



Title: Committee Site Plan

Reference: 4028/15

Site: Cherry Tree Close Yaxley
Settlement Boundary Inc.



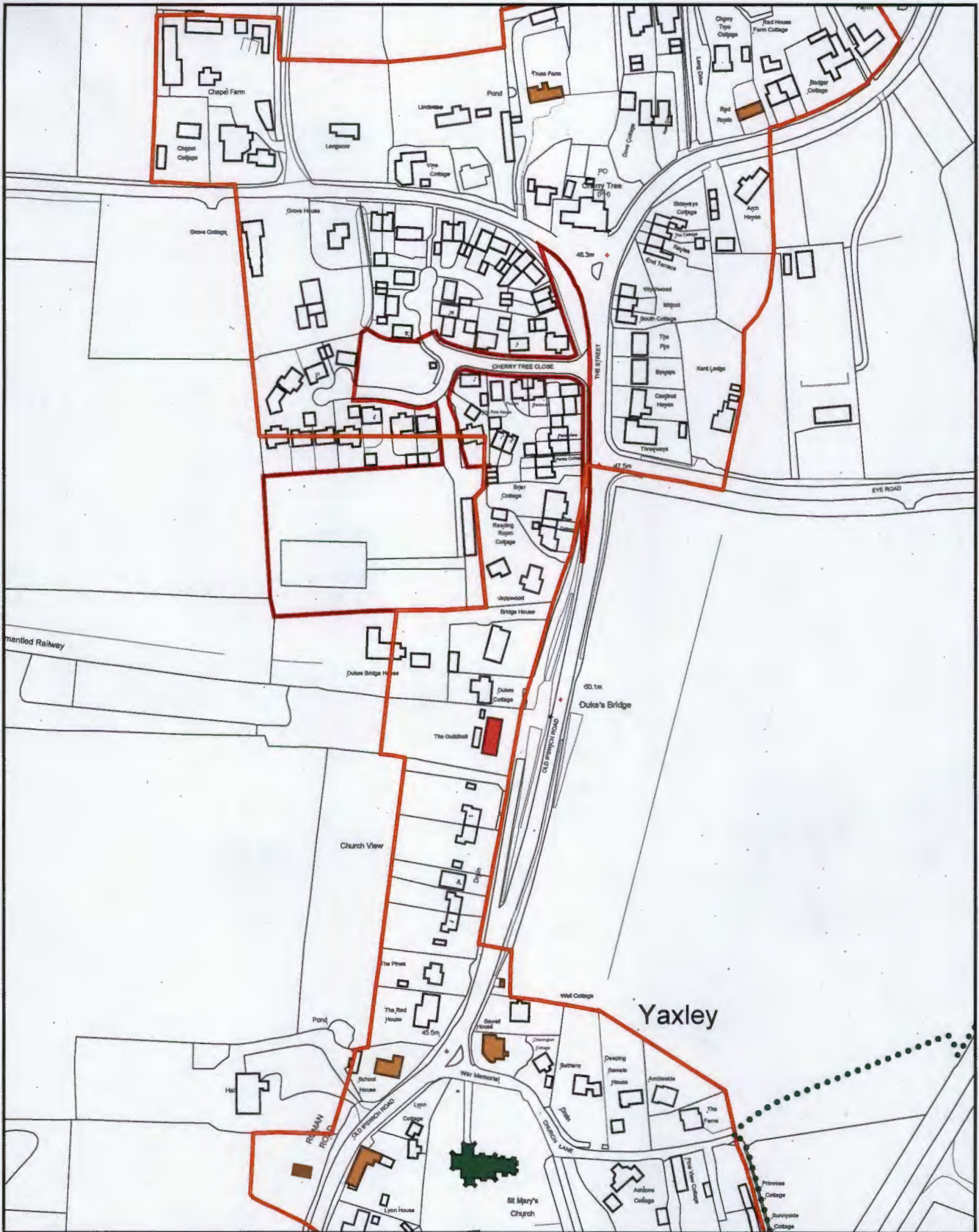
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
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SCALE 1:1250

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Title: Committee Site Plan
Reference: 4028/16
Site: Cherry Tree Close Yaxley
 Settlement Boundary Inc.

