

Consultee Comments for Planning Application DC/17/02783

Application Summary

Application Number: DC/17/02783

Address: Land Opposite Broad Meadow Walsham Le Willows Suffolk

Proposal: Outline planning application (with all matters reserved) - Erection of up to 22 dwellings.

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Kevin Boardley

Address: Willow Cottage, The Street, Walsham Le Willows Bury St Edmunds, Suffolk IP31 3AA

Email: clerk@walshampc.myzen.co.uk

On Behalf Of: Walsham-Le-Willows Parish Clerk

Comments

In principle the Parish Council supports development on this site for the following reasons:

It is felt that the scale of development is appropriate to the needs of the village.

The site is a continuation of a previous development.

The site is currently, and has been since the neighbouring properties were built, unused waste land.

It would meet the suggested demands from the Housing Needs Survey in 2015.

However, we note that the Design and Access Statement states, in section 2.2, that there is some leeway about the number of dwellings on site and would wish that caveat to be noted in any decision taken by Planning Committee.

The reason the application is termed up to 22 dwellings is because later on when the detailed plans are drawn up the number of homes may be less; for example if feedback from the District Council, Parish Council or the community was for a lower number of larger properties.

From: Nathan Pittam
Sent: 11 July 2017 14:25
To: X Delete Aug 17 - Planning Admin
Subject: DC/17/02783. EH - Land Contamination.

EP reference : 196223
DC/17/02783. EH - Land Contamination.
Land Opposite, Broad Meadow, Walsham le Willows, BURY ST EDMUNDS,
Suffolk.
Outline planning application (with all matters reserved) - Erection of up to 22
dwellings.

Many thanks for your request for comments in relation to the above application. I have reviewed the Phase I investigation submitted in support of the application. I can confirm that based on the information submitted I have no objection to the proposed development from the perspective of land contamination. 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

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
Mobile:: 07769 566988
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From: RM Floods Planning
Sent: 11 July 2017 13:23
To: BMSDC Planning Area Team Yellow
Cc: Sian Bunbury
Subject: 2017-07-11 JS reply Land Opposite, Broad Meadow, Walsham Le Willows, Suffolk Ref DC/17/02783

Dear Sian Bunbury,

Subject: Land Opposite, Broad Meadow, Walsham Le Willows, Suffolk Ref DC/17/02783

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/02783.

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

1. Site location Plan Ref E490/LP1
2. Drainage Strategy Report with appendices dated March 2017
3. Topographical Surveys ref SJG2262

The reason why we are recommending a holding objection is because the applicant whilst showing that they have a surface water drainage system, in line with NPPG, have not sufficiently demonstrate that the surface water drainage proposals meets the national and local policies on managing surface water during the 1:30 and 1:100+40%CC rainfall events.

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

1. Submit a indicative surface water drainage plan, showing how they intend to collect, convey and dispose of surface water from the proposed development
2. Submit hydraulic calculation for the surface water drainage system for 1:30 and 1:100+CC rainfall event.
3. Submit preliminary landscaping plan

Those highlighted have not been received and should be submitted in support of the application [HIGHLIGHT ANY MISSING DOCUMENTS]

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance

					responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

Subject:FW: DC/17/02783 - Walsham le Willows (22 dwellings)
Importance:High

From: Elizabeth Thomas
Sent: 18 January 2018 09:50
To: BMSDC Planning Area Team Yellow
Subject: FW: DC/17/02783 - Walsham le Willows (22 dwellings)
Importance: High

Please upload to idox.

I regards overcoming the surface water matter.

Thanks,

Elizabeth

From: Jason Skilton
Sent: 18 January 2018 09:08
To: Steven; Elizabeth Thomas
Subject: RE: DC/17/02783 - Walsham le Willows (22 dwellings)
Importance: High

Morning Both,

Steven, have issue with the new phone system here, so I could see that you called first thing, but I couldn't take the call I'm afraid.

I have reviewed the additional information produced by Gillian Hoys on behalf of Bingham Hall Association and it acceptable. I still have minor concerns re water quality, but I think this can be addressed in the reserved matters application.

If not already done, this need to be submitted and accepted formally as a FRA addendum and I then response with an “approval subject to conditions”

Kind Regards

Jason Skilton
Flood & Water Engineer, Flood & Water Management
Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX
Telephone: 01473 260411
Email: jason.skilton@suffolk.gov.uk

From: David Pizzey
Sent: 13 July 2017 12:28
To: Sian Bunbury
Cc: BMSDC Planning Area Team Yellow
Subject: 17/02783 Land Opposite, Broad Meadow, Walsham Le Willows.

Sian

Subject to there being no alteration to the unmade track at the northern end of this site there are no arboricultural implications resulting from this application.

