also be noted that councillors have been supportive of major developments at other locations on the outskirts of the village that continue to maintain Bramford as a separate community.

Councillors consider the proposed public footpath to be unsuitable for residents on the development to access village facilities, as this path directs pedestrians along an existing unmade footpath that can be inaccessible for significant periods, especially during inclement weather conditions and, therefore, may be unsafe. It should also be mentioned that residents wishing to access facilities in Ipswich via the bus service will still be forced to make a number of road crossings to access the nearest bus stop, as will children attending the village primary school.

Councillors have examined the layout of the proposed site and have identified that the dwelling at plot 6 will be directly over a soakaway drain, thereby preventing access to the drain should there be any need, i.e. maintenance or repair.

Councillors note areas of green space on the proposed layout but no details on who will be responsible for the maintenance of this space, and would appreciate further information on this aspect of the application.



Your Ref: MS/0408/17  
Our Ref: 570\CON\0598\17  
Date: 1<sup>st</sup> March 2017  
Highways Enquiries to: martin.egan@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

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

**For the Attention of: Alex Scott**

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/0408/17**

**PROPOSAL:** Application for Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

**LOCATION:** By-Pass Nurseries, Bramford Road, Bramford, Ipswich, Suffolk

**ROAD CLASS:**

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

DRAWING NUMBER 8323/04

You will be aware from correspondence from the previous planning application, reference 2255/16, that the Highway Authority has no objection to the principle of residential development on this site. However, as 'Access' requires approval for this new application the Highway Authority has to register an objection as the submitted details are not acceptable for the following reasons:

1. The new junction should have radius kerbing of 10m.
2. Access visibility splays of 90 metres in each direction at a 2.4m setback into the access are required. These splays need to be shown on the drawing and the frontage hedgerow removed to suit.
3. The new access to serve the existing property 'Nurseries Cottage' is not acceptable as shown as it will have insufficient visibility splays onto Bramford Road. This property should be accessed via the new estate road access (the previous application indicated this, Drawing No. 8323/04/A - this new application appears to have submitted the previously superseded drawing).
4. The proposed new footway along Bramford Road heading in a southerly direction needs to be positioned alongside the road edge together with appropriate kerbing.
5. Any new access road needs to be at aligned at 90 degrees to Bramford Road for at least a distance into the site of 20 metres.
6. Any new access road into the site needs to be to 'Minor Access Road' standard as set out within the Suffolk Design Guide.
7. A new footway needs to be provided from the new access and along the Bramford Road frontage in a northerly direction. A footpath connection should also be provided from the north western corner of the site onto the adjacent footpath which runs along the western site boundary. These footways will assist pedestrian access into Bramford village for residents.
8. Although not for detailed consideration at this stage it should be noted that the proposed site layout and car parking provision is not considered acceptable in highway terms. I mention this now so that there is no confusion at a later date.

Please inform the applicant of my comments. If the above issues can be rectified then I will be able to withdraw the highways objection.

Yours faithfully

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



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

Suffolk Wildlife Trust  
Brooke House  
Ashbocking  
Ipswich  
IP6 9JY

01473 890089  
info@suffolkwildlifetrust.org  
suffolkwildlifetrust.org

06/03/2017

Dear Alex,

**RE: 0408/17 Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing access. By-Pass Nurseries, Bramford Road, Bramford**

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

We have read the ecological survey report (Practical Ecology Ltd, March 2016) and we are satisfied with the initial findings of the consultant.

We note that the consultant has recommended further surveys for both bats and reptiles. The recommended surveys must therefore be undertaken prior to the determination of this application, in order to ensure that the decision is made taking account of all relevant material considerations in accordance with ODPM Circular 06/2005.

We would be happy to provide further comment once the relevant survey work has been undertaken.

Yours sincerely

Jill Crighton  
Conservation Planner

A company limited by  
guarantee no 695346  
Registered charity no 262777

Place Services  
Essex County Council  
County Hall, Chelmsford  
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7 March 2017

Alex Scott  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

By email only

Dear Alex

**Application: 0408/17**

**Location: By-Pass Nurseries, Bramford Road, Bramford**

**Proposal: Application for Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.**

Thank you for consulting Place Services on the above application.

**I have a holding objection as there is insufficient ecological information available to understand the impacts of development on bats and reptiles, both Protected species.**

The submitted Extended Phase 1 Habitat survey report (Practical Ecology March 2016) recommends that further surveys are necessary to assess the impacts of the proposed development. If these have been completed but not yet uploaded to the website, I look forward to receiving these as soon as possible. However these have not yet been undertaken, I would advise that this missig., I note that there is no *assessment* of likely impacts on nesting or foraging skylark, a Priority species, which is likely to be present and effected on the development site. Indeed the Ecological Assessment (Ecology Solutions, November 2016) states that "The arable fields within the site are of no ecological value" and did not flag up the possibility of breeding or foraging open farmland birds on the site.