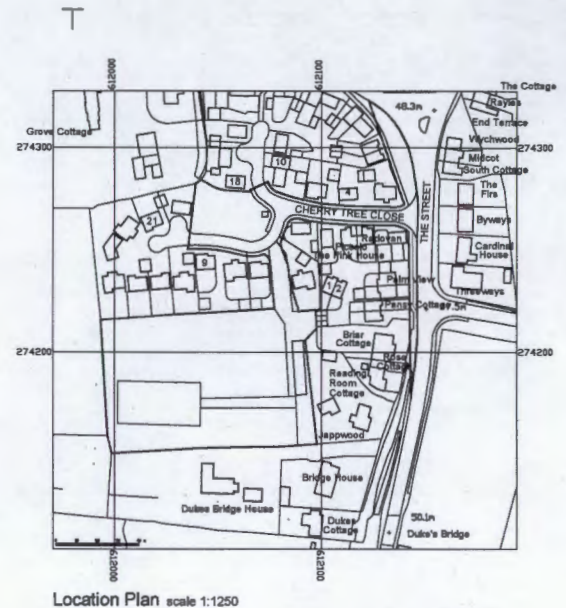


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Patrick Stephenson Architects
 122 Northanger Road, Bury St. Edmunds, Suffolk, IP332ae
 tel 07733 228944
 e-mail: patrick.stephenson@sky.com

Project
 New Residential Development at
 Land off Cherry Tree Close, Yaxley
 for Dover Farm Developments Limited

Planning Drawing,
 Location & Block Plans

Scale	Date	Drawn	Checked
1:1250 & 500 @ A1	Oct 15	pat	-
Drawing No.	1126-02		Rev
			C



Patrick Stephenson Architects
 132 Rominger Road, Bury St. Edmunds, Suffolk, IP33 2EJ
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Project
 New Residential Development at
 Land off Cherry Tree Close, Yaxley
 for Dover Farm Developments Limited

Title
 Planning Drawing,
 Indicative Site Plan

Scale	Date	Drawn	Checked
1:250 @ A1	Sept 15	pet	
Drawing No.	1126-01		C

Application No. 4028/15:

Location: Land off Cherry Tree Close: application for outline planning permission for erection of 15 new dwellings.

Yaxley Parish Council objects to this planning application for the following reasons:

- There have been serious problems for the past twelve years in the adoption of the existing development of Cherry Tree Close by Suffolk County Council. To further develop this area, without the existing development being adopted, would be a serious mistake.
- The local infrastructure would not sustain the building of this number of additional properties in Yaxley:
 - There are insufficient health care facilities locally.
 - The local schools have limited capacity to cope with additional children.
 - There is little public transport in the area.
 - There is no footpath alongside the road to the nearest primary school and this would increase the use of private cars to take children from a new development to the school.
- The original site of the development on Cherry Tree Close had significant levels of contamination and it is likely that the site, where the development of the 15 new dwellings is planned, will also be contaminated.
- By adding 15 new dwellings there would be a significant increase in congestion on Cherry Tree Close caused by parked cars at night and during weekends. This would cause problems for access to Cherry Tree Close, in particular, by emergency vehicles and, through the Close to the development where the 15 new dwellings would be situated.
- The application to build 15 new dwellings states that there is a shop in the village. It closed earlier this year and it will not reopen.
- The main part of the development would be outside the existing settlement boundary.

Philip Freeman
Clerk to Yaxley Parish Council.

Your Ref: MS/4028/15
 Our Ref: 570\CON\3935\15
 Date: 18th December 2015
 Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4028/15

PROPOSAL: Application for Outline Planning Permission for the erection of 15 new dwellings

LOCATION: Land Off, Cherry Tree Close, Yaxley, IP23 8DH

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 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.

2 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.

3 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 1126-02 Revision C as submitted at the junction of Cherry Tree Close with The Street 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.

4 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the new driveway accesses onto the estate roads shall be properly surfaced with a bound material for a minimum distance of 5.0 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

5 B2

Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

6 D 2

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

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

7 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.

8 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

9 NOTE 07

Note: 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

Note: 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.

ADDITIONAL NOTE TO PLANNING OFFICER AND APPLICANT

As discussed with yourselves and the applicant, I confirm that the indicative layout as shown on submitted Drawing Number 1126-01/C is not acceptable in highway terms and will need to be revised in terms of layout and car parking provision upon submission of any future reserved matters application.

