

Title: Site Location Plan

Reference: 2986/15

Site: Land adj Bramford Playing Field, The Street, Bramford IP8 4DU



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
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SCALE 1:5000

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Illustrative master plan

1. Vehicle access
2. Pound Lane (Public right of way)
3. Central green
4. Attenuation basin (potential locations)
5. Informal play area
6. Pedestrian access
7. Public right of way
8. Existing park and recreation ground
9. Proposed nature park

- - - - - Public right of way
 - - - - - Existing informal pedestrian path
 - - - - - Proposed pedestrian movement network
 - - - - - Proposed pedestrian movement within extended meadow land
 - - - - - Approximate position of gas pipe (Position to be confirmed prior to undertaking any works)
 ■■■■■ Line of outer extent of gas main easement

Gateway buildings
 A pair of buildings with turned gables, potentially with a first floor overhang will create a gateway to the scheme that takes it cue from the village centre

Terrace housing
 Terrace housing, with a varied roof pitch and set behind landscaping repeats the existing the frontage to The Street and creates a soft gateway to Bramford

Extended parkland
 Land to the north and east of the development area will be landscaped and managed, providing pedestrian access to the riverside nature park via the existing public right of way

Garden buffer
 Housing backs onto the existing gardens of homes fronting The Street, providing a secure boundary

Lower density housing
 The edges of the development that benefit from countryside and parkland looks will comprise of lower density housing

Green corridor
 This central feature of the scheme will link the heart of the site to the countryside to the north. This amenity space will provide a strong wildlife corridor, the opportunity for swales and frame long distance views to the countryside.

Secondary green corridor
 This mirror feature provides a secondary green route on the desirable from the centre of the scheme to the existing children's play provision. This street could accommodate a shallow swale as part of the drainage strategy

Pound Lane
 This public right of way will be retained with dwellings positively addressing it providing natural surveillance. Dwelling in this area will be set back from the development edge to maintain the privacy of homes on Acton Road

Central green
 This important point in the overall layout will be a 'village green' surrounded by shared surface highway treatment, which will slow cars to walking speed, making the scheme a safe place to move through




592

Bramford

Illustrative master plan doc:
 Aug 15 233609_U_SK_JMP_006





 Draft site boundary

Location plan

Bramford
CEMEX

0 240 m



Dwg no/233609/001

Revision

26 March 2015

Drawn by:

Checked by:

Scale: 1:10,000 @A3

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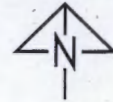
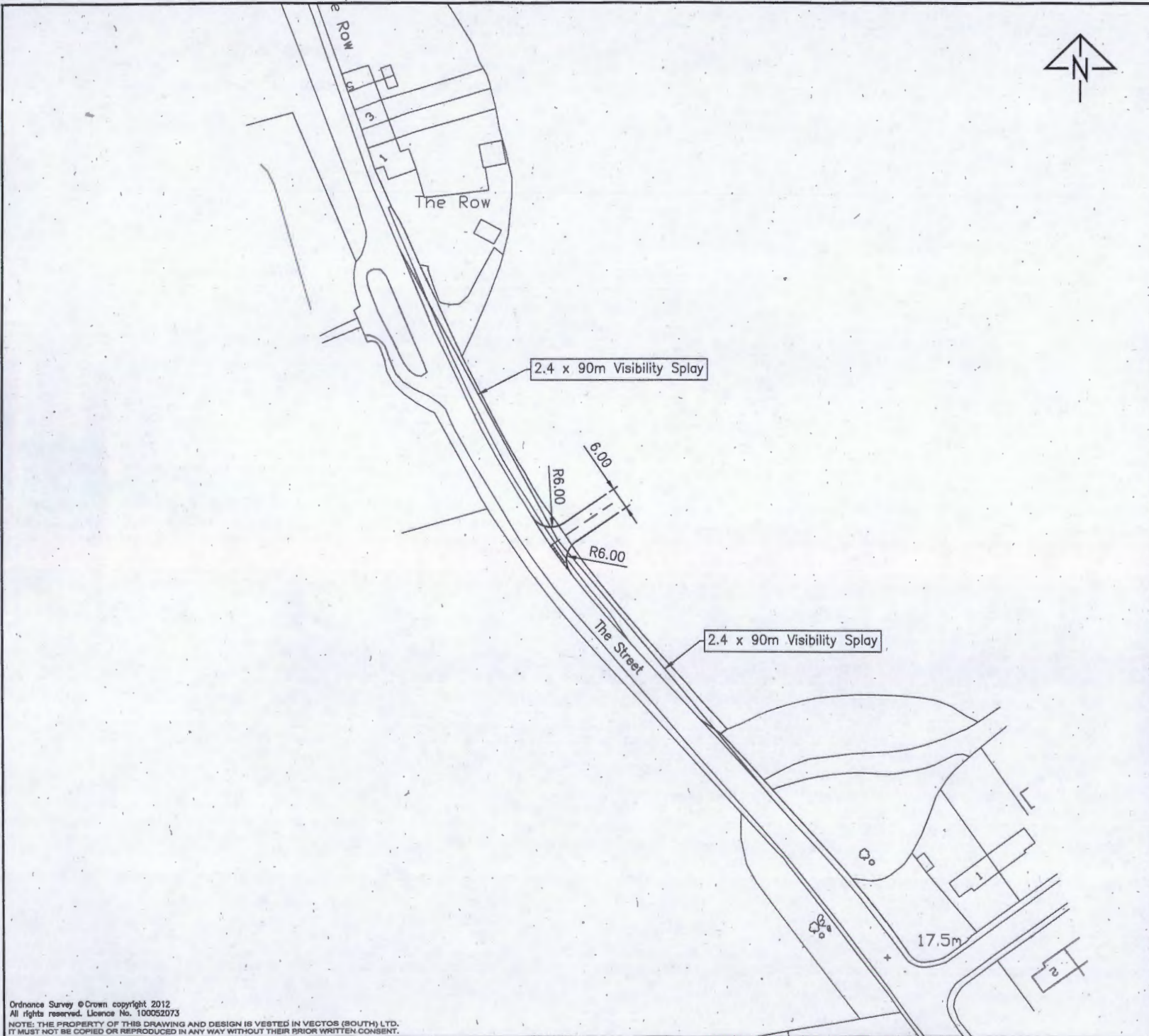
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607



Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Key
 --- Assumed Highway Boundary
 INDICATIVE ONLY

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
Cemex UK Properties

PROJECT:
**The Street
 Bramford**

DRAWING TITLE:
**Proposed Site Access
 DMRB Visibility Splays**

SCALE:
1:1000 at A3

DRAWN: JM	CHECKED: AW	DATE: 30/04/2015
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vectoros
 transport planning specialists

Network Building, 97 Tottenham Court Road, London W1T 4TP
 t: 020 7580 7373 e: enquiries@vectoros.co.uk

DRAWING NUMBER: 130880/A/02	REVISION:
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617

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Key
 Red line

627

Notes/Revisions

**Bramford
 CEMEX**

**233609_U_SL_001
 Site location plan**

233609 /233609_U_SL_001	Revision:
	Date issued: August 15
2500 @ A3	Drawn by: IP Checked by: RB

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From: LEE BRAMFORD PARISH COUNCIL [<mailto:bramfordparishcouncil@btinternet.com>]

Sent: 16 September 2015 17:46

To: Philip Isbell

Cc: John Field (MSDC); Kevin Welsby

Subject: Ref: Outline planning application for land adjacent to Bramford Playing Field, Parish response.

Dear Mr Isbell

Problems logging on to the MSDC planning consultation portal mean I have been unable to record Bramford Parish council's response to the above outline application.

It is hoped that the following observations can be recorded on our behalf in the circumstances.

During a meeting held on Monday 14th September the following issues were raised by Bramford residents...

Increased traffic through the village already used as a 'short-cut' into Ipswich at peak times, including school runs, on a road that is considered inadequate and full of hazards, i.e. parked cars, pedestrians crossing, etc.

Visibility at the development access point, including problems regarding the entrance and on-road parking for the Lawn Cemetery opposite during internments, sometimes resulting in large attendances.

Limited if not non-existent school places at Bramford C of E Primary School and priority taken by the younger siblings of those already attending which could result in difficulties for new residents. Claydon High School also at capacity, which is where most children move onto for secondary education from the village, rather than Westbourne Academy as mentioned by developers.

Public transport facilities described as 'inadequate' with concerns over the future of the service and the use of private vehicles in the absence of a service that effectively covers working hours.