This gap in information for Protected species needs to be filled before determination of this application. This is needed to enable the Local Planning Authority to demonstrate it has met its legal responsibilities under UK Habitats Regulations (2010 as amended), Wildlife & Countryside Act (1981 as amended), Crime and Disorder Act (1998) and its statutory biodiversity duty under s41 NERC Act 2006.

Until the above information is provided, I am not satisfied that the adverse impacts on Protected Species, which are likely to be present on site, have been adequately assessed and mitigation considered. I look forward to receiving this information in due course so that I can make detailed recommendations for any conditions to make the development acceptable.



Please contact me with any queries.

Best wishes

**Sue Hooton** CEnv MCIEEM BSc (Hons)  
Principal Ecological Consultant  
Place Services at Essex County Council  
[sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk)

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

**Paul Hankins**

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**From:** BMSDC Planning Area Team Green  
**Subject:** FW: 0408/17 - By-Pass Nurseries, Bramford - Economic Development Comments

**From:** Andrew McMillan  
**Sent:** 08 March 2017 15:21  
**To:** Alex Scott  
**Subject:** RE: 0408/17 - By-Pass Nurseries, Bramford

Dear Alex

The Open For Business Team (nee Economic Development) is concerned with the fact that this is an employment site and that policy E4 protects such sites from loss – as set out in my previous correspondence, below. The OFB Team is responsive to the changing demands of businesses, so I met with the applicant and his agent before the previous application was withdrawn. We discussed options for providing additional and alternative employment types (as the nursery is unlikely to be re-opened as a nursery). Live/work units provide an opportunity for home-businesses and smaller businesses that require smaller scale units that are not commonly found in the market place. We also discussed demand for small-scale office and workshop need in the area and how that could be accommodated on site too. Because of viability and cash flow risk, it is likely that speculative construction of units will need to be supported by some residential enabling development. Accordingly a mixed use or split redevelopment of the site is supported in principle.

As presented, this appears to be a residential scheme with a gesture towards employment land, rather than the employment-led proposal with some enabling residential development that was discussed with the agent and thereof rein isolation does not appear to fit within Policy E4 or E6. However, there are other off-site jobs being created at the Capel St Mary sister site and much is made of the need for this development to fund that one, which when both delivered would offer a range of up to date premises with an increase in employment overall. As previously set out, the authority must be satisfied that this development is going to fund the other in order to approve the loss of employment land on this site. Should planning permission be granted it may be appropriate to add conditions in order to ensure that the overall employment offer is delivered.

Other comments:

It is surprising that the development proposal description does not state live/work units, nor does the design concept or other documentation refer to the live/work units and how they may be incorporated into the site in both layout and functionality terms. The OFB team would highlight the need to ensure that the L/W units are delivered, and that there is no scope to simply deliver a residential scheme.

Furthermore, should planning permission be granted, the OFB Team would welcome further discussion with the developer/applicant at reserved matters stage in order to explore in more detail the potential layout, format, size and location of the live/work units to ensure they are fit for purpose.

With best regards

**Andrew McMillan**  
Economic Development Officer – Open For Business  
**Babergh and Mid Suffolk District Councils - Working Together**  
Needham Market: 01449 72 4931

Email: [Andrew.McMillan@baberghmidsuffolk.gov.uk](mailto:Andrew.McMillan@baberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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Your ref: MS/0408/17  
Our ref: Bramford – Bramford Road former  
Bypass Nurseries 00049809  
Date: 09 March 2017  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

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

Dear Alex,

**Bramford: Bramford Road former Bypass Nurseries – developer contributions**

I refer to the application for outline planning permission – change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

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

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

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

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

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

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



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

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

### **Community Infrastructure Levy**

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

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

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

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

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

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

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

SCC anticipates the following **minimum** pupil yields from a development of 20 dwellings, namely:

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

- b. Secondary school age range, 11-16: 4 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are Bramford CEVC Primary School, Claydon High and One.

Based on existing forecasts SCC will have no surplus places available at the catchment primary and secondary schools, for which CIL funding of at least £154,232 (2016/17 costs) will be sought.

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

In this ward there is one provider, Bramford and Blakenham. There is a deficit of 84 places with Bramford Preschool the only provision. This development would require a CIL contribution of £12,182.