Yours faithfully,

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

9-10 The Churchyard, Shire Hall
 Bury St Edmunds
 Suffolk
 IP33 1RX

Philip Isbell
 Corporate Manager – Development Management
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich IP6 8DL

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

Our Ref: 2015_4028
 Date: 25 November 2015

For the Attention of Gemma Walker

Dear Mr Isbell

**PLANNING APPLICATION 4028/15 – LAND OFF CHERRY TREE CLOSE, YAXLEY:
 ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record, to the south of a medieval moated site (YAX 001). A number of Roman, Saxon and medieval finds scatters have also been recorded within the vicinity (YAX 002 and 005). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

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

The following two conditions, used together, would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

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

REASON:

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

INFORMATIVE:

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

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

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM Floods Planning

Sent: 07 December 2015 16:44

To: Planning Admin

Cc: Steven Halls

Subject: Consultation on Planning Application 4028/15 Land off Cherry Tree Close, Yaxley IP23 8DH

The following advice from Suffolk County Council's Flood and Water team relates only to surface water (SW) drainage.

Comments

The submitted Planning statement and Design and Access Statement do not mention any proposals for drainage.

The Application form states surface water will be disposed of to soakaways.

The layout plan shows no drainage.

The application does not include a completed Suffolk County Council SW Drainage Pro Forma – this should be a requirement on the Local Validation list.

Ground investigations, including soakage tests in accordance with BRE365, need to be undertaken in order to establish firstly, whether the proposed use of infiltration type drainage is possible, and secondly to provide test values to enable the proposed drainage system to be designed (sized).

If soakage rates are found to be below 5 to 10 mm/Hr then a different runoff destination will need to be used. This might entail using on site attenuation and treatment in a pond at the lowest part of the site and an off site sewer draining to the nearest suitable watercourse.

Maintenance and adoption proposals need to be provided.

Due to the lack of information provided, SCC is unable to advise on whether the proposals are adequate or whether they increase flood risk off the site.

SCC would therefore recommend that further information, including results of ground investigations and a more detailed SW drainage design should be requested and submitted.

The SCC Flood team can then provide further advice on the acceptability of the proposals and, depending on the submission, may then seek a condition regarding details, perhaps as below.

No development shall commence until a scheme for disposal of surface water for the outline site have been submitted and agreed in writing by the Local Planning Authority. This should be informed by soakage tests in accordance with BRE365 and include:

- Details of the soakage tests
- Details including design calculations
- Plans showing exceedance paths and flood storage areas.
- Proposals for water quality
- Proposals for maintenance and management of the surface water drainage scheme.

Informatives

Design standards and links to relevant National Planning Policies and guidance are summarised in SCC's SW drainage guidance documents.

[SCC-Floods-Planning-protocol](#)
[SCC-Local-SUDS-Guide-May-2015](#)

Wherever possible multifunctional above ground SuDS should be used, these provide amenity benefits and deliver improvements in water quality and biodiversity.

Denis Cooper

Flood and Water Engineer

Flood and Water Management

Resource Management

Suffolk County Council

Tel: 01473 264658

email: denis.cooper@suffolk.gov.uk

Useful Links

[SCC-Floods-Planning-protocol](#)
[SCC-Local-SUDS-Guide-May-2015](#)

Your ref: 4028/15
 Our ref: Yaxley – land off Cherry Tree Close
 00043991
 Date: 02 December 2015
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

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

Dear Gemma,

Yaxley: land off Cherry Tree Close – developer contributions

I refer to the application under reference 4028/15 for outline planning permission for the erection of 15 new dwellings.

I set out below Suffolk County Council's infrastructure requirements that will need consideration by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be a party to any sealed Section 106 legal agreement if there are planning obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant policies.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

In addition to the above, there is also the adopted (2012) 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk', which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

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.

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). 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 November 2014, 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

In terms of CIL regulation 123(3) regarding the pooling restriction I can confirm that there have not been 5 or more planning obligations relating to the specific infrastructure projects identified in this letter.

1. **Education.** Paragraph 72 of the NPPF states that '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 would anticipate the following **minimum** pupil yields from a development of 15 dwellings, namely:

- a. Primary school age range, 5-11: 4 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 3 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2015/16 costs).