Regards

David

David Pizzey

Arboricultural Officer

Hadleigh office: 01473 826662

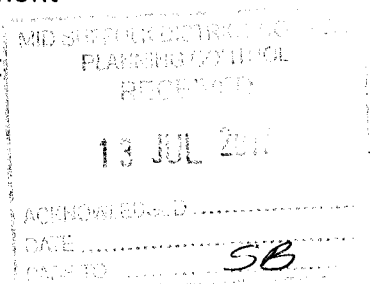
Needham Market office: 01449 724555

david.pizzey@babberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils - Working Together

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



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

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

Date: 11 July 2017

Planning Ref: DC/17/02783/OUT +S106

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land opposite Broad Meadow, Off Wattisfield Road, Walsham le Willows IP31 3DE

DESCRIPTION: 22 Dwellings

NO: HYDRANTS POSSIBLY REQUIRED: 22 Dwellings

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

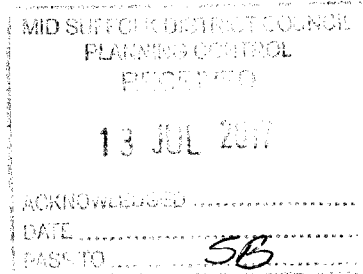
Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mr A Kempson
Water Officer

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



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

Your Ref:
Our Ref: FS/F320940
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 12/07/2017

Dear Sirs

Land opposite Broad Meadow, Off Wattisfield Road, Walsham le Willows
IP31 3DE
Planning Application No: DC/17/02783/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/

OFFICIAL

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr S Bainbridge, Evolution Town Planning LLP, Opus House, Elm Farm Park,
Thurston, Bury St Edmunds IP31 3SH
Enc: Sprinkler information

From: Infrastructure Team (Babergh Mid Suffolk)

Sent: 14 July 2017 09:44

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: RE: Planning Consultation Request - DC/17/02783

Dear Sian Bunbury

This development is in the Community Infrastructure Levy (CIL) High value zone and would attract CIL at a rate of £115m² (subject to indexation). CIL would be calculated upon any reserve matters approval. Please ensure the Infrastructure Team are advised of any changes to the proposal affecting the use, as some uses such as A1 convenience are subject to a different CIL rate and affordable housing arrangements also need to be understood in relation to any potential CIL exemptions. The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended).

The Infrastructure Team requests that they are consulted on any proposed s106 Heads of Terms.

Kind regards,

Nicola

Infrastructure Team

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724563

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

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

Enquiries to: Hannah Cutler
Direct Line: 01284 741232
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 0217_02783
Date: 17 July 2017

For the Attention of Sian Bunbury

Dear Mr Isbell

Planning Application DC/17/02783 – Land Opposite Broad Meadow, Walsham le Willows: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. There are several records on the HER from the wider vicinity which suggest that the area was a focus of Roman and medieval occupation (WLW 002, WLW 074, WLW 079, WLW 089 and others). Cropmarks in the field east of the proposed development site are visible on recent aerial photography. However, there is no indication of date from their form. Thus, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

Your ref: 17/02783
Our ref: 00051312
Date: 24 July 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

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

Dear Sian,

Re: Walsham Le Willows - Land Opposite Broad Meadow - Outline planning application (with all matters reserved) - Erection of up to 22 dwellings

I refer to the above application for planning permission in Mid Suffolk.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	22	22
Approximate persons generated from proposal	51	51

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

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

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

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

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

- Objective 6 seeks to ensure provision of adequate infrastructure to support

new development; this is implemented through Policy CS6: Services and Infrastructure.

- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

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

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

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

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

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific CIL contribution requirements related to the proposed scheme are set out below:

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

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

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

www.suffolk.gov.uk

primary schools and local shops should be located within walking distance of most properties.’

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11:	6	6	12,181
High school age range, 11-16:	4	4	18,355
Sixth school age range, 16+:	1	1	19,907

Total education contributions:	£166,413.00
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The local catchment schools are Walsham-le-Willows CEVCP School and Thurston Community College.

We currently forecast to have no surplus places at the catchment primary school. The primary school cannot expand within its current site. These 6 primary pupils need to be considered along with the 15 pupils arising from the recent application at land west of Wattisfield Road (1352/17). The County Council would not be able to guarantee that all pupils from the developments, should they be approved and built out, will be able to find a place at the catchment primary school. **This consequence is a planning balance matter for the District Council to take into consideration.**

The level of growth currently being promoted does not generate enough pupils to consider a new school, but any development sites identified through the Joint Local Plan will need further consideration.

Due to the level of growth being taken forward in the A14 corridor we also forecast to have no secondary School places. Therefore a future CIL bid will be made to the District Council should the development be granted permission and be implemented.

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 2017/18 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.

2. Pre-school provision. Education for early years should be considered as part

of addressing the requirements of 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 Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare to eligible households from September 2017.