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

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
- b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
- c. Local neighbourhoods are, and feel like, safe, interesting places to play.
- d. Routes to children's play spaces are safe and accessible for all children and young people.

4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-

site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Christopher Fish.

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

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

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £4,320, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a

proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.

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

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

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

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

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

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

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

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full

fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

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

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

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

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

Yours sincerely,

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

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



7 March 2017

Alex Scott  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

By email only

Dear Alex

**Application: 0408/17**

**Location: By-Pass Nurseries, Bramford Road, Bramford**

**Proposal: Application for Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.**

Thank you for consulting Place Services on the above application.

**I have a holding objection as there is insufficient ecological information available to understand the impacts of development on bats and reptiles, both Protected species.**

The submitted Extended Phase 1 Habitat survey report (Practical Ecology March 2016) recommends that further surveys are necessary to assess the impacts of the proposed development. If these have been completed but not yet uploaded to the website, I look forward to receiving these as soon as possible. However these have not yet been undertaken, I would advise that this missig., I note that there is no *assessment* of likely impacts on nesting or foraging skylark, a Priority species, which is likely to be present and effected on the development site. Indeed the Ecological Assessment (Ecology Solutions, November 2016) states that "The arable fields within the site are of no ecological value" and did not flag up the possibility of breeding or foraging open farmland birds on the site.

This gap in information for Protected species needs to be filled before determination of this application. This is needed to enable the Local Planning Authority to demonstrate it has met its legal responsibilities under UK Habitats Regulations (2010 as amended), Wildlife & Countryside Act (1981 as amended), Crime and Disorder Act (1998) and its statutory biodiversity duty under s41 NERC Act 2006.

Until the above information is provided, I am not satisfied that the adverse impacts on Protected Species, which are likely to be present on site, have been adequately assessed and mitigation considered. I look forward to receiving this information in due course so that I can make detailed recommendations for any conditions to make the development acceptable.



Please contact me with any queries.

Best wishes

**Sue Hooton CEnv MCIEEM BSc (Hons)**  
Principal Ecological Consultant  
Place Services at Essex County Council  
[sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk)

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

**From:** Sue Hooton, Principal Consultant Ecologist  
**Sent:** 22 May 2017  
**To:** Alex Scott  
**Cc:** BMSDC Planning Area Team Blue  
**Subject:** RE: 0408/17 - By-Pass Nurseries, Bramford

Hi Alex

I apologise for the error in my response and I am grateful for the opportunity to revise my comments for this development. I hereby confirm that any reference to skylark surveys was unnecessary but maintain my request for additional information on bats and reptiles.

As the Ecological Risk Assessment in the Practical Ecology report (March 2017) includes an action required for bats "*Chimneys within B1 and B8 as well as underground feature within B8 to be internally inspected*". The statement that "*the underground level of B8 was not accessed due to safety restrictions*" and "*the chimneys on both B1 and B8 could not be inspected internally for evidence of bats given that they were closed off*" indicated that not all of the buildings were inspected internally for evidence of roosting bats. It is therefore not obvious how the conclusion that they are "*not considered suitable and no presence of bats have been found*" has been reached so I would welcome clarification in a statement from the ecologist. Indeed the report includes a statement that "*Given this limitation and that the chimney could be suitable for roosting Leisler's bats, further recommendations with regards to this feature are also provided in Section 4.*" The actions for bats are listed as:

"4.3.2.2 The chimneys within B1 and B8 should be internally inspected by a suitability qualified ecologist with the use of an endoscope. This may require the removal of boilers and brickwork to allow access into the chimney interior.

4.3.2.3 Similarly, the underground level of B8 should be internally inspected again by a suitability qualified ecologist for features and evidence of cave dwelling bats.

4.3.2.4 If possible, B8, which features the underground level should be retained and enhanced as a bat roost within the area of public open space. Further information with regards to this will be provided following the re-inspection of the building."

I therefore need to assess any available supplementary information with regards to bats as identified in the recommendations. I look forward to receiving this and would be happy to talk to the applicant's ecologist direct if this was felt to be helpful.

I am very pleased to hear that a reptile survey is underway and that the area to the west of the site is proposed for ecological enhancements as a green corridor. I look forward to seeing proposals to retain suitable habitat for reptiles within the layout and will be likely to recommend securing details for enhancements as a condition of any outline consent.

I hope these comments are helpful and am sorry for any confusion my reference in error to skylarks has caused.