The local catchment schools are Eye Mellis CEVC Primary School and Eye Hartismere High School. At the catchment primary & secondary schools there is currently forecast to be no surplus capacity available for pupils anticipated to arise from this scheme.

On this basis SCC will require a capital contribution of £48,724 to fund education provision at Mellis CEVC Primary School and a capital contribution of £74,972 to fund education provision at Hartismere High School.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

- 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 arising.

However there are currently sufficient places available in the local area serving the development so no contribution is sought.

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 Andrew Pearce, who will provide a formal written consultation response.

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 National Planning Policy Framework (NPPF) Chapter 8 talks about the importance of 'Promoting healthy communities', particularly paragraphs 69 & 70. Paragraph 69 states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities". The local community regard the Eye Library as an important and valued community facility. Paragraph 70 talks about the need to deliver the social, recreational and cultural facilities the community needs by planning positively for community facilities such as cultural buildings to enhance the sustainability of communities and residential environments; and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There is also the need to ensure that facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' and the supporting 'Libraries and Archive Infrastructure Provision' topic paper sets out the general approach to securing library developer contributions. The Department for Culture, Media and Sport (DCMS) previously published national standards for library provision and used to monitor Library Authorities' performance against the standards. Whilst these national standards are no longer a statutory requirement they form the basis for Suffolk County Council's in-house standards, which form the basis of the contract with Suffolk Libraries. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities; which for Suffolk represents a cost of £90 per person or £216 per dwelling based on an average occupancy of 2.4 persons per dwelling.

The capital contribution towards libraries arising from this scheme is £3,240, which would be spent on enhancing library facilities & services at the local catchment library in Eye.

- 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.

In line with the Developers Guide SCC seeks a capital contribution of £51 per dwelling i.e. £765 to use towards waste minimisation & recycling initiatives serving the development.

SCC requests that waste bins and garden composting bins will 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 population. 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.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, 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.”

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We 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 us to make final consultations at the planning stage.
10. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed. Refer to the NPPF paragraphs 42 – 43.
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, 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 planning obligations are required in order to satisfactorily mitigate the impacts of the proposed development. These impacts arise directly as a result of the increased population generated by the development in the local area. The provision of such therefore, within a S106, to mitigate for the increased demands on infrastructure from the increased population as a result of the development, is entirely satisfactory as a matter of principle, having regard to the NPPF, Mid Suffolk's Core Strategy Focused Review and Regulation 122 of the CIL Regulations.

Please let me know if you require any further supporting information.

Yours sincerely,



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

cc Iain Maxwell, Suffolk County Council
Andrew Pearce, Suffolk County Council
Floods Planning, Suffolk County Council



Consultation Response Pro forma

1	Application Number	4028/15/OUT	
2	Date of Response	10/12/2015	
3	Responding Officer	Name:	Sue Jackman
		Job Title:	Housing Development Officer – Strategic Housing
		Responding on behalf of...	Strategic Housing service
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p><u>Consultation Response on Affordable Housing Requirement</u></p> <p><u>Key Points</u></p> <ol style="list-style-type: none"> 1. Background Information <ul style="list-style-type: none"> • A development of 15 dwellings is proposed for this site. • The site has been offered in part as a Rural Exceptions site & this part is therefore policy compliant. • 3 x Affordable Dwellings have been proposed for this site. 2. Housing Need Information: <p>2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <u>a minimum need of 134 affordable homes per annum.</u></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>2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.</p> <p>2.3 The Council's Choice Based Lettings system currently has circa. 890 applicants registered for the Mid Suffolk area.</p> <p>2.4 At October 2015 the Housing Register had 3 applicants registered for housing in Yaxley and 3 of these had a local connection to the village.</p> <p>2 x 2 bed need</p> <p>1 x 3 bed need</p> <p>2.5 As the need for affordable housing is low the mix of affordable housing offered in this application is acceptable.</p> <p>2.6 With regard to the open market housing on the site it is noted that the current proposal is to provide a range of dwelling types and sizes.</p> <p>2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.</p> <p>3. Affordable Housing Requirement for Yaxley</p> <p>As per Local Plan Amended Policy H4 there is a requirement for up to 35% affordable units</p> <p>Proposed – 3 affordable units</p> <p>Tenure split</p> <p>All 3 units will be let as Affordable Rent Tenancies</p> <p>Breakdown of rented units</p> <p>2 x 2 bed 4 person house at 79 sq m</p> <p>1 x 3 bed 6 person house at 102 sq m</p>
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		<p>Other requirements</p> <p>Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.</p> <p>The council is granted 100% nomination rights to all the affordable units in perpetuity.</p> <p>The Local Needs affordable homes will be restricted to local people in perpetuity</p> <p>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.</p> <p>The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.</p> <p>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.</p> <p>On larger sites the affordable housing should not be placed in groups of more than 15 units.</p> <p>Adequate parking provision is made for the affordable housing units</p> <p>It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and affordable housing for full details</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure</p>	N/A

