

HAUGHLEY PARISH COUNCIL

Clerk: Marilyn Bottomley CILCA

8 Church Close
Rede
Bury St Edmunds
Suffolk IP29 4BG

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

20th September 2017.

Dear Ms Biggs

**APPLICATION OUTLINE PLANNING PERMISSION – DC/17/04113
Land East of King George's Field, Green Road, Haughley IP14 3RA**

Haughley Parish Council support for this application is contingent on the developers

- (i) ensuring the provision of sufficient school and pre-school places for children under 11 in accordance with the guidance for size of schools from Suffolk County Council. This guidance has been considered by Haughley Parish Council and the Council believes that the projected number of school places required by the developers will cause the capacity of Crawford's CEVC Primary School to be exceeded. In addition, there is no purpose built facility for pre-school children and the current provision, held in Haughley Village Hall, is already at/over capacity. To resolve these issues a new build will be required. The Council's preferred option would be for pre-school and infants to be accommodated in Crawford's CEVC Primary School and for a new build with capacity for up to 105 children to be erected to provide accommodation for junior school children;
- (ii) providing paved footpaths with lighting from the development to link with the current paved footpath to the south of King George V Playing Field leading to Green Road opposite Crawford's CEVC Primary School. For aesthetic as well as practical reasons, consideration should be given to making the current footpath around the whole of King George V Playing Field at least to the same standard as the new footpath;
- (iii) implementing more robust measures to slow and warn traffic, particularly at the start and end of the school day and when children are crossing to/from King George V Playing Field for sports and other outdoor activities due to the limited playground facilities at Crawford's CEVC Primary School. The traffic flow that particularly needs to be calmed most is that which flows from Bacton/Haughley Green into Haughley past the proposed Green Road development and thus past Crawford's CEVC Primary School. Vehicles approaching the school from that direction often travel at speeds which make it difficult for them to slow down in time to safely traverse the school

HAUGHLEY PARISH COUNCIL

crossing point. There have been several "near misses" and a recent open event and questionnaire delivered to all households identified this as a major cause of concern for residents. Restricting the speed limit to 30mph from Haughley Green to Haughley is preferred with high visibility road markings/rough or cobbled surfaces at an appropriate place in/across the road to indicate approach to Haughley Village with VAS/SID signs. To improve overall safety at this pinch point there must be signs in both directions and a pedestrian crossing outside the school with a Schools Crossing Patrol.

As evidenced by the Statement of Community Involvement included in this application 225 Haughley parishioners attended the Public Exhibition held on 14th/15th July 2017 hosted by Last & Tricker regarding this proposed development. Two major concerns were expressed by a significant percentage of parishioners about (a) the capacity of Crawford's CEVC Primary School accommodating potentially 24 children under 11 from the proposed development and (b) the safety of our children crossing Green Road due to the expected increase in traffic from the proposed development.

Yours truly



Clerk



Historic England

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

Direct Dial: 01223 582721

Our ref: P00657037

7 September 2017

Dear Ms Biggs

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND EAST OF KING GEORGE'S FIELD, GREEN ROAD, HAUGHLEY, IP14 3RA
Application No. DC/17/04113**

Thank you for your letter of 4 September 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This application proposes development of a field on the eastern side of Haughley which makes a positive contribution to the setting of the conservation area and Haughley Castle. We consider this would harm the significance of these heritage assets and object to the application.

Historic England Advice

The proposed development site is situated on the eastern side of Haughley, separated from the conservation area by a playing field. At this point the conservation area is bounded by Bacton Road. This road appears to follow the line of the bailey of Haughley castle, constructed in the 11th century as a motte and bailey castle with the bailey extending to the south. The site is a scheduled monument.

While the castle is quite overgrown on its eastern side it is still the sole element of settlement on the northern edge of Haughley with open fields to the east (with the



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



exception of the playing fields building). The Heritage Impact Assessment notes the lack of public access to the castle and the vegetation on its eastern side. However, the land has always been and remains open green space and shows no evidence of development. As the castle originated on the northern edge of Haughley village with no development to its east this open green character remains important to an understanding of its historic significance. Similarly the application site and playing field maintain the agricultural character of the edge of the village and conservation area. Some modern development has gone beyond the edge of the historic village to its east, but the north eastern side, opposite the castle has remained undeveloped.