Best wishes  
Sue



**Sue Hooton CEnv MCIEEM BSc (Hons)**  
**Principal Ecological Consultant at Place Services**

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Mid Suffolk District Council,  
131 High Street,  
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Suffolk IP6 8DL

14/03/2017

For the attention of: Alex Scott

**Ref: 0408/17; By-Pass Nurseries, Bramford Road, Bramford**

Thank you for consulting us on the outline planning permission to change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings and alterations to existing vehicular access and creation of pedestrian foot way.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

### **Recommendations**

In terms of the likely visual effect on the surrounding landscape, the proposals will have a low impact on the existing character of the area due to its enclosed character. The main development constraint will be to retain as much of the existing habitat and vegetation on site, while providing a suitable landscape buffer between the railway line and residential development; ensuring this is designed to be in keeping with the existing local character.

The following points highlight our key recommendations for the submitted proposals:

- 1) If the outline application is approved, the transition between the existing dwellings and proposed development need to be explored at in a greater level of detail; including how the proposals address the character of the local area. The site plan fails to adequately demonstrate this, in particular the boundary treatment between main road and proposed housing association properties. (Low brick wall with vegetation; properties set back from the road.)
- 2) A landscape strategy needs to be produced which conforms to recommendations set out on the Extended Phase 1 Habitat Survey Report and Landscape and Visual Impact Assessment to establishing adequate landscaping.
- 3) In order to create an appropriate public realm and suitable levels of amenity space it is recommended that an area of green open space is provided within the residential development.
- 4) The proposed green open space area has been located to the back of the development, functioning as a noise buffer from the railway line. A degree of passive surveillance over this open space should be provided.
- 5) The proposed green open space along the western area of the site should be designed to deliver the following:
  - Green corridor to support and connect existing wildlife habitats on site and in the surrounding areas
  - SuDS design elements offering habitat creation through appropriate planting
  - Areas of informal and natural play

In addition to the above, recommendations set on the Extended Phase 1 Habitat Survey Report sections 4 & 5 with regards open space to the west shall be followed.

- 6) A detailed green infrastructure plan needs to be produced which demonstrates how the proposals (including existing public rights of way) link with the residential and movement network, in order to



create an appropriate public realm and provide suitable levels of amenity space. This should also include proposals to link both Glipping Valley River Path (Local Nature Reserve) and Hazel Wood (County Wildlife Site (CWS) and Ancient Woodland Inventory (AWI).

- 7) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted as part of a planning condition, if the application is approved. We recommend a landscape maintenance plan for the minimum of 3 years, (ideally 5 years) to support plant establishment.

### **The proposal**

The application plans set out the outline planning permission for change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings, including alterations to existing vehicular access and creation of pedestrian foot way.

The site is situated along the Bramford Road B1067. The A14 lies slightly to the east and is access from the south (Felixstowe to the M6 Motorway at Rugby).

The site plan shows residential development towards the west of the site and green open space to the east, along the railway line. Tree planting has been proposed within the residential layout contributing to improve public realm on site.

To the eastern boundary adjacent the road the site is fairly heavily tree planted and has become inaccessible due to the extensive overgrowth vegetation that has developed around the former nursery greenhouses. There is no permitted public access to the site other than access to serve the business. An area of open land and then allotments lies directly to the north of the site.

### **Review on the submitted information**

Relevant to this landscape review, the submitted application includes Habitat Survey Report, Design and Access Statement, Landscape and Visual Impact Assessment and site plan.

The Landscape and Visual Impact Assessment has been produced to the appropriate guidance. The report includes an analysis of 6 viewpoints from around the site which suitably measure the potential impact of the development within the landscape. The report includes mitigation measures which are appropriate and should be used to inform and influence any detailed future development layout of the site.

As part of the outline planning submission the site plan (coloured) shows the areas designated for residential development and open space including new tree and hedge planting. The indicative layout fails to suitably demonstrate how the existing PROW to the west relates to the new green space and links to new footpath. No SuDS strategy has been provided at this stage and site plan does not indicate any indicative water surface attenuation proposal.

### **Likely impact on the surrounding landscape**

The site is situated in the Mid Suffolk District and falls within Landscape character Type15 - 'Rolling Estate Farmlands'. The landscape on a district level is described and characterised in the District Character Assessment – 'Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015'.

Main characteristics are: arable/pastoral land use, rural lanes flanked by ditches and hedges, characterised by a narrowness and intimacy, a sense of tranquillity, hedgerows and woodlands, commons, greens, tyes and river valley grasslands.

A desktop study showed that the site is generally visually isolated. To its west runs an active railway line set onto an embankment. There are no views from the site towards the west. To the south and east of the site, views into and out of are generally visually bound with mature native hedgerows and trees. To the east, the land comprising in the main of grass paddocks rises towards a tree lined ridge. Along this ridge runs the A14 Trunk Road. Planted belts of trees and scrub ensure that there are no views of the A14 from its western side. The northern part of the site clearly overlooks the adjacent paddock and nearby allotments.