The lack of medical/dental facilities in a growing village and the lack of information on the impact an increased population will have on relevant nearby services currently used by residents.

Excessive flooding from land adjacent to the river which has, on occasions, impacted part of the proposed development.

Concerns over the sewerage pipe running through middle of the proposed development that is prone to overflow.

Concerns over bus routes, site traffic and pedestrian traffic past the development site during long-term construction period.

Bramford Parish Council acknowledged that the 'mix of housing' had not been confirmed due to the stage and type of application and all supported the outline application, whilst noting village comments, requesting the developers keep the council updated.

Hopefully this is appropriate for use in the planning application process.

Regards
Diana
Parish Clerk

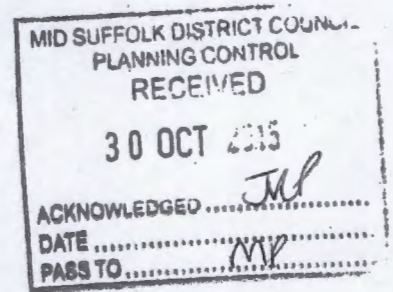
64



Your Ref: MS/2986/15
Our Ref: 570\CON\3149\15
Date: 30th October 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: Mr M Pickrell

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2986/15

PROPOSAL: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure
LOCATION: Land adj Bramford Playing Field, The Street, Bramford, Ipswich, Suffolk
ROAD CLASS: B1067

In highway terms there are no objections to this application and recommended conditions will be detailed below.

Drawing Number 130880/A/02 Proposed Site Access by Vectos Transport Planning illustrates an acceptable access position but the junction geometry is not considered acceptable. This may be resolved at the Reserved Matters stage in conjunction with the site layout.

In terms of Section 106 Highway Contributions there will be a requirement for:

1. A Travel Plan Evaluation and Support Contribution of £5000.
2. A Travel Plan Implementation Bond of £176,435.
3. A contribution of £40,000 for a zebra crossing and improvement of the Acton Road junction pedestrian crossing.
4. A contribution of £20,000 to allow installation of real time passenger information (RTPI) screens at the two existing Ipswich bound bus stops. Also an additional £6000 for a potential bus shelter and associated base if land is available or shelter provision is desirable. See notes below.

Recommended Highway Conditions

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 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.

4 V 3

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 90 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension). 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 to take avoiding action.

5 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.

6 NOTE 05

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

7 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.

8 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.

9 NOTE 15

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

Travel Plan Comments

The content in the travel plan is very limited and does not demonstrate how a decent reduction in single-occupancy vehicle travel will be achieved.

The site audit to the development is fairly limited, as it does not provide any information on the buses that serve the site and pedestrian and cycle links to key amenities and employment areas. Also reference needs to be made to where the catchment secondary school is located and how pupils that live on the development will travel to and from it. The site audit does not include any site-specific barriers or issues for residents to use sustainable travel. Some of these site-specific barriers can be identified from expanding the interim baseline data that was obtained from the 2011 Census. For example flow data that identifies how existing Bramford residents are likely to travel to work. This can be obtained by running a query on the Nomis website based on the relevant middle layer and then added to the travel plan to supplement the existing Census data in the travel plan. This data can help understand the likely commuter destinations for residents on the development, to help tailor measures and objectives to reduce the need to travel to these destinations by single-occupancy vehicle. This information will need to be included in the revised travel plan.

The single-occupancy vehicle modal shift target at 5% is insufficient and should be increased to achieve at least a 15% modal shift. This is due to the developments close proximity to the Stowmarket to Ipswich bus route, as well as being part of the existing local cycle network. Further measures should be provided to residents such as a multi-modal travel voucher that can be redeemed on bus tickets, or cycle equivalent. The value of the vouchers should be the equivalent of two six monthly bus season tickets per dwelling, which is based on travel plan measures from other sites in Suffolk. In addition to the multi-modal voucher Personalised Travel Planning must also be provided. There must be a commitment to offer each dwelling a minimum of two personalised travel plans that either the Travel Plan Coordinator will need to design themselves, or use a bespoke service (i.e. MyPTP) for each resident. These measures must be included as part of the resident welcome packs. After the welcome packs have been provided to the residents there must be a commitment to continue marketing the travel plan to residents. These marketing techniques should also be identified in the travel plan.

There is no reference to any remedial measures being provided if the travel plan fails to achieve the 15% target five years after the development is fully completed. A smarter choices scheme to attempt to encourage modal shift for the existing residents that live close to the development should be considered, as they are likely to also share the same highway infrastructure as the proposed development. This measure will need to be secured through a Section 106 obligation.

The travel plan duration must also take into account the phasing and build out of the development and must be implemented and monitored in full prior to occupation of the first dwelling, until five years have passed after the final (130th) dwelling has been occupied. There must be a commitment for the developer to fully fund the travel plan and employ the Travel Plan Coordinator for this duration. After the duration has elapsed the travel plan can then be passed on to the estate management company to implement.

Further travel plan guidance can be found from the following link to bring the travel plan up to a better standard:

<http://www.greensuffolk.org/travel/travel-plan-support/developer-support/>

I would require the revised travel plan to be submitted prior to the determination of the application.

The requirement for a Travel Plan is supported by National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35, 36 and 37.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

I would also require the following Section 106 contributions:

- Travel Plan Evaluation and Support Contribution - £1,000 per annum until five years have passed after occupation of the final (130th) dwelling. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan
- Travel Plan Implementation Bond to cover the full residential development (130 dwellings) in the event of non-compliance – £176,435 (£1,357 per dwelling)

I would also require the following Section 106 obligations to secure the travel plan and its measures:

- Implementation of the Travel Plan
- Provision of an approved welcome pack to each new employee and residential dwelling on occupation
- Smarter Choices scheme for residents located close to the development to further mitigate traffic impact as a remedial measure if the 15% modal shift target is not achieved

Full wording and CIL justification for the proposed obligations can be provided if required. Also further detailed comments in regards to the content of the travel plan can be provided on request from the applicant.

Bus Stop Improvements

The nearest stops to the development site have raised kerbs in place. Which stops are most likely to be used by residents will depend upon where pedestrian access on to the B1067 will be – However, I would expect to see pedestrian routes into and out of the site somewhere near to Acton Road and something direct on to the B1067 near the cemetery to the north of the site frontage. There is existing footway from Acton Road to both pairs of stops, although the crossing to the stop on the south side of the B1067 at the Acton Road end could use improving.

Only one of the four existing bus stops has potential space for a bus shelter – this is the stop associated with the cemetery layby. This land is not highway land but may be owned by the Parish Council as part of the cemetery frontage. If the land is available the provision of a bus shelter plus its base should be deliverable for approx. £6,000.

Given the location of Bramford, it is expected that residents of the development could look to either Ipswich or Stowmarket for employment opportunities and shopping, and Ipswich for further/higher education. To encourage these residents to make use of public transport I suggest deployment of Real Time Passenger Information screens at the Ipswich-bound stops. These stops already have a power supply (indicated by the presence of street lighting) and so will be easier to install. These would cost £10,000 each hence the request for £20,000 for RTPI.

Chapter 4 of the NPPF focuses on the importance of promoting sustainable transport. Paragraph 29 says "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel." Paragraph 30 says "Encouragement should be given to solutions which support reductions in greenhouse emissions and reduce congestion."

The NPPF in paragraph 35 says "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people." It goes on to say "give priority to pedestrian and cycle movements, and have access to high quality public transport" and "to consider the needs of people with disabilities by all modes of transport."

The development would be served by buses passing the site which are Route 89 Ipswich – Stowmarket, hourly in each direction and Route 111 Ipswich – Hitcham, three trips in to Ipswich and four return journeys each day. It is not expected that enhancements to these routes will be required.

The quality of bus stops is a determining factor in their usage and the contribution will fund the upgrade of the nearest two Ipswich bound bus stops on The Street to facilitate the installation of 2 number RTPI screens. Also if land is available a further £6000 for a bus shelter at the Stowmarket bound bus stop adjacent to the cemetery

The reasons for the improvements are to improve the facilities by providing a shelter and to encourage bus use by installation of real time bus timetable information.

These stops are the closest to the proposed development and will be the only form of public transport available to future residents.

The provision of such bus related improvements therefore, within a S106, to mitigate for the increased demands on facilities and services 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 Regulations 122 & 123 of the CIL Regulations.

Pedestrian Crossing

Currently there are no formal pedestrian crossings on The Street so the request for the £40,000 contribution is to provide a zebra crossing located towards the shops to allow a safe crossing for pedestrians using the village amenities and for children crossing The Street in order to access the primary school which is located on Duckamere.