It is our view that the fact that the application site has not previously been developed contributes to the historic significance of Haughley Castle and the conservation area, including listed buildings within it including the parish church. We therefore conclude that to develop the site would result in harm to the significance of these designated heritage assets in terms of the National Planning Policy Framework by removing the open green character of the site.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of heritage assets can be harmed or lost by development in their setting (paragraph 132), that the conservation of heritage assets is a core principle of the planning system and that clear and convincing justification is needed for any harm (paragraphs 17 and 132). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

We consider the proposed development would result in harm to the significance of the conservation area and castle by developing part of their setting that makes a positive contribution to that significance. The Council should consider any public benefit the proposed development might deliver in terms of paragraph 134 of the NPPF but as the application stands we would object to the granting of consent.

Recommendation

Historic England objects to the application on heritage grounds. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 6, 7, 14, 17 132 and 134. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving heritage assets or their setting and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. If your authority is minded to grant consent to the application in



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 04 September 2017 14:26
To: BMSDC Planning Area Team Yellow
Subject: DC/17/04113

Application ref: DC/17/04113
Our ref: 223793

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

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

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Dawn Kinrade
Natural England
Technical Services
Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW1 6GJ

Tel: 0208 0268349

Email: consultations@naturalengland.org.uk

Your Ref: DC/17/04113
Our Ref: 570\CON\3110\17
Date: 19th September 2017
Highways Enquiries to: sam.harvey@suffolk.gov.uk



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

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

For the Attention of: Rebecca Biggs

Dear Rebecca

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/04113

PROPOSAL: Outline Planning Application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off site highway improvements.

LOCATION: Land East Of King George's Field, Green Road, Haughley, IP14 3RA

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:

Comments

1. The mitigation proposals regarding highways outlined in the Transport Assessment are acceptable on the following grounds:
 - Confirmation that the parish council are willing to manage the proposed VMS as part of their community speed watch.
 - The application proposes pedestrian and footpath links from the site to King George's Field. These links cross land which is not included within the site outline and is not highway. The applicant will therefore need to demonstrate that the important links can be delivered and confirmation that there is an agreement with the adjacent land owner for the footway links into from the development.
2. Although this is an outline planning application, we would like to mention we have concerns about parking allocations for this development.
 - The parking provision to be to The Suffolk Guidance for Parking 2015 - although the guidance does not state that tandem layout is acceptable in front of a garage on a 4-bedroom dwelling, this is to be discouraged as it will lead to on-street parking.
3. The road geometry/layout of the development is straight in design – it may be beneficial to look at the Suffolk Design Guide - 'Spatial Organisation' shows 'points of interest'. Also, on a matter of safety, straight sections of carriageway may encourage 'racing tracks' for mopeds/motorcycles.

4. The illustrative layout drawing shows links to potential future development; the Traffic assessment does not address these so this response is only for this outline application. Please note, Suffolk Design Guide point 3.3.8 and 3.3.9 regarding access.

Conditions

1. 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.

2. P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage 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.

3. V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 4950/7C with an X dimension of 2.4m and a Y dimension of 97m & 123m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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.

4. CMS2

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

- a. parking and turning for vehicles of site personnel, operatives and visitors
- b. loading and unloading of plant and materials
- c. piling techniques
- d. storage of plant and materials
- e. programme of works (including measures for traffic management and operating hours)
- f. provision of boundary hoarding and lighting
- g. details of proposed means of dust suppression
- h. details of measures to prevent mud from vehicles leaving the site during construction
- i. haul routes for construction traffic on the highway network and
- j. monitoring and review mechanisms.
- k. Details of deliveries times to the site during construction phase

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

5. RTP

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

Reason: In the interests of sustainable development as set out in the NPPF, and policies SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012)

6. NOTE 01

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. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>.

7. 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.

S106

Highway Improvements

The proposal to extend the 30mph speed limit to the north will be for the developer to enter into an agreement with SCC to:

- create the Traffic Regulation Order (TRO) to extend the speed limit – a contribution of £10,000 is required.
- Deliver zebra crossing proposal as part of pedestrian improvements adjacent to the Primary School - £60,000.