Due to the topography of the surrounding land between Bramford and Ipswich and the tree lined A14 Trunk Road, the site is heavily screened from the Ipswich urban fringe.

#### **Proposed mitigation**

Additional tree and hedgerow planting along the site boundaries will be required, to mitigate the visual impact of the proposals and create a suitable green infrastructure. The site already benefits from existing hedgerow and tree planting to the eastern boundary which should be strengthened with new planting and restored/improved through maintenance works.

The site offers opportunities for water attenuation feature within the proposed open space to include areas of habitat creation with the introduction of an appropriate planting and creation of a wildlife corridor and creation of small woodland parcels.

The boundary to the north-east corner of the site would benefit from additional screening planting between the site and the existing neighbouring dwelling. The aerial photograph shows some tree coverage on this location but site plan submitted fails to reflect this.

Proposed mitigation does not include creation of hedgerow planting on the south section of the western boundary along B1067. The local character around this area comprises of hedgerow planting and low brick walls as a separation between houses and main road. As part of the mitigation strategy continuity with the existing local character must be considered.

An appropriately detailed landscape and boundary plan will be required to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable to limit any negative visual effect the proposals may have on the existing settlement.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI  
Landscape Architect Consultant  
Telephone: 03330136858  
Email: almudena.quiralte@essex.gov.uk

N.B. This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to the particular matter.

**From:** Sue Hooton, Principal Consultant Ecologist [mailto:Sue.Hooton@essex.gov.uk]  
**Sent:** 22 May 2017 12:05  
**To:** Alex Scott  
**Cc:** BMSDC Planning Area Team Blue  
**Subject:** RE: 0408/17 - By-Pass Nurseries, Bramford

Hi Alex

I apologise for the error in my response and I am grateful for the opportunity to revise my comments for this development. I hereby confirm that any reference to skylark surveys was unnecessary but maintain my request for additional information on bats and reptiles.

As the Ecological Risk Assessment in the Practical Ecology report (March 2017) includes an action required for bats "*Chimneys within B1 and B8 as well as underground feature within B8 to be internally inspected*". The statement that "*the underground level of B8 was not accessed due to safety restrictions*" and "*the chimneys on both B1 and B8 could not be inspected internally for evidence of bats given that they were closed off*" indicated that not all of the buildings were inspected internally for evidence of roosting bats. It is therefore not obvious how the conclusion that they are "*not considered suitable and no presence of bats have been found*" has been reached so I would welcome clarification in a statement from the ecologist. Indeed the report includes a statement that "*Given this limitation and that the chimney could be suitable for roosting Leisler's bats, further recommendations with regards to this feature are also provided in Section 4.*" The actions for bats are listed as:

"4.3.2.2 The chimneys within B1 and B8 should be internally inspected by a suitability qualified ecologist with the use of an endoscope. This may require the removal of boilers and brickwork to allow access into the chimney interior.

4.3.2.3 Similarly, the underground level of B8 should be internally inspected again by a suitability qualified ecologist for features and evidence of cave dwelling bats.

4.3.2.4 If possible, B8, which features the underground level should be retained and enhanced as a bat roost within the area of public open space. Further information with regards to this will be provided following the re-inspection of the building."

I therefore need to assess any available supplementary information with regards to bats as identified in the recommendations. I look forward to receiving this and would be happy to talk to the applicant's ecologist direct if this was felt to be helpful.

I am very pleased to hear that a reptile survey is underway and that the area to the west of the site is proposed for ecological enhancements as a green corridor. I look forward to seeing proposals to retain suitable habitat for reptiles within the layout and will be likely to recommend securing details for enhancements as a condition of any outline consent.

I hope these comments are helpful and am sorry for any confusion my reference in error to skylarks has caused.

Best wishes  
Sue

**Sue Hooton CEnv MCIEEM BSc (Hons)**  
**Principal Ecological Consultant at Place Services**

Phone: 03330 322398 Mobile: 07809 314447

email: [sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk) / [ecology.placeservices@essex.gov.uk](mailto:ecology.placeservices@essex.gov.uk)

web: [www.placeservices.co.uk](http://www.placeservices.co.uk)

**Subject:**FW: 0408/17 - By-Pass Nurseries, Bramford

**From:** BRAMFORD PARISH CLERK

**Sent:** 03 July 2017 10:42

**To:** BMSDC Planning Mailbox <[planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)>

**Cc:** BMSDC Planning Mailbox <[planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)>

**Subject:** For the attention of Alex Scott regarding application number 0408/17...By-Pass Nurseries...

Alex

It's come to the Council's attention that further revisions to the boundary of the above development have been presented to the planning department.