There will be an increase in pedestrians (including children) walking between the proposed development and the shops and primary school. As part of the pedestrian route improvements there will be a requirement to improve the existing crossing across the Acton Road junction. Currently this crossing point is not DDA compliant and is not appropriate for all users. The envisaged improvement would be to widen the crossing point (currently only one kerb wide) to install tactile paving and to lower the kerbs to facilitate easier use by wheelchairs and pushchairs and the partially sighted.

These improvements are necessary due to the likely significant increase in pedestrians having to cross the Acton Road junction as a result of the proposed development.

Again, Chapter 4 of the NPPF focuses on the importance of promoting sustainable transport. Paragraph 29 says "The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel." Paragraph 30 says "Encouragement should be given to solutions which support reductions in greenhouse emissions and reduce congestion."

The NPPF in paragraph 35 says "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people." It goes on to say "give priority to pedestrian and cycle movements, and have access to high quality public transport" and "to consider the needs of people with disabilities by all modes of transport."

The provision of the formal crossing will assist in the above aims and will provide safer crossing facilities.

Yours faithfully

Mr Martin Egan
Development Management Engineer
Strategic Development – Resource Management

707

Strategic Housing

Electronic Message Received

Message Type: DCCONSCOMMENT

CaseFullRef: 3079/15

Location: Land-adj Mill Road, Laxfield

An electronic message was submitted to Acolaid on 11/09/2015 and was processed on 14/09/2015

Contact Response

Mrs Susan Jackman
 Car Park Hurstlea Road
 Needham Market
 Ipswich
 Suffolk

Email Address: susan.jackman@babberghmidsuffolk.gov.uk

Reply Type: COM

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED	
11 SEP 2015	
ACKNOWLEDGED	AP
DATE	14/9/15
PASS TO	RB

SUBJECT: 2986/15/OUT

Location: Land Adjacent to the Playing field, The Street, Bramford

Proposal: Residential development of up to 130 homes to include Affordable Housing

Consultation Response on Affordable Housing Requirement

Key Points**1. Background Information**

? A development of up to 130 homes including affordable homes to include areas of landscaping and public open space.

? This site is to be considered under the Mid Suffolk Local Plan altered policy, H4

? Therefore the council will be seeking 35% of the total provision of housing which is up to 45 dwellings.

2. Housing Need Information:

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 a minimum need of 229 affordable homes per annum in the Mid Suffolk Area.

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.

2.3 The Council's Choice Based Lettings system currently has circa. 911 applicants registered for the Mid Suffolk area.

2.4 At September 2015 the Housing Register had 42 applicants registered for housing in Bramford and 28 of these had a local connection to the village.

2.5 It is recommended that no more than 15 affordable dwellings should be located in any one part of the development. Therefore the affordable housing should be separated into 3 blocks of affordable housing spread across the site.

71

2.7 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows and houses.

2.9 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.

3. Affordable Housing Requirement for Bramford:

Affordable Housing Requirement
35 % of units = 45 affordable units

Tenure Split - 75% Rent & 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent or shared ownership. Affordable Rent = 34 units
All rented units will be let as Affordable Rent Tenancies

Intermediate = Shared Ownership = 11 units

Detailed Breakdown Rented Units

? 10 x 1 bed unit
? 20 x 2 bed units
? 4 x 3 bed units
? Total 34 units

Detailed Breakdown Intermediate Units General Needs Low Cost Home Ownership dwellings:

? 6 x 1 bed units
? 4 x 2 bed units
? 1 x 3 bed unit
? Total 11 units

Other requirements Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.

The council is granted 100% nomination rights to all the affordable units in perpetuity.

The Local Needs affordable homes will be restricted to local people in perpetuity

Shared Ownership properties must have a 75% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity

The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.

The 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.

The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.

On larger sites the affordable housing should not be placed in groups of more than 15 units.

Adequate parking provision is made for the affordable housing units

It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers ? please see www.babergh.gov.uk under Housing and affordable housing for full details.

Your ref: 2986/15
Our ref: Bramford – land east of The Street
00042124
Date: 29 October 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Mark,

Bramford: land east of The Street IP8 4DU - developer contributions

I refer to the planning application under reference 2986/15 for residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure. I previously provided pre-application advice by way of letter dated 10 June 2015.

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.

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with this scheme which needs to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are 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 national and local policies.

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 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.

Please also refer to the adopted '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.

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy

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 the 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 completion of the development to spend the contribution on 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 we would anticipate up to 13 pre-school pupils at a cost of £6,091 per place.

There is 1 local provider offering 50 places. There are 0 surplus spaces. Therefore a full contribution of £79,183 (2015/16 costs) would be sought.

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

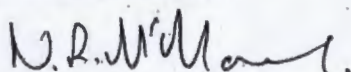
"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (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.
11. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with any 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.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 & 123(3) Regulations.

Yours sincerely,



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

cc Neil Eaton, Suffolk County Council
Martin Egan, Suffolk County Council
Floods Planning, Suffolk County Council

75

Mark Pickrell

From: Rachael Abraham
Sent: 22 October 2015 16:59
To: Planning Admin
Cc: Mark Pickrell; Michelle
Subject: RE: Reconsultation on Planning Application 2986/15

Dear Mark,

I have been out to site to visit the archaeological evaluation today. Whilst there are a few features left to investigate and record as part of this phase of work, I am satisfied that once this has been completed, that no further work is required prior to the determination of this application. Roman archaeology has been detected in one corner of the site and will require excavation as mitigation prior to development of the site. However, there is nothing which warrants preservation in-situ. My advice in relation to this re-consultation is therefore as follows:

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, 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 happy to issue a brief outlining our requirements for excavation, on request of the applicant.

**The Archaeological Service
Conservation Team**

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

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

Planning Control Received	
14 SEP 2015	
Acknowledged	mw
Date	16/09/15
Pass To	mp

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

Our Ref: 2015_2986
Date: 14 September 2015

For the Attention of Mark Pickrell

Dear Mr Isbell

**Planning Application 2986/15 – Bramford Playing Field, The Street, Bramford
Archaeology**

The site of the proposed development has high potential for the discovery of important hitherto unknown heritage assets of archaeological interest in view of the presence of numerous un-designated heritage assets located within the vicinity, which are recorded in the County Historic Environment Record. This includes a medieval pottery scatter within the site itself (BRF misc), alongside a group of three ring ditches to the south east (BRF 006, 007 and 027), a ring ditch and enclosure immediately to the north (BRF 003) and a Bronze Age cinerary urn to the south-west (BRF 010). In addition, the location of the site within the Gipping valley is topographically favourable for early occupation. A geophysical survey at the site has also detected a number of anomalies which are likely to be archaeological in nature.

Given this high potential investigation and large size of the proposed development area, I recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site before a Development Brief is prepared, to allow for preservation *in situ* of any sites of national importance that might be defined prior to determination of the application. The proposed development area cannot be assessed or approved in our view until a full archaeological evaluation has been undertaken, and the results of this work will enable us to accurately quantify the archaeological resource (both in quality and extent). This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

In this case, a trenched archaeological evaluation will be required to establish the full archaeological potential of the site. The results of the evaluation will inform decisions on the suitability of the area for development and/or the need for and scope of any further work. If

necessary, provision can be made for preservation *in situ* of any remains of national significance. If the proposal will result in damage to archaeological remains but is acceptable in principle, the application should include proposals to record and advance understanding of their significance before they are damaged (by strip, map and excavation before any groundworks commence and/or monitoring during groundworks). Evaluation is essential to establish the likely cost and timescale of any further investigative works required to record archaeological remains prior to construction of the reservoir.

We would be pleased to offer further 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 this work.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

78

Mark Pickrell

From: Denis Cooper
Sent: 12 November 2015 09:47
To: Mark Pickrell
Cc: claire.brindley@bartonwillmore.co.uk; Elizabeth Edney; Simon Curl
Subject: RE: The Street, Bramford Planning Application 2986/15

Mark,

The contents of Elizabeth's email response of 10th November helpfully clarifies several points.