Travel Plan

With regard to Condition No 6, SCC can design and produce a travel pack on behalf of the applicant provided that a suitable Section 106 contribution can be agreed.

Public Rights of Way Response

The proposed development will have a direct impact on the local Public Rights Of Way (PROW) network.

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

Haughley Public Footpath 26 (FP26) is recorded through the proposed site, providing a pedestrian link between Station Road and Bacton Road. FP26 is also promoted as part of the Haughley Circular Walks leaflet.

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

- resurfacing of FP26 and order making costs to create the Public Footpath on site (attached plan). Funding requested from this development - £11,422.25

Public Transport

The NPPF gives emphasis on sustainable transport 'Plans should protect and exploit opportunities for the use of sustainable transport' and 'have access to high quality public transport facilities'

The existing bus stops on Old Street would benefit with to following improvements:

- New raised kerb to DDA standards on both stops
- Paved area on the north bus stop

Total Public Transport contribution from this development - £5000

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development

Midlands and East (East)
Swift House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF

Email address: kerryharding@nhs.net

Telephone Number – 0113 824 9111

Your Ref: DC/17/04113

Our Ref: NHSE/MIDS/17/04113/KH

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

01 September 2017

Dear Sirs,

Outline Planning Application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off site highway improvements.

Land East Of King George's Field, Green Road, Haughley, IP14 3RA.

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the Primary Healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating Ipswich and East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of 98 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 GP practice within a 3km radius of the proposed development. This practice does not have sufficient capacity for the additional growth resulting from this development and known cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Impact Assessment

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
5. The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services within a 3km radius of the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stow Health	17,644	1,000.00	14,583	-209.87
Total	17,644	1000.00	14,583	-209.87

Notes:

1. The weighted list size of the Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice.
3. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".
4. Based on existing weighted list size.
6. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity and range of services within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment or extension, would be sought from the CIL contributions collected by the District Council.
7. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to reconfigure or extend the above mentioned surgeries. Should the level of growth in this area prove this to be unviable, options of relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

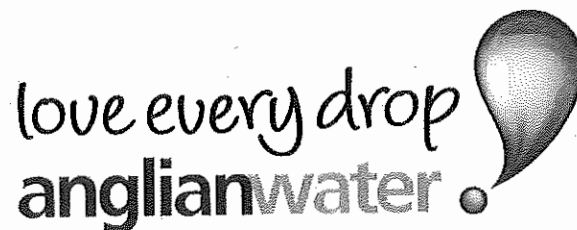
8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.

10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Kerry Harding
Head of Estates



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00023333

Local Planning Authority: Mid Suffolk District

Site: Land East Of King George's Field Green Road
Haughley, Haughley

Proposal: Outline Planning Application for the erection of
98 dwellings (including 34 affordable homes),
provision of a junior football pitch, areas of
public open space and off site highway
improvements

Planning Application: DC/17/04113

Prepared by: Pre-Development Team

Date: 08 September 2017

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Haughley Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 – Trade Effluent

- 5.1 Not applicable
-

Section 6 – Suggested Planning Conditions

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

Surface Water Disposal (Section 4)

CONDITION

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

REASON

To prevent environmental and amenity problems arising from flooding.



OFFICIAL

Suffolk Fire and Rescue Service

RECEIVED
04 SEP 2017
ACKNOWLEDGED
DATE
POST

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

Babergh District Council
Planning Department
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

Your Ref: DC/17/04113
Our Ref: FS/F221375
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 30/08/2017

Dear Sirs

Land East of King George's Field, Green Road, Haughley, Suffolk, IP14 3RA
Planning Application No: DC/17/04113

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

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

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Mrs A Kempen
Water Officer

Copy: Mr Martin Last, Last & Tricker Partnership, 3 Lower Brook Mews, Ipswich,
Suffolk, IP4 1RA

Enc: Sprinkler Information.