The Council has not been party to any consultation request regarding these revisions but, if as believed, they relate to changes to the area along Bramford Road into Ipswich, you might want to check details alongside another application that has been granted recently, and will mean the addition of a further access point.

The relevant application number is 1202/17.

Regards

Diana

Proper Officer to Bramford Parish Council

Your Ref: MS/0408/17  
Our Ref: 570\CON\2329\17  
Date: 3<sup>rd</sup> July 2017  
Highways Enquiries to: martin.egan@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

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

**For the Attention of: Alex Scott**

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0408/17**

**PROPOSAL:** Application for Outline Planning Permission - Change of use of land from commercial

nursery to land for residential development (indicative layout shows 20 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

**LOCATION:** By-Pass Nurseries, Bramford Road, Bramford, Ipswich, Suffolk

**ROAD CLASS:**

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 AL 1

Condition: The access shall be completed in all respects in accordance with Drawing No. 17-000-PL-02 as submitted and be available for use before any dwelling is first occupied. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.



Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

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 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

5 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 17-000-PL-02 as submitted with an X dimension of 2.4 metres and a Y dimension of 90 metres 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.

6

Condition: Before any dwelling is first occupied a new footway shall be provided along the Bramford Road frontage of the application site as shown on Drawing Number 17-000-PL-02 as submitted and in accordance with details which shall first have been submitted to and approved by the Local Planning authority. The footway shall include a facing pair of pedestrian dropped kerbs at the northern extent of the footway.

7 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.

**8 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 poles and overhead cables

**9 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.

**10 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.

**11 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.

**ADDITIONAL COMMENT.**

A footpath connection from the site to the existing Public Right of Way adjacent to the site should be provided preferably in the north west corner of the site. This would improve pedestrian access to the amenities in the village.

Yours faithfully

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

Your ref: MS/0408/ 17  
Our ref: Bramford – Bramford Road former  
Bypass Nurseries 00049809  
Date: 16 August 2017  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr Alex Scott,  
Growth & Sustainable Planning,  
Mid Suffolk District Council,  
Council Offices,  
131 High Street,  
Needham Market,  
Ipswich,  
Suffolk,  
IP6 8DL

Dear Alex,

**Bramford: Bramford Road former Bypass Nurseries – developer contributions**

I refer to the application for outline planning permission – change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

Reason(s) for re-consultation: Ecology Reptile Survey Report received by the Local Planning Authority on 15th August 2017.

I previously submitted a full consultation response by way of letter dated 09 March 2017, which still stands. I have no further comments to make on the re-consultation.

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

**From:** David Harrold  
**Sent:** 17 August 2017 11:15  
**To:** BMSDC Planning Mailbox  
**Cc:** Alex Scott  
**Subject:** Plan ref 0408/17/OUT By-Pass Nurseries, Bramford Road, Bramford. EH - Other Issues

Thank you for re-consulting me on the Ecology Reptile Survey and report.

I do not have any interest in this particular report and have no comments to make.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

**From:** James Rolfe  
**Sent:** 18 Aug 2017 08:23:26 +0100  
**To:** BMSDC Planning Area Team Green  
**Cc:** Alex Scott  
**Subject:** RE: Planning Re-consultation Request - 0408/17  
**Attachments:** SCCAS 0408\_17 Former Bypass Nursery, Bramford Road, Bramford.pdf

Dear Alex,

Our advice remains the same, please see attached.

James Rolfe  
Senior Archaeological Officer

Suffolk County Council Archaeological Service,  
Bury Resource Centre,  
Hollow Road,  
Bury St Edmunds,  
IP32 7AY

Tel.: 01284 741225  
Mob.: 07720210086  
Email: james.rolfe@suffolk.gov.uk

Website: [www.suffolk.gov.uk/archaeology](http://www.suffolk.gov.uk/archaeology)  
Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>  
Twitter Page: [www.twitter.com/SCCArchaeology](http://www.twitter.com/SCCArchaeology)

-----Original Message-----

From: RM Archaeology Mailbox  
Sent: 16 August 2017 16:48  
To: James Rolfe <james.rolfe@suffolk.gov.uk>  
Subject: FW: Planning Re-consultation Request - 0408/17