Assuming there is scope to adjust the layout to enable domestic soakaways to be sited in rear gardens, at least 5m from buildings, (the preferred form of drainage subject to soakage test results.) , then I continue to suggest the condition, as or similar to that set out in my email of 3rd November. (below)

Regards

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](#)

From: Elizabeth Edney [mailto:eedney@peterbrett.com]
Sent: 10 November 2015 11:10
To: Denis Cooper
Cc: Mark Pickrell; claire.brindley@bartonwillmore.co.uk
Subject: RE: The Street, Bramford Planning Application 2986/15

Hi Denis

Thanks for your email and I am glad that we have addressed the majority of your comments. I provide further clarification on the outstanding points below:

VOLUME OF DISCHARGE: *"Volume control can be achieved by several methods, one is to have a single basin/throttle with discharge limited to QBar or 2l/sec/Ha, the other is to provide additional long term storage = the increased volume of runoff in a 6 Hr 100 Year RP event. (See SCC Guidance and DEFRA non stat standards or give me a call.)"* The QBAR for the site that we have calculated is 1.5 l/s. From experience of liaison with flow control device manufacturers this is lower than their advised minimum rate of discharge from the device due to risk of blockage. The runoff rate emanating from the pond up to the 1 in 100 year plus climate change rainfall event is 3.7 l/s, and this is the rate that you have calculated.

We would reiterate that we are assuming a 'worst case' in providing the attenuation. The type is sands/gravels over chalk and would therefore appear that infiltration would be suitable, therefore at the detailed design if infiltration rates are found to be suitable, the volume of discharge requirement would be met by default. If not, the discharge rate would be limited from attenuation as far as is reasonably practicable and not above the rate you have quoted.

PERMANENT WATER LEVEL IN POND: "OK Need to take account of river levels" The EA Product 4 data that we included within the Flood Risk Assessment shows that the site is located at least 3 metres above the extreme modelled 1 in 1000 (0.1%) annual probability flood level for the River Gipping, and is therefore considered to not be a material concern in the drainage design.

WATER QUALITY TREATMENT: "See pages 8, & 12-14 of the SCC SuDS guide (May 2015), Para 109 of NPPF, Para 10 and 16-19 of PPG." I have reviewed these paragraphs and they do not make mention to the need for a permanent water feature, however as mentioned in Point 2 above, a permanent retained water level with appropriate Treatment Volume (Vt) can be incorporated as appropriate.

SPACE FOR SuDS: "Noted and I am pleased to see such detail being considered at this stage, but it is difficult for me to assess if the Masterplan layout shows enough space for the SuDS described in the Micro-Drainage Calculations. The network defined by the calculations includes relatively large SW drainage pipes under all swales. This is contrary to normal good practise and adds to costs. It appears that swales will only carry flow once the pipes are overloaded and so will not provide interception....needs to be clarified. The drainage pipes shown beneath the swales are only there so that these features can be input into the model. These pipes are shown on the drawing for indicative purposes so that they can be read in conjunction with the MicroDrainage calculations, however what is being simulated is inlets/outlets out of the swale and the pipe would not be there in reality as they are 'dummy pipes' for modelling purposes.

In addition you have not demonstrated there is space for domestic soakaways in gardens (if ground conditions are suitable). A layout plan showing 5m buffer zones around buildings would be adequate." It should be emphasised that the application is outline and the layout may be subject to change at the detailed application stage. Depending on the infiltration rate obtained from site ground investigation and the amount of easement required from buildings/foundations, soakaways may be too large for incorporation into back gardens, however if infiltration was found to be feasible at detailed design, soakaways would be used where feasible to discharge roof water to ground.

I hope that this provides the further clarification and allow you to remove the current holding objection, but if not please give me a call.

Kind Regards,

Elizabeth Edney
Assistant Flood Risk Assessor

For and on behalf of Peter Brett Associates LLP
Caversham Bridge House, Waterman Place, Reading, Berkshire RG1 8DN
t 0118 9520 314
e eedney@peterbrett.com
w www.peterbrett.com

From: Denis Cooper [<mailto:Denis.Cooper@suffolk.gov.uk>]
Sent: 09 November 2015 16:29
To: Mark Pickrell
Cc: Elizabeth Edney
Subject: RE: The Street, Bramford Planning Application 2986/15

Mark,

I have reviewed the (red) responses from Elizabeth using blue text against my original comments of 3rd November - see below.

89

I would advise that once the clarifications, additional or amended information, and (if necessary) an adjusted masterplan layout, is formally submitted and approved, the planning condition set out in my email of 3rd Nov could be applied:

Regards

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](#)

From: Elizabeth Edney [<mailto:eedney@peterbrett.com>]
Sent: 03 November 2015 11:56
To: Denis Cooper; Mark Pickrell
Cc: Jason Skilton
Subject: RE: The Street, Bramford Planning Application 2986/15

Denis

Thank you for your email. We are disappointed to note there are still concerns and we believe much of the information was previously provided. We have provided further information/clarification in red below. We hope this addresses the outstanding concerns but if there are any further queries please get in touch.

Kind Regards,

Elizabeth Edney
Assistant Flood Risk Assessor

For and on behalf of Peter Brett Associates LLP
 Caversham Bridge House, Waterman Place, Reading, Berkshire RG1 8DN
 t 0118 9520 314
 e eedney@peterbrett.com
 w www.peterbrett.com

From: Denis Cooper [<mailto:Denis.Cooper@suffolk.gov.uk>]
Sent: 03 November 2015 10:14
To: Mark Pickrell
Cc: Jason Skilton; Elizabeth Edney
Subject: RE: The Street, Bramford Planning Application 2986/15

Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

Location: Bramford Playing Field, The Street, Bramford, IP8 4DU

Comments from Suffolk County Council Floods Team

Mark,

I have now reviewed the additional information ie Peter Brett Associates' letter & statement dated 5th October 2015 (attached).

Unfortunately the additional information does not answer all the points made in our previous comments. In addition, the letter initially indicates the submission is a finalised strategy whereas I believe the applicant is attempting to indicate the site can be adequately drained rather than submitting a final strategy...indeed this is made clear later in the letter and drainage statement.

The outline design is mainly defined within Microdrainage calculations included in the new submission, however they are impossible to fully assess because no plan cross referencing the calculations to the proposed drainage system is included, no catchment plan is included and the estimated impermeable area of the development is not stated. **We submitted as part of our response on the 5th October a drainage plan showing the pipe runs/numbers and this can be cross-referenced to the MicroDrainage calculations. This shows the areas of permeable paving, swales and pond included within the development layout. OK I can see it now that I have zoomed in far enough (it's a neat way to do it).**

An amended Technical Note (see 'Runoff Rate Assessment' section) confirmed the impermeable area (this also included a consideration of urban creep). I attach the Area Summary from MicroDrainage showing the impermeable area draining to each pipe for your reference. Thanks

The proposal is to control peak discharges and so not worsen downstream flooding in accordance with NPPF para 103.

The final discharge to the river appears to be limited to about 4 l/sec using a 75 mm dia flow control in conjunction with a 1.3m deep attenuation pond with an area 1900 sq m sited in open space. The calculations show this fills to a depth of about 1m in the 100 Year RP event. Additional storage is provided upstream within swales and permeable pavements.

The submission does not mention storage requirements necessary for controlling the volume of discharge and SCC estimate this might be achieved by limiting flows to 3.7 l/sec (Qbar for soil type 2) **The proposed pond has been sized to accommodate the 1 in 100 year plus 30% climate change rainfall event. Could you clarify what the volume of discharge is that you have calculated? Volume control can be achieved by several methods, one is to have a single basin/throttle with discharge limited to QBar or 2l/sec/Ha, the other is to provide additional long term storage = the increased volume of runoff in a 6 Hr 100 Year RP event. (See SCC Guidance and DEFRA non stat standards or give me a call.)**

The flow control is smaller than normally permitted but could be increased in size if the pond area is increased and the depth of water is reduced. Indeed depths over 500mm can represent a danger to people and some potential adopting bodies would not adopt SUDS with greater depths of water. **It should be noted that the proposed pond is not located within a publicly accessible area. The dimensions and depth of pond is indicative at this stage but can be refined so that the pond is larger and deeper to address any health and safety concerns. OK**

It should be noted that if infiltration is found to be feasible the pond may not even be required, however at this stage we have assessed a 'worst case' scenario that infiltration is not feasible and provided the appropriate attenuation with controlled discharge. We would reiterate that the depth of pond can be refined to suit the LLFA requirements. OK

The basin would also have to include permanent water to act as a treatment pond. A permanent water level could be incorporated as appropriate. OK Need to take account of river levels

Calculations & estimates were requested to demonstrate sufficient spaces are shown in appropriate locations within the layout plan for the required SuDS or soakaways (note soakaways would need to be sited at least 5m from buildings). However these are not included. **MicroDainage calculations and the drainage drawing were attached as part of our response which shows the spaces for SuDS. Noted and I am pleased to see such detail being considered at this stage, but it is difficult for me to assess if the Masterplan layout shows enough space for the SuDS described in the Micro-Drainage Calculations. The network defined by the calculations includes relatively large SW drainage pipes under all swales. This is contrary to normal good practise and adds to costs. It appears that swales will only carry flow once the pipes are overloaded and so will not provide interception....needs to be clarified.**

In addition you have not demonstrated there is space for domestic soakaways in gardens (if ground conditions are suitable) . A layout plan showing 5m buffer zones around buildings would be adequate.