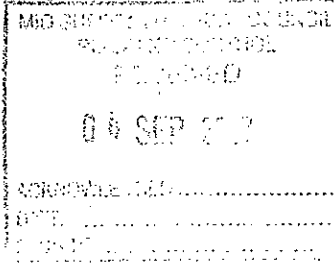


OFFICIAL

Suffolk Fire and Rescue Service

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

Babergh District Council
Planning Department
Corks Lane
Hadleigh
Ipswich
IP7 6SJ



Your Ref: DC/17/04113
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 30/08/2017

Planning Ref: DC/17/04113

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land East of King George's Field, Green Road, Haughley, Suffolk, IP14 3RA

DESCRIPTION: 98 Dwellings.

HYDRANTS REQUIRED.

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

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

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

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

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

OFFICIAL

OFFICIAL

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

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

Yours faithfully

Mrs A Kempen
Water Officer

Rebecca Biggs

From: Jason Skilton
Sent: 14 September 2017 14:35
To: Martin Last
Cc: Rebecca Biggs
Subject: RE: land east of King George's Field Green Road Haughley IP14 3RA MSDC Ref DC/17/04113

Hi Martin,

In principle I am happy the you have a viable surface water drainage strategy that won't increase the like hood of flooding.

We are just finalising some of the technical detail in the submitted documentation with your consultants.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: Martin Last [<mailto:martin@lastandtricker.co.uk>]
Sent: 14 September 2017 14:29
To: Jason Skilton <Jason.Skilton@suffolk.gov.uk>
Subject: land east of King George's Field Green Road Haughley IP14 3RA MSDC Ref DC/17/04113

Hi Jason

Following our telephone conversation regarding your response to Rebecca Biggs of MSDC and your subsequent exchanges with Jason Burrows of Chicks. I'd really appreciate an email from you confirming that it's just points of detail which need to be resolved and that the principle is acceptable or something like that!

Much appreciated

Kind Regards

Martin Last

Last & Tricker Partnership

3 Lower Brook Mews
Lower Brook Street
Ipswich Suffolk IP4 1RA
T: 01473 252961 F: 01473 233709 M: 07778464004
email: martin@lastandtricker.co.uk

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From:RM Floods Planning
Sent:21 Aug 2017 08:08:59 +0100
To:BMSDC Planning Area Team Yellow
Cc:Rebecca Biggs
Subject:2017-08-17 JS reply Land East Of King George's Field , Green Road, Haughley, IP14 3RA - DC/17/04113

Dear Rebecca Biggs,

Subject:- Land East Of King George's Field , Green Road, Haughley, IP14 3RA Ref DC/17/04113

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/04113.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

1. Flood Risk Assessment & Drainage Strategy including appendices Ref IE17/022/HP Rev 2
2. Site layout ref 4950 - 7c
3. Landscape Strategy
4. Phase 1 Contaminated Land Assessment

The reason why we are recommending a holding objection is because the applicant has failed to follow the national design criteria for the surface water drainage system and has applied climate change to the 30 year rainfall event. It is not apparent from the evidence provided that the proposed discharge point from the watercourse is free flowing into the Anglian Water surface water sewer, therefore more assurance is required that this does not flow into the surface water sewer.

I also question the pre-development greenfield run off rate shown in the hydraulic calculation and ask this to be checked and resubmitted.

Utilising the same Microdrainage calculation I propose the pre-development greenfield run off rate to be Q_{bar} to be 6.2l/s up to 1:100 22.1 l/s.

However, the applicant has advised a discharge rate of 5l/s this should be taken to be the maximum allowable discharge from the site in all rainfall events up to the 1:100+40% climate change.

The attenuation figures should therefore be based on this discharge rate and a attenuation figure of 3109 to 4010m³ should be allowed in the attenuation basins.

If the watercourse isn't free flowing then connection to the Anglian Water surface water sewer would be advisable if the applicant can demonstrate that Anglian Water would be agreeable to a connection.