Website: <http://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/>  
Suffolk Heritage Explorer: [www.heritage.suffolk.gov.uk](http://www.heritage.suffolk.gov.uk) Twitter Page: [www.twitter.com/SCCArchaeology](http://www.twitter.com/SCCArchaeology)

-----Original Message-----

From: [planninggreen@babberghmidsuffolk.gov.uk](mailto:planninggreen@babberghmidsuffolk.gov.uk) [<mailto:planninggreen@babberghmidsuffolk.gov.uk>]  
Sent: 16 August 2017 15:52  
To: RM Archaeology Mailbox <[archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)>  
Subject: Planning Re-consultation Request - 0408/17

Please find attached planning re-consultation request letter relating to planning application - 0408/17 - By-Pass Nurseries, Bramford Road, Bramford,

Kind Regards

Planning Support Team

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**From:**BMSDC Economic Development  
**Sent:**18 Aug 2017 11:39:04 +0100  
**To:**BMSDC Planning Area Team Green  
**Subject:**RE: Planning Re-consultation Request - 0408/17

Good Morning,

Thank you for this consultation however we have nothing to add to our earlier comments .

Kind Regards

Clare  
Economic Development Officer – Open for Business team  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 724880 or 01473 825799  
m: 07860827637  
e: [clare.free@baberghmidsuffolk.gov.uk](mailto:clare.free@baberghmidsuffolk.gov.uk)  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

-----Original Message-----

**From:** [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk) [<mailto:planninggreen@baberghmidsuffolk.gov.uk>]  
**Sent:** 16 August 2017 15:48  
**To:** BMSDC Economic Development <[BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk](mailto:BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk)>  
**Subject:** Planning Re-consultation Request - 0408/17

Please find attached planning re-consultation request letter relating to planning application - 0408/17 - By-Pass Nurseries, Bramford Road, Bramford,

Kind Regards

Planning Support Team

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**From:**Landscape  
**Sent:**16 Aug 2017 16:23:38 +0100  
**To:**BMSDC Planning Area Team Green  
**Subject:**FAO: Alex Scott Ref: 0408/17

Hi Alex,

After reviewing the Ecology Reptile survey Report received on the 15/08/2017, I can confirm that we have no further comments to add to our landscape response dated 14/03/2017 for the By-Pass Nurseries, Bramford Road, Bramford Planning application.

If you have any queries, please do let us know.

Kind regards,

**Ryan Mills BSc (Hons) LMLI**  
**Landscape Consultant at Place Services**

telephone: 03330320591 | mobile: 07775008053

web: [www.placeservices.co.uk](http://www.placeservices.co.uk)

linkedin: [www.linkedin.com/in/ryanmills](http://www.linkedin.com/in/ryanmills)



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**From:**RM Floods Planning  
**Sent:**21 Aug 2017 14:24:27 +0100  
**To:**BMSDC Planning Area Team Green  
**Cc:**Alex Scott  
**Subject:**2017-08-21 JS Reply By-Pass Nurseries, Bramford Road, Bramford Ref 0408/17

Dear Alex Scott,

**Subject By-Pass Nurseries, Bramford Road, Bramford Ref 0408/17**

The recommendation for approval subject to conditions of the 17<sup>th</sup> February 2017 still applies and we have no further comment at this time.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

-----Original Message-----

**From:** [planninggreen@babberghmidsuffolk.gov.uk](mailto:planninggreen@babberghmidsuffolk.gov.uk) [mailto:[planninggreen@babberghmidsuffolk.gov.uk](mailto:planninggreen@babberghmidsuffolk.gov.uk)]  
**Sent:** 16 August 2017 15:52  
**To:** RM Floods Planning <[floods.planning@suffolk.gov.uk](mailto:floods.planning@suffolk.gov.uk)>  
**Subject:** Planning Re-consultation Request - 0408/17

Please find attached planning re-consultation request letter relating to planning application - 0408/17 -  
By-Pass Nurseries, Bramford Road, Bramford,



Kind Regards

Planning Support Team

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**From:** Nathan Pittam  
**Sent:** 23 August 2017 11:16  
**To:** BMSDC Planning Mailbox  
**Subject:** 0408/17/OUT. EH - Land Contamination

**EP Reference : 198577**  
**0408/17/OUT. EH - Land Contamination.**  
**By-Pass Nurseries, Bramford Road, Bramford, IPSWICH, Suffolk.**  
**Application for Outline Planning Permission (with all matters reserved except for access) - Change of use of land from commercial nursery to residential - Erection of 20 no. new dwellings (5 no. ...**

Many thanks for your request for comments in relation to the above application. I can confirm that the newly submitted reptile report does not change my previous comments in relation to this site.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)  
Work: 01449 724715  
Mobile: 07769 566988  
websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

EP Reference : 198574

0408/17/OUT. EH – Air Quality

By-Pass Nurseries, Bramford Road, Bramford, IPSWICH, Suffolk.