No information regarding potential arrangements for future maintenance have been submitted. This information is required since the adopting body may have design standards for side slopes or depths of water which affect spatial requirements for SuDS. **At this stage pending ground investigation the type of SuDs to be provided on-site may differ from that shown, affecting maintenance requirements to be specified. These details can be provided at the detailed design stage under your suggested condition. Normally soakage tests should be carried out pre app. (See SCC planning Protocol) but it's OK if the layout can accommodate domestic soakaways.**

The proposal includes large areas of permeable paving used to control runoff . Such an extensive area may preclude adoption by SCC Highways.

The proposal states 2 treatment stages will be utilised however the SUDS manual and SCC SuDS guidance require interception and treatment in a final permanent pond. This should be made clear. **In the SuDS guidance document which you have provided a link to below, I do not see a requirement for treatment in a final permanent pond. I am not aware that this is a requirement within the SuDS Manual either, I would appreciate if you could clarify? See pages 8, & 12-14 of the SCC SuDS guide (May 2015) , Para 109 of NPPF, Para 10 and 16-19 of PPG.**

As mentioned previously, the dimensions, depth and level of outfall of the pond can be refined to allow a permanent water level. Agreed

SCC is pleased to see swales incorporated into the street scene and suggest these should be used even if infiltration type drainage is eventually used. These should also provide exceedance routes.

Once the additional information, and (if necessary) an adjusted masterplan layout, is received and approved, I would suggest the following planning condition should be applied:

No development shall commence until details of a scheme for disposal of surface water has been submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Details include:

- *Details of soakage tests in accordance with BRE365*
- *Design calculations, construction and landscaping details.*
- *Proposed levels*
- *Proposals for water quality control*
- *Means of protecting SuDS, swales basins and soakaways and permeable paving from sediments and compaction.*
- *Erosion protection measures*
- *Plans showing exceedance routes and areas where flooding will occur at a 100 year Return period including climate change.*
- *A programme for its implementation, and*
- *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*
- *Arrangements to enable any Surface water drainage within in private properties to be accessed and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- *To prevent the development from causing increased flood risk off site over the lifetime of the development.*
- *To ensure the development is adequately protected from flooding.*
- *To ensure the development does not cause increased pollution of the downstream watercourse and River Gipping in line with the River Basin Management Plan.*
- *To ensure clear arrangements are in place for ongoing operation and maintenance.*

Useful guidance on design standards and policies etc can be found in

Suffolk County Council's [SCC-Floods-Planning-protocol](#) , [SCC-Local-SUDS-Guide-May-2015](#) or contact [:SCC Floods Planning <floods.planning@suffolk.gov.uk>](mailto:floods.planning@suffolk.gov.uk)

From: Mark Pickrell
Sent: 09 October 2015 15:55
To: RM Floods; Denis Cooper
Subject: FW: The Street, Bramford

Dear Denis,

Further to previous emails, please see the attached additional flood risk information to be considered along with the original Flood Risk Assessment which you were consulted on 03/09/2015.

Please could you advise whether the attached is sufficient or whether any further information is required?

84

Please contact me if you wish to discuss this.

Kind regards,

Mark

Mark Pickrell

Senior Planning Officer - Development Management
Mid Suffolk & Babergh District Councils - Working Together

MSSDC Tel. 01449 724547

Email: Mark.Pickrell@midsuffolk.gov.uk

Web: www.midsuffolk.gov.uk

***** CIL charging is coming to Mid Suffolk and Babergh soon. See our websites for the latest information here: [LINK](#) ******

From: Claire Brindley [<mailto:Claire.Brindley@bartonwillmore.co.uk>]

Sent: 09 October 2015 13:09

To: Mark Pickrell

Cc: Paul Foster

Subject: The Street, Bramford

Hello Mark,

Further to our earlier telephone conversation please see attached a copy of our response in relation to SCC surface water/flood risk concerns. This letter was sent directly to SCC on the 05th October 2015.

I will check potential meeting dates and will get back to you next week.

Regards

Claire Brindley

Planner

Planning . Design . Delivery
bartonwillmore.co.uk

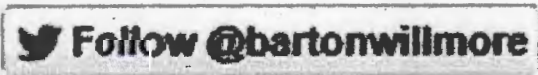
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85

Sue Hooton Senior Ecologist
Natural Environment Team

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

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Email: Sue.Hooton@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Your Ref: 2986/15
Our Ref:
Date: 12/10/15

Mr Mark Pickrell
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Mark,

Proposal: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

Location: Land adjacent to Bramford Playing Field, The Street, Bramford, IP8 4DU

Based on the information provided by the applicant and a site visit carried out with the SCC Landscape Officer Mr Phil Watson, on the 24th September, I offer the following comments.

The information provided by the applicant

The applicant has provided sufficient ecological information in the application material for determination, the survey information is within date and it meets the CIEEM guidelines.

Likely Ecological Impacts

The site is an arable field surrounded by native hedgerows near to the River Gipping and its floodplain. The Ecological Assessment (Ecology Solutions July 2015) and the subsequent letter (6 Oct 2015) regarding the roadside hedgerow appraisal, identifies no significant impacts on ecology. Notwithstanding the proximity of the site to the River Gipping and Bramford Meadows CWS & LNR, I am satisfied that the proposal will not have likely adverse ecological impacts on these assets. Given the relatively short length of roadside hedgerow to be removed, together with the proposed mitigation planting, this more than compensates for the small loss of this Priority habitat. I am therefore satisfied that the proposal will not have a significant adverse impact on Protected and Priority species or habitats.

Although the ecological assessment (para 5.2.5) states that the development would not have a significant adverse effect on statutory designated sites, I note that the consultation response from Natural England (28 Sept 2015) has identified likely "in combination" impacts from recreational disturbance on the Stour & Orwell Estuaries Ramsar/SPA/SSSI, being triggered by development within 8km distance.

Although pedestrian access will be provided to the floodplain meadows and Bramford Meadows LNR, there is no detail on financial support for management of this greenspace to mitigate visitor pressure to ensure there will be no impacts on the SPA from this development alone.

The construction phase and associated works eg trenching, could result in impacts on protected species so these should therefore be avoided by incorporating the advice in the submitted ecological assessment into an agreed Construction Environmental Management Plan.

The proposed development should provide net gains in biodiversity and in addition to the measures recommended in the ecological assessment; I therefore recommend that the following additional measures are sought, should LPA be minded to grant consent:

- Hedgehog friendly boundaries (fences etc.) as inclusion of boundaries permeable to this species will improve connectivity throughout the site which would otherwise be disrupted by the proposed development secured by a suitably worded condition.
- Long term management of the existing, retained habitats and the newly created open spaces and area of green infrastructure should maximise their value for biodiversity. A long term habitat management plan should be produced and its implementation secured by a suitably worded condition.

Recommendations

The LPA needs to prepare a HRA screening report to assess if there will be any Likely Significant Effects from in combination impacts on the Stour & Orwell Estuaries Ramsar & SPA and formally consult Natural England.

Should the LPA be minded to consent this development, I suggest that the following conditions are required to avoid impacts on ecology in particular Protected Species:

1. A condition for lighting design to minimise impacts on bats will be required to avoid deliberate disturbance to these European Protected Species and light sensitive biodiversity. The following model condition is taken from BS42020:2013 Biodiversity – Code of practice for planning and development :

PRIOR TO COMMENCEMENT: LIGHTING DESIGN SCHEME

"Prior to commencement, 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."

- 2. In order to secure all mitigation measures identified in the Ecological Assessment report, I would expect the preparation of a Construction Environmental Management Plan (CEMP) to be submitted for approval. Implementation of this agreed plan in full should be a condition of any planning consent.

PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

"No development shall take place (including vegetation clearance or ground works) until a construction environmental management plan (CEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the CEMP shall include the following

- a) *Risk assessment of potentially damaging construction activities*
- b) *Identification of "biodiversity protection zones"*
- c) *Practical measures to avoid or reduce impacts during construction*
- d) *Location and timing of sensitive works to avoid harm to biodiversity features*
- e) *Times during construction when specialist ecologist need to be present on site to oversee works*
- f) *Responsible persons and lines of communication*
- g) *Use of protective fences, exclusion barriers and warning signs*

The approved plan shall be adhered to and implemented in full throughout the construction period for all phases strictly in accordance with the approved consent, unless otherwise agreed in writing by the local planning authority."

Reasons

- 1. The applicant has provided sufficient information to allow the LPA to discharge its duties under the Habitats Regulations regarding impacts on European Protected Sites and European Protected Species.
- 2. The applicant has provided sufficient information to allow the LPA to discharge its duties under s40 of the NERC Act 2006 (Priority species and Habitats).
- 3. The use of conditions requiring a lighting design scheme and a Construction Environmental Management Plan helps the LPA to discharge its obligations under s17 of the Crime and Disorder Act (1998) where it is obliged in the exercise of all its various functions to do all that it can to prevent crime in its area.

I have made the above recommendations in order to minimise the impact of the proposal on ecology and having due regard for the NPPF and Policy CS5, as well as the statutory obligations of the LPA.

Yours sincerely

Mrs Sue Hooton
Senior Ecologist

88

Mr Mark Pickrell,
Planning Department,
Mid Suffolk District Council,
131 High Street,
Needham Market,
Ipswich,
IP6 8DL.

5 November 2015

BY EMAIL ONLY

Dear Mark,

Planning application: 2986/15

Location: Land adj Bramford Playing Field, The Street, Bramford

Details: Residential development of up to 130 homes

We write with regard to the above numbered application.

1. RSPB Position

1.1 We would like to offer our support to the provision of integrated swift-bricks in the development (see paragraph 5.3.15 of Ecology Solutions, Ecological Assessment - July 2015 5948.EcoAs.vf4) and would respectfully ask that this is captured in a suitably worded planning condition.

2. Policy context

2.1 Paragraph 118 of the National Planning Policy Framework states that "*When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: ...opportunities to incorporate biodiversity in and around developments should be encouraged.*"

2.2 Section 40 of the Natural Environment and Rural Communities Act (2006) states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

3. Further comment/information

3.1 We note that Natural England in their correspondence of the 5th November (page 3 – biodiversity enhancements) has also highlighted this position with regard to bird nest-boxes.

3.2 The Common Swift is a summer visitor, nesting colonially and often in sites that are used for many years, almost always in buildings. There is strong evidence of considerable loss of nest

sites as a result of building renovation or demolition, and new buildings typically do not provide nesting opportunities for swifts.

3.3 Data from the *Birds of Conservation Concern*¹ indicates that Swifts have undergone a moderate decline of between 25-50%.

3.4 The RSPB, with a number of swift enthusiast groups, has set up an online inventory of swift nest sites, and each year is encouraging the public others to contribute sightings². This data, published via the National Biodiversity Network (NBN), will be used to promote retention and provision of suitable swift sites.

4. Conclusion

4.1 The RSPB would welcome the inclusion of a suitably worded planning condition to secure the provision of integrated swift-bricks in to this development. It is **essential** that these bricks are installed correctly and we would be happy to provide further advice on the ground to ensure that this is done.

Yours sincerely,



Mark Nowers
Conservation Officer
Email: mark.nowers@rspb.org.uk

¹ Eaton M.A., Brown A.F., Noble D.G., Musgrove A.J., Hearn R., Aebischer N.J., Gibbons D.W., Evans A., & Gregory R.D., 2009. Birds of conservation concern 3: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 102: 296-341.

² Available here - <https://www.rspb.org.uk/discoverandenjoynature/discoverandlearn/swifts/>

90

2986115

Phil Watson Landscape Development Officer
Natural Environment Team

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk
Web: http://www.suffolk.gov.uk

Your Ref: 2986_15
Our Ref:
Date: 29/09/2015

Mr Mark Pickrell
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Planning Control
Received
29 SEP 2015
Acknowledged BB
Date 29/09/15
Pass to MP

Dear Mark,

Proposal: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

Location: Land adj Bramford Playing Field, The Street, Bramford, IP8 4DU

Based on the information provided by the applicant and a site visit carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 24th September, I offer the following comments.

The site and Landscape

The site is principally arable land adjoining the northern edge of the built up area of the village. A small part of the site within the red line includes river valley grassland, however no built development is proposed in this area.

The main part of the site is within the Rolling Valley Farmlands landscape type on the western side of the River Gipping, while the proposed greenspace areas to the north and east are within or on the edge of the Valley Meadowland landscape. (Suffolk LCA 2008/2011). The site has a reasonably strong visual relationship to the existing built up area and is screened from the wider landscape by existing trees and hedgerows.

The site is adjacent to a Special Landscape Area (Gipping Valley) saved policy CL2.

Likely landscape effects

- 1. The proposal will be a permeant change to land use and land cover with the loss of arable land replaced by the built environment. This loss will not have a significant

impact on the character of the landscape overall, however the effects will be significant locally with the loss of agricultural land use.

2. The proposal will not have a significant adverse impact on the character and condition of the adjacent special landscape area, because of the trees and hedgerows surrounding the proposed housing and, in particular, the open space in the north and east of the of the site. There is an opportunity for landscape enhancement in these parts of the site.
3. Much of the boundary hedging and trees around the site are significant landscape assets. I suggest that a scheme of tree protection and perhaps an Arboricultural Method Statement will be required in order to safeguard the trees and hedgerows to be retained. This is a matter for Mr David Pizzey the Arboricultural Officer.
4. *The Street* roadside hedge – It is not clear what the impact of the proposed visibility splay will be in this local characteristic landscape feature, which I understand is also a Priority habitat in ecological terms. In the event that some or all of this needs to be removed a new hedge will need to be planted outside the splay area to the east.

Likely visual effects

1. Open views of the site are available from the public right of way on the eastern slope of the Gipping valley Views of the site will also be available from public viewpoints in the wider countryside. The site is however integrated into the wider landscape by the trees and hedgerows surrounding the portion of the site proposed for housing.
2. The proposal will extend the adverse impacts of lighting into the surrounding landscape.
3. It is notable that the applicant has had due consideration for the style colour and form of local housing and seeks to this as the basis for housing design within the development

Design and layout

Planting

I note that the existing hedges and trees to be retained are for the most part in public space rather than private gardens. Given their landscape, (and ecological), significance this is very welcome. A substantial amount of structure planting is however proposed for private areas. The design statement even designates informal and formal hedges. Planting that is important for the overall character of the development should, if at all possible, not be within the private gardens.

Pedestrian access

The scheme provides good pedestrian links into the village and into the adjacent countryside.

During construction it would be important for the amenity of adjacent residents to keep the public rights of way usable and safe, particularly as it appears the area is heavily walked.

The Central Green

There may be an opportunity to develop this further perhaps by making the traffic move one way only on the shared surfaces adjacent to the west and east of the green. The road space could be reduced and the green expanded.

Full details of layout and street furniture for this space need to be developed and agreed as part of the reserved matters.

Parking

The design statement proposes parking bays on the streets to reduce the requirement for courtyard parking.

Whilst some on road parking is desirable for visitors and a good way to reduce traffic speed, sufficient parking should be designed in. Otherwise there is a good chance that front gardens will be turned into parking spaces at a later date.

Play facilities

Although this is a matter for the open space team to consider in detail, (and I note the comments in the public consultation), it is notable that there is no provision for a formal play area within the development and that the adjacent play area is not overlooked. Therefore it may be reasonable to require a small play space, specifically for young children, within the development.

Informal greenspace

The proposed informal semi-natural greenspace on the northern and eastern sides of the development is likely to provide important recreation opportunities and regularise the current usage. It is notable that the northern boundary would benefit from new hedge planting, which I suggest should be included in the detailed, reserved matter, planting scheme.

A trim trail, (with a few stations), from the north meadow to the playing fields may also be appropriate; however this is a matter for other consultees to consider in detail.

Other Issues

The LPA should be satisfied that a suitable scheme for the long term management of the proposed greenspace can be secured and appropriate sums provided. I suggest there may be an opportunity for the applicant and LPA to work with *Bramford Open Spaces* who now run Bramford Meadows, this was formally a picnic site managed by SCC.

Recommendation

This proposal is acceptable in landscape terms subject to the following conditions;

CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting,

outdoor spaces, security principles and waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

The planting scheme must include details of any replacement planting of native species hedgerow required to be removed to accommodate the visibility splay.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CL2.