The point below detail the action required in order to overcome our current objection:-

1. Submit revised hydraulic calculations with the correct design rainfall events
2. Demonstrate that the proposed outfall from the site enters either the Anglian Water surface water sewer or flows into a recognised (mapped watercourse)
3. Demonstrate that Anglian Water Services will accept a connection to the surface water sewer
4. Evidence that the discharge point is within the ownership of the applicant

Documents required to be submitted with each type of application should be as per the following table*

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals

	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

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

From: planningyellow@baberghmidsuffolk.gov.uk [mailto:planningyellow@baberghmidsuffolk.gov.uk]

Sent: 14 August 2017 12:04

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: Planning Consultation Request - DC/17/04113

Please find attached planning consultation request letter relating to planning application - DC/17/04113
- Land East Of King George's Field , Green Road, Haughley, IP14 3RA

Kind Regards

Planning Support Team

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Your ref: DC/17/04113
Our ref: Haughley – land east of King George's
Field Green Road 00046379
Date: 21 August 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Rebecca,

Haughley: land east of King George's Field Green Road – developer contributions

I refer to the outline planning application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off-site highway improvements.

The District Council Joint Local Plan consultation document (Regulation 18) is due to be published on 21 August 2017. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF.

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 which is implemented on planning permissions granted from 11th April 2016. Regulation 123 requires mid Suffolk 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 98 dwellings, namely:

- a. Primary school age range, 5-11: 24 pupils. Cost per place is £12,181 (2017/18 costs).
- b. Secondary school age range, 11-16: 17 pupils. Cost per place is £18,355 (2017/18 costs).
- c. Secondary school age range, 16+: 4 pupils. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are Crawfords CEVC Primary School, Haughley, and Stowupland High School.

The current village primary school is on a small constrained site and its expansion to 210 places is unlikely to be a deliverable project. Ideally the County Council would like to see a plan-led approach to housing growth in Haughley, which would also identify the infrastructure requirements based on the anticipated cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including primary school places. However, it is recognised that the District faces an issue about identifying adequate housing land. The County Council considers that it is a matter for the District to balance the need for the release of new housing sites with the risks associated with the emergence of a less sustainable pattern of school provision.

Based on existing forecasts SCC will have about 20 surplus places available at the catchment primary school but no surplus places available at the catchment secondary school. On this basis a minimum CIL funding bid of £48,724 (2017/18 costs) for primary school provision will be sought. For secondary school provision, a minimum CIL funding bid of at least £391,663 (2017/18 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 10 pre-school pupils.

This development falls within the ward of Haughley where there is a predicted deficit of 12 places in September 2017. Therefore the 10 children arising from this development will require a full CIL contribution for early years of £60,910.

The Government has signalled the intention that from September 2017 the entitlement to free provision will be extended to 30 hours per week.

- 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 a 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. Suffolk County Council FAO Sam Harvey will coordinate this.

Ideally the County Council would like to see a plan-led approach to housing growth in Haughley, which would also identify the infrastructure requirements based on the anticipated cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including the local highway network.

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. £21,168, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's

ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, SCC 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 will 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
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council

From: David Pizzey
Sent: 22 August 2017 10:07
To: Rebecca Biggs
Cc: BMSDC Planning Area Team Yellow
Subject: DC/17/04113 Land East Of King George's Field , Green Road, Haughley

Hi Rebecca

Looking at the Landscape Strategy drawing for this application it seems there is unlikely to be any significant conflict between the development and the boundary trees and hedgerows. However, where these are scheduled for retention they will require protective fencing in order to help prevent damage and loss. This should be illustrated on a Tree Protection Plan accompanying the application.

Regards

David

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

BABERGH/MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Chief Planning Control Officer For the attention of: Planning

FROM: Nathan Pittam, Environmental Protection Team DATE: 5/9/17

YOUR REF: DC/17/04113. EH - Land Contamination.

SUBJECT: Outline Planning Application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off site highway

Address: Land East of King Georges Field, Green Road, Haughley,
STOWMARKET, Suffolk.

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

Nathan Pittam
Senior Environmental Management Officer

From:David Harrold

Sent:6 Sep 2017 10:54:59 +0100

To:BMSDC Planning Mailbox

Cc:Rebecca Biggs

Subject:Plan ref DC/17/04113 Land East of King George Field, Green Road, Haughley. EH -
Noise/Odour/Smoke/Light

Thank you for consulting me on the above outline planning permission to build 98 dwellings.