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	3	3	6,091

Required pre-school contributions:	£18,273.00
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From September 2017 there is a predicted deficit of places in this ward. Therefore, there will be insufficient spaces available to accommodate the children arising from the development so the above contribution will be requested from the District's CIL.

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.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and 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 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Martin Egan of Suffolk County Council, Transport Strategy.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf>

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent on improving development of library services serving the area of the development, and outreach activity from the nearest library, at Ixworth.

Libraries contribution:	£4,752.00
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- 6. Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

- 7. Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.
- 8. Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

"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 that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

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

- 9. Archaeology.** Please refer to the response sent by Rachel Abraham (SCC Senior Archaeological Officer), reference 2017_1352, on 28 April 2017.
- 10. Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX

dwelling houses and promote the installation of sprinkler systems and can provided support and advice on their installation.

11. Superfast broadband.

SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. Time Limits. The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a reserved matters planning application is submitted.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,322.09	£73,086.00
Education – Secondary	£3,337.27	£73,420.00
Education – Sixth Form	£904.86	£19,907.00
Pre-School	£830.59	£18,273.00
Transport - 106 contributions/conditions to be confirmed by Martin Egan		
Libraries	£216.00	£4,752.00
Waste	£0.00	£0.00
Total	£8,610.81	£189,438.00

Apart from any site specific matters to be secured by way of a planning obligation or planning conditions the above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented. This will be reviewed when a reserved matters application is submitted.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application and infrastructure mitigation reported fully in the committee report.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Neil McManus, SCC
Martin Egan, SCC
Sonia Docherty, SCC

Your ref: 17/02783
Our ref: 00051312
Date: 03 November 2017
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

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

Dear Sian,

Re: Walsham Le Willows - Land Opposite Broad Meadow - Outline planning application (with all matters reserved) - Erection of up to 22 dwellings

I refer to the above application for planning permission in Mid Suffolk.

Suffolk County Council has previously provided a consultation response by way of letter dated 24 July 2017. The CIL contribution requests in my original letter are still valid. As the joint Local Plan consultation has now commenced I provide an update relating to primary school provision and raise the cumulative impact with another application for planning permission, for 60 dwellings, which was last consulted on during August 2017.

We forecast to have no surplus places at the catchment primary school. The primary school cannot expand within its current site and there is no room for temporary classrooms. These 6 primary pupils arising from this development need to be considered along with the second undetermined application for planning permission - Land west of Wattisfield Road (1352/17) – which generates 15 primary pupils.

These two application sites are the only sites identified as “potential development sites” in the emerging Babergh and Mid Suffolk Joint Local Plan. As there are no additional sites submitted for consideration in the Local Plan consultation it is not anticipated that there will be sufficient growth allocated to support a new primary school.

The County Council cannot guarantee that all pupils from the developments, should they be approved and built out, will be able to find a place at the catchment primary school. Because of this we have considered the % of out of catchment pupils. The latest school census data for Walsham-le-Willows from May 2017 states that at that time there were 138 pupils on roll and of these, 41 pupils were out of catchment.

It therefore is appropriate to apply the school admission policy and make additional
Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

provision, if necessary, at other schools.

In the short term there would be an unsustainable school pattern, but overtime the out of catchment school pattern is expected to work its way through via applying the admissions policy.

Should the application be recommended for approval, as the primary school is not the catchment school the county council will be required to fund school transport costs arising which are estimated at £750 per annum per pupil. The policy is that we will provide transport when a child under 8 years of age and lives more than 2 miles from their nearest or catchment school and for those who are 8 and over 3 miles. However as the catchment school has no surplus places available, the next nearest primary school is 3 miles away.

Of the total 6 primary age pupils forecast to arise SCC can assume 1 pupil will arise in each year from reception through to year 5, which would mean that over 7 years a total cost of **£20,250** will arise in terms of additional school transport costs due to no surplus places being available at the catchment Primary School. **This will form a site specific mitigation which will be covered by a S106 planning obligation.**

Should the LPA be minded to approve the application considering there is a lack of school places, no room for temporary classroom and the next school is three miles away at Stanton, a school transportation contribution will be necessary. This consequence is a planning balance matter for the District Council to take into consideration when determining this application.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development

cc Neil McManus, SCC
Sarah Hammond, SCC

From: Iain Farquharson
Sent: 26 July 2017 16:05
To: BMSDC Planning Area Team Yellow
Subject: M3 196226. Planning Consultation Request - DC/17/02783

Dear Sir/Madam

We have reviewed the application and do not have any objection however we note that there is no reference to

policy CS3
sustainable construction techniques
use of low water volume fittings and grey water systems orientation to maximise solar gain high levels of insulation adequate provision for separation and storage of waste for recycling; and use of materials from a sustainable source in new development

Core Strategy Objectives SO 8

New development will be of a high standard of design and layout and will address the need for energy and resource conservation.