Yours sincerely

Phil Watson
Landscape Development Officer

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

SCANNED
19 OCT 2015

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
19 OCT 2015
ACKNOWLEDGED
DATE
PASS TO: *MP*

Your Ref: 15/2986/OUT
Our Ref: ENG/AK
Enquiries to: Angela Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 16/10/2015

Planning Ref: 15/2986/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land to the east of The Street, Bramford, Ipswich, Suffolk
DESCRIPTION: 130 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.

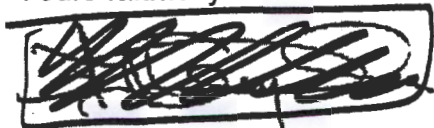
Continued

OFFICIAL

96

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

Yours faithfully



Mrs A Kempen
Water Officer

SCANNED
19 OCT 2015

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

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
19 OCT 2015
ACKNOWLEDGED
DATE
PASS TO *mp*

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

Your Ref: 15/2986/OUT
Our Ref: FS/F216171
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 16/10/2015

Dear Sirs

Land to the east of The Street, Bramford, Ipswich, Suffolk
Planning Application No: 15/2986/OUT

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

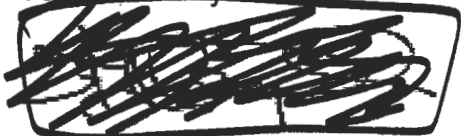
Continued

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Enc; PDL1

Copy; Mr Paul Foster, Barton Willmore LLP, Barton Willmore, St Andrews House, St Andrews Road, Cambridge, Cambridgeshire, CB4 1WB

Enc; Sprinkler Letter

Michelle Windsor

From: PROW Planning
Sent: 16 September 2015 12:11
To: Planning Admin
Cc: Andrew Pearce; paul.foster@bartonwillmore.co.uk
Subject: RE: Consultation on Planning Application 2986/15
Attachments: Bramford - 298615 - Bramford Playing Field, The Street - Map FP26 & 26A.pdf; Applicant Responsibility.pdf

Categories: Purple Category

Our Ref: W155/026A/ROW452/15

For The Attention of: Mark Pickrell

Public Rights of Way Response



Thank you for your consultation concerning the above application.

Public Footpaths 26 and 26A are recorded adjacent to the proposed development area.

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

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

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

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

Regards

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

☎ (01473) 260811 | ✉ jackie.gillis@suffolk.gov.uk | 🌐 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

100

2986/15

creating a better place



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

Our ref: AE/2015/119641/01-L01
Your ref: 2986/15
Date: 21 September 2015

Planning Control Received	
21 SEP 2015	
Acknowledged	MW
Date	21/09/15
Pass To	MP

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT OF UP TO 130 HOMES, INCLUDING AFFORDABLE HOMES, WITH AREAS OF LANDSCAPING AND PUBLIC OPEN SPACE, A NEW ACCESS FROM THE STREET AND ASSOCIATED HIGHWAY INFRASTRUCTURE. LAND ADJ BRAMFORD PLAYING FIELD, THE STREET, BRAMFORD, IP8 4DU

Thank you for consulting us about the above planning application.

We have reviewed the application and supporting documents, as submitted, and have no objections to the development proposal. The advisory comments are offered.

Flood Risk

The red lined application site lies in Flood Zones 1, 2 and 3, the areas of low, medium, and high flood probability as defined in Table 1: 'Flood Zones' in the Flood risk and coastal change section of the Planning Practice Guidance. The applicant has applied the sequential approach to the development so that the housing element is sited in Flood Zone 1, well to the west of the River Gipping floodplain. Accordingly, the housing element is not at risk in the 1 in 100 year flood event plus climate change. As we are no longer a statutory planning consultee for surface water management in Flood Zone 1, we have no comments on this aspect.

Advice to Applicant – Flood Defence Consent

Please note that under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank of the River Gipping, designated a 'main river'. In this regard particular consideration should be given by the applicant to ensuring that any landscaping, planting and footpath creation, among other works, in the proposed public open space would not restrict our ability to carry out maintenance along the River Gipping.

The flood defence consent will control works in, over, under or adjacent to main rivers (including any culverting).

Your consent application must demonstrate that:

- there is no increase in flood risk either upstream or downstream
- access to the main river network and sea/tidal defences for maintenance and improvement is not prejudiced.
- works are carried out in such a way as to avoid unnecessary environmental damage.

Mitigation is likely to be required to control off site flood risk.

We will not be able to issue our consent until this has been demonstrated.

Yours faithfully



Andrew Hunter
Sustainable Places - Planning Advisor

Direct dial 01473 706749

Direct e-mail andrew.hunter@environment-agency.gov.uk

102

Environmental Health
- Land Contaminations

Tracey Hunter

From: Nathan Pittam
Sent: 30 September 2015 08:51
To: Planning Admin
Subject: 2986/15/OUT. EH. Land Contamination.

Categories: Blue Category

MID SUFFOLK DISTRICT COUNCIL
PLANNING DEPARTMENT
RECEIVED
30 SEP 2015
ACKNOWLEDGED
DATE
PAGE NO. MP

2986/15/OUT. EH. Land Contamination.

Bramford Playing Field, The Street, Bramford, IPSWICH, Suffolk, IP8 4DU.

Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure

Many thanks for your request for comments in relation to the above application. I have reviewed the application and the accompanying contamination reports and I am happy to confirm that the report adequately assesses the risks at the site and determines that the risk is low. As such I have no objections to make in relation to the application. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 742715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	2986/15 The Street, Bramford	
2	Date of Response	7.9.15	
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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because there would be no material impact on the setting of nearby listed buildings. 	
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.		
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		

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.

-104

2986/15

Michelle Windsor

From: David Pizze
Sent: 08 September 2015 10:17
To: Mark Pickrell
Cc: Planning Admin
Subject: 2986/15 Bramford Playing Field, Bramford.

Categories: Purple Category

Planning Control Received	
- 8 SEP 2015	
Acknowledged	mw
Date	08/09/15
Pass To	mp

Mark

I have no objection to this application at this stage as there appears to be little conflict between the development, based upon the indicative master plan, and any significant trees/hedges on site. The preliminary arboricultural report provides an accurate assessment of the condition and constraints presented by trees and the appropriate measures for their protection. However, we will also require a detailed Tree Protection Plan and Arboricultural Method Statement, based upon a finalised layout design, before we can fully assess the impact of the proposal. Details should also be provided regarding any special engineering or construction required within Root Protection Areas if this cannot be avoided.

David

David Pizze
 Arboricultural Officer
 Babergh and Mid Suffolk District Councils - Working Together
 E: david.pizze@babergh.gov.uk
 T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 03 September 2015 15:40
To: David Pizze
Subject: Consultation on Planning Application 2986/15

Correspondence from MSDC Planning Services.

Location: Bramford Playing Field, The Street, Bramford, IP8 4DU

Proposal: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

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

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

105

2986/15



Planning Control Received 10 SEP 2015 Acknowledged MW Date 10/10/15 Time to MP

Developments Affecting Trunk Roads and Special Roads

Highways England Response & Formal Recommendation to an Application for Planning Permission

From: Catherine Brookes (Divisional Director),
Network Delivery and Development
East of England Region
Highways England.

To: **Mid Suffolk District Council**

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

Council's Reference: **2986/15**

Referring to the notification of a planning application dated 3rd September 2015 referenced above, in connection with the A14, Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure, Bramford Playing Field, The Street, Bramford; IP8 4DU, 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).~~

Re Highways Act Section 175B: (Please delete as appropriate)

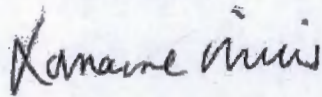
- a) ~~Highways England consents to access for any new connections to the Strategic Road Network as part of this application;*~~
- b) ~~Highways England does not consent to access for any new connections to the Strategic Road Network as part of this application~~
- c) Not relevant as there is no common boundary between the planning site and the SRN.
- d) ~~Not relevant as no new access is being proposed along the common boundary between the planning site and the SRN~~

* Where we give consent (a), under Section 175B, this is applicable only to the particular planning application and its accompanying documents, including agreed junction designs.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

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

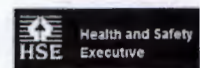
Signed by

Date: 10/09/2015	Signature: 
Name: Lorraine Willis	
Position: Asset Manager	
Highways England: Highways England Woodlands Manton Lane Bedford MK41 7LW	

The development has no severe impact on the Strategic Road Network.

HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard 2986/15 and has been prepared by Lorraine Willis.