I can confirm in respect of environmental noise; odour; smoke and light issues, I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh and Mid Suffolk Council

From: Iain Farquharson
Sent: 25 Aug 2017 15:36:02 +0100
To: BMSDC Planning Area Team Yellow
Subject: M3. 198459: Planning Consultation Request - DC/17/04113

Dear Sir/Madam

The documents submitted in support of this application have been reviewed and we do not have any objection to the proposals from a sustainability point of view however while it is acknowledged that the application is for outline permission but this council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

We would encourage the applicant to consider sustainability issues and to incorporate items such as (but not limited to) high levels of insulation and air tightness, provision for electric vehicle charging, low or zero carbon technology, low impact materials.

We request the following condition be included should permission be approved.

Before any development is commenced a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). This document shall be submitted to, and approved in writing by, the Local Planning Authority.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

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

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 14 August 2017 12:04
To: Environmental Health
Subject: Planning Consultation Request - DC/17/04113

Please find attached planning consultation request letter relating to planning application - DC/17/04113 - Land East Of King George's Field , Green Road, Haughley, IP14 3RA

Kind Regards

Planning Support Team

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District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH



T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices

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

01/09/2017

For the attention of: Rebecca Biggs

Ref: DC/17/04113; Outline Planning Application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off site highway improvements, Land East Of King George's Field, Green Road, Haughley, IP14 3RA

Thank you for consulting us on the outline planning application on the erection of up 98 dwellings (including 34 affordable homes at Land East of King George's Field, Haughley.

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

Recommendations

In terms of the likely visual impact, the proposals will have a minimal impact on the countryside setting of the surrounding landscape.. The main development constraint is the requirement to retain the natural landscape character and appearance, and mitigate the impact on the outward facing rural setting.

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

- 1) A Landscape and Visual Impact Assessment should be produced to inform the future development layout and should focus on the following:
 - the impact on the gateway into the village along Bacton Road
 - the impact on the existing dwellings at Castle Rose and Church View
 - the impact of long views toward the site particularly from the north and east of the site
- 2) If this outline application is approved, a detailed landscape master plan needs to be produced to indicate soft landscape, planting locations, and how the proposals will mitigate the visual impact of the development.
- 3) If this outline application is approved, a detailed planting and boundary plan will need to be produced to demonstrate how the development proposals have mitigated any impact that the proposed development edge will have on the open countryside setting.
- 4) The pedestrian circulation is an unresolved issue; we recommend footpath access westward (along Bacton Road) toward the village of Haughley.
- 5) The approach to the landscaping which surrounds the large areas of car parking is unsatisfactory, particularly in front on plots 67-80 and 38-49. This needs to be addressed and



resolved through soft landscaping and careful considerations toward the outline shapes of spaces.

The proposal

The application site is application site is the field located to the east of the playing fields and to the north of Church View and Castle Rise and comprises an area of approximately 4.3 hectares (10.5 acres). The site is arable land, located on the northern edge of the main settlement of Haughley. Its perimeter contains hedgerow along the northern and boundary, large, and mature trees to the south, west and eastern boundaries.

The site is approximately rectangular in shape and bordered by agricultural land to the north and east, existing residential development to the south; the proposed density of development would be in keeping with the pattern of existing development to the south, and King George's Green (sports fields) to the west. Main access to the site is via Bacton Road, running along the northern boundary of the site.

Review on the submitted information

The submitted application includes a site plan, landscape strategy and a design access statement.

The proposed outline site plan includes the indicative location of the former building (to be demolished) and sets out the proposed residential scheme, access, parking, amenity space, it successfully identifies trees and hedgerow mitigation measures through new and retained tree planting.

The landscape strategy locates the existing tree/hedge planting, and locates the existing and proposed tree, hedge, meadow and grass areas. This landscape strategy demonstrates an effort to create a suitable setting for the residential development to merge into its greater setting. The proposed tree planting provides adequate screening/separating between housing densities.

The submitted Design and Access Statement includes comprehensive information covering context, landscape impact assessment, and a design and access statement acknowledging the proposed housing density is in keeping with the established residential settlement to the south of the site.

Proposed mitigation

The site already benefits from abundant hedgerow and tree planting around the site boundaries to provide sufficient screening between the development and its setting. The northern site boundary has proposed hedge planting as a means of mitigation alongside Bacton Road and the proposed development. The development is set back from the western boundary to provide a landscape buffer. The southern boundary has hedgerows ranging from 3 to 10 metres and is proposed to be maintained at a 3 metre height for consistent screening between both residential zones. The eastern boundary of the site has proposed hedge planting in place to replace the existing. Within the proposed residential scheme all large garden areas will be enclosed by hedge planting, and smaller gardens will also be planted to soften views.