Application for Outline Planning Permission (with all matters reserved except for access) - Change of use of land from commercial nursery to residential -  
Erection of 20 no. new dwellings (5 no. ...

Many thanks for your request for comments in relation to the above application. I can confirm that the newly submitted reptile report does not change any comments previously made in relation to this site.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@babergmidsuffolk.gov.uk](mailto:Nathan.pittam@babergmidsuffolk.gov.uk)

Work: 01449 724715

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websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Here's how to contact us  
from 1 October 2017



[www.babergh.gov.uk](http://www.babergh.gov.uk)  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



0300 123 4000



Babergh and Mid Suffolk District Councils,  
Endeavour House, 8 Russell Road,  
Ipswich, IP1 2BX

**Subject:**FW: URGENT Consultation responses from Bramford Parish Council...DC/17/04057 and 0408/17....

**From:** BRAMFORD PARISH CLERK  
**Sent:** 29 August 2017 11:48  
**To:** BMSDC Planning Area Team Green  
**Cc:** Philip Isbell

a. DC/17/04057 – Erection of a new dwelling – 3-5 The Street.

Bramford Parish Council has considered this application, referring back to previous comments made and, whilst it is noted that the property has been altered to a single storey dwelling, the subsequent changes to parking continue to raise concerns.

The Council note that provision for two additional standing spaces has been proposed and feels this continues to pose a very real danger to pedestrians using the adjacent bus stop and foot-path accessing the primary school and sheltered housing accommodation.

Representation has been made to Suffolk County Council regarding encroachment onto the footpath, and a response is awaited.

Bramford Parish Council wish to reiterate its observations previously submitted regarding para 32 of the NPPF that states '...safe and suitable access to the site can be achieved for all people.'

And asks that MSDC considers planning policy T10, Highway Considerations in Development, which requires regard to the following;

The provision of safe access to and egress from the site

The suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety

The provision of adequate space for the parking and turning of cars and service vehicles within the curtilage of the site

The Council are concerned that these requirements have not been achieved in the circumstances.

b. 0408/17 – Application for outline planning permission (with all matters reserved except for access) – Change of use of land from commercial nursery to residential – Erection of 20no new dwellings (5no proposed to be live/work units and 7no proposed to be affordable 2017-08-21 Minutes 0.1 housing), alterations to existing vehicular access and creation of pedestrian footway (following demolition of existing nursery buildings).

By Pass Nurseries, Bramford Road.

Bramford Parish Council considered the additional Ecology Survey on the MSDC planning portal, and supports its findings with regard to the re-location of the identified species.

The Council also note that the plans relating to the development still show 20no dwellings whilst reference is made to 18no dwellings and request that MSDC planning department provide the revised plans for public viewing.

**From:** Julie Havard  
**Sent:** 30 Aug 2017 12:11:54 +0100  
**To:** BMSDC Planning Area Team Blue  
**Subject:** FW: Planning Re-consultation Request - 0408/17  
**Attachments:** ufm90.pdf

-----Original Message-----

**From:** Louise Barker  
**Sent:** 30 August 2017 10:49  
**To:** Alex Scott  
**Cc:** Julie Havard  
**Subject:** Planning Re-consultation Request - 0408/17

Dear Alex

Thank you for the re consultation however I have nothing further to add to my previous comments dated 17th Feb 17.

Kind regards

Louise

Louise Barker Cert CIH DipHE  
Housing Enabling Officer  
Strategic Planning  
Mid Suffolk & Babergh District Councils Working Together

Direct dial: 01449 724787  
Mobile: 07860829520  
Email: [louise.barker@baberghmidsuffolk.gov.uk](mailto:louise.barker@baberghmidsuffolk.gov.uk)  
Websites: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) and [www.babergh.gov.uk](http://www.babergh.gov.uk)

-----Original Message-----

**From:** [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk) [<mailto:planninggreen@baberghmidsuffolk.gov.uk>]  
**Sent:** 16 August 2017 15:50  
**To:** Strategic Housing <[Strategic.Housing@baberghmidsuffolk.gov.uk](mailto:Strategic.Housing@baberghmidsuffolk.gov.uk)>  
**Subject:** Planning Re-consultation Request - 0408/17

Please find attached planning re-consultation request letter relating to planning application - 0408/17 - By-Pass Nurseries, Bramford Road, Bramford,

Kind Regards

Planning Support Team

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