Advice : HSL-151116154530-168 DO NOT ADVISE AGAINST

Your Ref: 2986/15

Development Name: Land adjacent Bramford Playing Fields, Bramford

Local Authority Reference:

Comments: Outline application for up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Mid Suffolk District.

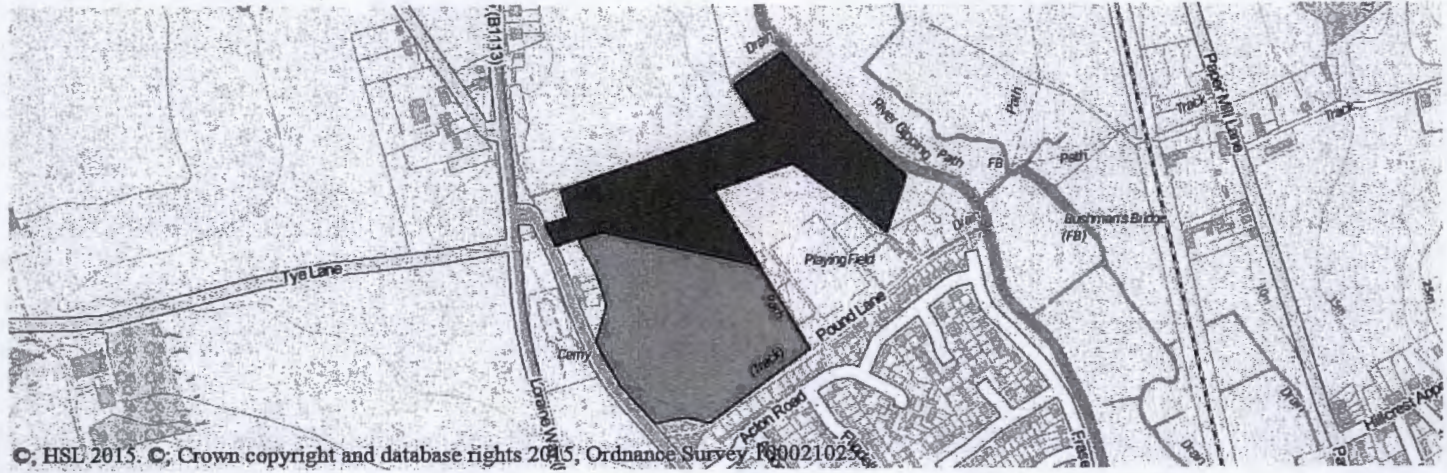
HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown

Outdoor Use By Public DAA

What is the maximum number of people likely to be present at any one time? Up to 100 people



Housing DAA

How many dwelling units are there? More than 30

7/10

2986/15

Michelle Windsor

From: Vin.Ainsworth@hse.gsi.gov.uk
Sent: 07 September 2015 10:04
To: Planning Admin
Subject: FW: Consultation on Planning Application 2986/15
Attachments: DocCons01email.pdf
Importance: High
Categories: Purple Category

Planning Control
 Received
 - 7 SEP 2015
 Acknowledged MW
 Date 09/09/15
 From MP

Morning Planning,

Proposal: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure.

Location: Bramford Playing Field, The Street, Bramford, IP8 4DU

Application Number: 2986 / 15

I am unable to access the Planning documents on your website - when I enter the Planning Reference Number - 2986/15, I get the following message:

'Error

Unable to perform this task. A remote exception occurred'

This application may fall within the Consultation Distance Zones of a Major Accident Hazard Pipeline - if you are able to forward electronic copies of the application and the site location, HSE may be able to comment further.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the consultation distances of Major Hazard Sites and Major Accident Hazard Pipelines.

When potential development sites are identified, if any of them lie within the Consultation Distances for either a Major Hazard Site or Major Accident Hazard Pipeline, Mid Suffolk Council can use PADHI+, HSE's on-line decision support software tool, to see how HSE would advise on any proposed development.

Please Note - A new Web App has recently been launched to all Local Authorities - this will eventually will replace PADHI+. At this stage it may be advisable to add your organisation as a 'New Group' in readiness:

<https://pa.hsl.gov.uk/>

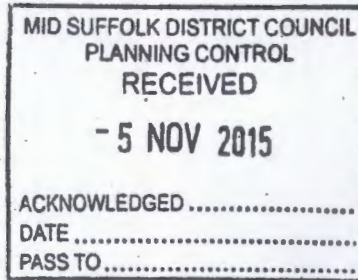
Regards.

Vin Health + safety executive
 Vin Ainsworth
 HID CEMHD5
 Desk 75, Building 2, Floor 2,
 Redgrave Court,

111

298615

Date: 05 November 2015
Our ref: 169694
Your ref: 2986/15



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

T 0300 060 3900

Mark Pickrell
Mid Suffolk District Council

planningadmin@midsuffolk.gov.uk

BY EMAIL ONLY

Dear Mr Pickrell

Planning consultation: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure – further information provided

Location: Bramford Playing Field, The Street, Bramford, IP8 4DU

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

1) Advice under the Conservation of Habitats & Species Regulations 2010 (as amended)

Internationally designated sites

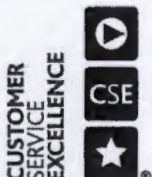
No objection

The application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Stour and Orwell Estuaries Special Protection Area (SPA) which is a European sites. The site is also listed as Stour and Orwell Estuaries Ramsar site¹ and also notified at a national level as the Orwell Estuary Site of Special Scientific Interest (SSSI). The notification features of this SSSI broadly relate to the features associated with the internationally designated sites and so the following comments in this section are applicable in both an international and national context.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have². The Conservation objectives for each European site

¹ Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the National Planning Policy Framework applies the same protection measures as those in place for European sites.

² Requirements are set out within Regulations 61 and 62 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 61 and 62 are commonly referred to as the 'Habitats Regulations Assessment' process.



explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations have been considered by your authority, i.e. the consultation does not include a Habitats Regulations Assessment (HRA).

In advising your authority on the requirements relating to HRA, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site
- the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment.

When recording your HRA we recommend you refer to the following information to justify your conclusions regarding the likelihood of significant effects:

- In our previous advice to your authority on this application (our ref: 164922, dated 28th September 2015), we advised that further assessment of potential in-combination recreational impacts to the Stour and Orwell Estuaries SPA was required before a likely significant effect (LSE) could be ruled out. Taking into account the likely driving distances from the proposal site to the SPA, as detailed in the email and attachment 5948 SPA Access Routes from Ecology Solutions on the 15th October 2015, we consider that a LSE from the development can be screened out.

2) Advice under the Wildlife and Countryside Act 1981 (as amended)

Nationally designated sites

No objection – no conditions requested

This application is in close proximity to Little Blakenham Pit Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

3) Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain

The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website. <http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/>

material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Biodiversity enhancements

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

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has published a set of mapped Impact Risk Zones (IRZs) for SSSIs. This helpful GIS tool can be used by LPAs to help consider whether a proposed development is likely to affect a SSSI and determine whether they need to consult Natural England to seek advice on the nature of any potential SSSI impacts, their avoidance or mitigation. The dataset and user guidance can be accessed from the [gov.uk website](#).

This concludes Natural England's advice which I hope you will find helpful.

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

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below. For any new consultations, or to provide further information on this consultation, please send your correspondences to consultations@naturalengland.org.uk.

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

Yours sincerely

Jack Haynes

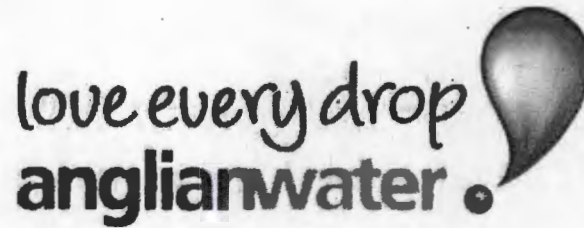
Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0300 060 1498

11-4

2986/15



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

AW Reference: 00008963
Local Planning Authority: Mid Suffolk District
Site: Bramford Playing Field, The Street, Bramford
Proposal: 130 Dwellings
Planning Application: 2986/15

**Prepared by Anna Lansdown
Date 25 September 2015**

Planning Control Received	
25 SEP 2015	
Acknowledged	BB
Date	25/09/15
Pass to	MP

If you would like to discuss any of the points in this document please contact me on 01733 414690 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."

- 1.2 *The development site is within the 15 metre cordon sanitaire of a sewage pumping station of this type. This is a significant asset both in itself and in terms of the sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.*

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Ipswich Cliff Quay 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 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
-

- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-