Yours sincerely,

Roshni Patel, BSc (Hons), Pg Dip, MA
Junior Landscape Architect
Telephone: 03330322436
Email: roshni.patel@essex.gov.uk

Place Services provide landscape 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.



11 September 2017

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

By email only

Hi Rebecca

Application: DC/17/04113

Location: Land East Of King George's Field , Green Road, Haughley, IP14 3RA

Proposal: Outline Planning Application for the erection of 98 dwellings (including 34 affordable homes), provision of a junior football pitch, areas of public open space and off site highway improvements.

Thank you for consulting Place Services on the above application.

No objection subject to conditions to secure ecological mitigation measures and reasonable biodiversity enhancements

The submitted Preliminary Ecological Assessment Including Protected Species Assessment (Skilled Ecology, May 2017) provides sufficient survey and assessment for likely impacts of the proposed development on Protected and Priority species and Priority habitats for determination of this application. This report recommends ecological mitigation and reasonable enhancement measures which should be secured by conditions on any consent. However the bird boxes provided should provide nesting opportunities for those Priority species identified locally eg house sparrow & starling and the generic species list for tree planting (Appendix 3 of the ecology report) requires local consideration to be appropriate.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below are based on BS42020:2013. In terms of biodiversity net gain, the reasonable enhancements proposed will contribute to this aim.

The suggested conditions below are based on BS42020:2013 and in terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

Recommended conditions

- I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH ECOLOGICAL APPAISAL RECOMMENDATIONS**



"All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment Including Protected Species Assessment (Skilled Ecology, May 2017) as submitted with the planning application and agreed with the local planning authority prior to determination.

In addition, hedgehog friendly fencing throughout the development will be required and replacement native hedgerow for loss to highways access."

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

II. CONCURRENT WITH RESERVED MATTERS: DETAILED REPTILE METHOD STATEMENT

"Prior to commencement in any area or phase, a Reptile Method Statement will be submitted for approval to the LPA and implemented in full."

Reason - In order to reasonably minimise the ecological impacts of the proposal have particular regard for the duties of the LPA, in respect of the Protected and Priority species on the site and the Priority Habitats Policy CS5.

III. CONCURRENT WITH RESERVED MATTERS: BIODIVERSITY ENHANCEMENT PLAN

"No development shall take place until a Biodiversity Enhancement Plan to show the location of enhancements identified in the Ecological report (Skilled Ecology, May 2017) has been submitted to and approved in writing by the local planning authority. The Biodiversity Enhancement Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter."

Reason - In order to reasonably minimise the ecological impacts of the proposal have particular regard for the duties of the LPA, in respect of the Protected and Priority species on the site and the Priority Habitats Policy CS5.

IV. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

"Prior to occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To conserve and enhance bats and allow the LPA to discharge its duties under the UK Habitats Regulations and s17 Crime & Disorder Act.

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

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.



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

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/17/04113

Referring to the planning application referenced above, dated 16 August 2017, application for the erection of 98 dwellings, provision of a junior football pitch, areas of public open space and off site highway improvements, Land East of King George's Field, Green Road, Haughley, IP14 3RA, notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

Signature:

Date: 4 September 2017

Name: David Abbott

Position: Asset Manager

Highways England:
Woodlands, Manton Lane
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
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Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

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

Our Ref: 2017_04113
Date: 1st September 2017

For the Attention of Rebecca Biggs

Dear Mr Isbell

Planning Application DC/17/04113/OUT – Land at Green Road, Haughley: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. A post-medieval corn mill is recorded within the site itself, however records suggest that this was demolished during the 20th Century. The proposed development area is situated just outside of the historic settlement core of Haughley (HGH 043) and to the east of Haughley Castle (HGH 001) which is a Scheduled Ancient monument (HGH 043). A medieval mere is also recorded immediately north of the proposed development site. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. A geophysical survey has been undertaken at this site, however, the results need ground truthing through further archaeological evaluation.

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

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team