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	any requests are proportionate	
7	Recommended conditions	N/A

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Consultation Response Pro forma

1	Application Number	4028/15 off Cherry Tree Close, Yaxley	
2	Date of Response	12.1.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> no harm to a designated heritage asset because it would no material adverse impact on the setting of the nearby listed building. No objection. The Heritage Team recommends that adequate tree screening be secured to the south of the site. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Guildhall Cottage is listed primarily for the importance of its architecture and its historic role. It stands somewhat isolated from other historic features and assets, and now forms part of the linear development to its south, with the former railway line and two later dwellings to its immediate north. On this side although the application site allows some understanding of the Cottage's wider rural setting, this contribution is limited by the existing development at Cherry Tree Close, and by other intervening modern development. Planting which follows the line of the former railway also gives a sense of separation between the listed building and the site.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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From: Nathan Pittam
Sent: 24 November 2015 13:17
To: Planning Admin
Subject: 4028/15/OUT. EH - Land Contamination.

**4028/15/OUT. EH - Land Contamination.
Land off, Cherry Tree Close, Yaxley, EYE, Suffolk.
Application for Outline Planning Permission for the erection of 15 new dwellings**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate that the site is suitable for use from the perspective of land contamination. In any residential development comprising of more than 2 dwellings we require the submission of a full Phase I investigation undertaken in accordance with BS10175 and CLR11 – this information has merely provided a basic screening assessment using an online tool which is not appropriate. Could I request that this information be submitted prior to decision being made. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

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Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Walker
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582738

Our ref: P00487982

11 December 2015

Dear Ms Walker

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

**LAND OFF CHERRY TREE CLOSE, YAXLEY, IP23 8DH
Application No 4028/15**

Thank you for your letter of 23 November 2015 notifying Historic England of the above application. This application proposes the construction of 15 houses to the south of Cherry Tree Close, Yaxley. The grade II* listed Guildhall Cottage lies to the south. Historic England would be chiefly concerned with the effect of the proposals of the setting of the highly designated heritage asset.

Guildhall Cottage is a 16th century guildhall, which has been previously used as almshouses and a single residential dwelling following its original use. The building is a multi-phased structure of historical and architectural interest sufficient to warrant its II* status. The application site is separated from the heritage asset by three dwellings and mature planting.

The application site has previously had structures on it, but is now an open field which does not have many defining features. The creep of development southwards has the potential to affect the setting of the listed building, however not sufficient for us to raise an objection. It is likely that the existing planting and separation distance would be sufficient to screen the impact. The submitted plan shows some indicative planting to the southern boundary. It is noted that the landscaping is not part of the outline application, however we would suggest that the Council, if minded to approve, conditions that this existing tree group is retained and further reinforced.

Yours sincerely

Matthew Kennington
Inspector of Historic Buildings and Areas
E-mail: matthew.kennington@historicEngland.org.uk



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HistoricEngland.org.uk



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Historic England

EAST OF ENGLAND OFFICE



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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Suffolk Fire and Rescue Service

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

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

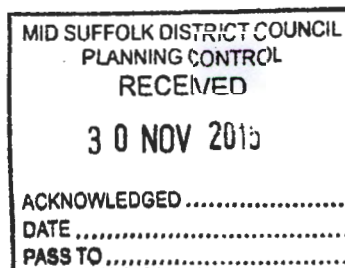
Your Ref: 4028/15
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 27/11/2015

Planning Ref: 4028/15

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land off Cherry Tree Close, Yaxley, IP23 8DH
DESCRIPTION: 15 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required



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

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

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

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

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

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

Continued

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

Yours faithfully

A large, irregular black redaction mark covering the signature area.

Mrs A Kempen
Water Officer

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