NPPF

Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- incorporate facilities for charging plug-in and other ultra-low emission Vehicles

We acknowledge that this is an outline application but require some consideration of these items, therefore we request that a condition is included in any permission:

Before any development is commenced a Sustainability Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

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

From:Philippa Stroud
Sent:18 Aug 2017 13:16:46 +0100
To:BMSDC Planning Mailbox
Cc:Sian Bunbury
Subject:DC/17/02783 Land opposite, Broad Meadow, Walsham Le Willows - Other Issues

WK/196224

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/17/02783

EH – Noise/Odour/Light/Smoke

Proposal: Outline planning application (with all matters reserved) - Erection of up to 22 dwellings.

Location: Land Opposite, Broad Meadow, Walsham Le Willows, Suffolk

Thank you for the opportunity to comment on the above planning application.

I have no objection, in principle, to the proposed development. I recommend, however, that a planning condition is attached which restricts the hours of noise intrusive work during construction of the development to:

Monday to Friday between 08:00 hrs and 18:00 hrs

Saturday between 09:00 hrs and 13:00 hrs

No work to be undertaken on a Sunday, Bank or Public Holiday.

The above should apply to deliveries too.

Reason – To minimise detriment to nearby residential amenity.

Regards,



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00023086
Local Planning Authority:	Mid Suffolk District
Site:	Land Opposite Broad Meadow, Walsham-le-Willows
Proposal:	Outline planning application (with all matters reserved) - Erection of up to 22 dwellings
Planning Application:	DC/17/02783

Prepared by: Pre-Development Team

Date: 24 August 2017

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

ASSETS

Section 1 – Assets Affected

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

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

- 1.2 The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Badwell Ash 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.

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
-

Your Ref: DC/17/02783
Our Ref: 570\CON\2449\17
Date: 12th October 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/02783

PROPOSAL: Outline planning application (with all matters reserved) - Erection of up to 22 dwellings

LOCATION: Site at, Broad Meadow, Walsham Le Willows, Bury St Edmunds, Suffolk, IP31 3DE.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

As originally submitted, this application was not considered acceptable in highway safety terms due to the lack of footways linking the application site with the village amenities to the south. The Applicant, through his Highway Consultant, has investigated the possibility of providing the missing sections of footway in order to overcome the highway objections. This has resulted in further supporting details and a suggested drawing which indicates that a footway can be provided within existing highway boundaries. A proposed footway scheme is shown on Drawing Number 3203_100/P1 by BHA Consulting. This was submitted direct to the Highway Authority on 2nd October.

Whilst the Highway Authority does not approve all the proposed design details and layout proposals as shown on this drawing I am content that a suitable detailed design can be agreed at the reserved matters

stage. On this basis a suitable condition will be recommended for this outline application such that the application may be supported.

The other outline planning application for land opposite this site, reference 1352/17, has submitted an alternative footway proposal to also overcome the lack of a footway link. Both schemes differ and it is therefore anticipated that an acceptable solution will likely be a hybrid scheme incorporating elements of both schemes. I would anticipate that a scheme may be approved in detail at the future reserved matters stage should each application gain consent.

The following highway conditions will therefore be appropriate:

1

Highway Improvements.

Condition: Before any new dwelling is first occupied a footway is to be provided along Wattisfield Road from the application site to link with the existing footway to the south of Mill Close. The footway shall be provided in accordance with layout and design details that shall be submitted to and approved by the Local Planning Authority. Thereafter it shall be retained in the approved form.

Reason: In order to provide a safe pedestrian route from the application site to the existing footway network for new residents to access the village amenities.

2 AL 2

Condition: No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to first occupation of any dwelling. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

3 B2

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

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

4 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.

5 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.

6 HGV1

Condition: All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

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

7 P 2

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

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

8 V 2

Condition: Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 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.

9 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

10 NOTE 05

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

11 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

12 NOTE 12

The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

13 NOTE 15

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

14

ADDITIONAL NOTE TO PLANNING OFFICER

Please be aware and advise the applicant that the proposed layout as submitted with this application, albeit indicative only, is not acceptable in highway terms and will require significant revisions for it to be acceptable.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
Strategic Development



20 February 2018

Elizabeth Thomas
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear Elizabeth,

Application: DC/17/02783

Location: Land Opposite Broad Meadow Walsham Le Willows Suffolk

Proposal: Outline planning application (with all matters reserved) - Erection of up to 22 dwellings.

Thank you for re-consulting Place Services on the above application on the recently available information on bats (European Protected Species).

No objection subject to conditions to secure ecological mitigation and enhancements

Newly available bat records were supplied to the LPA for the immediate vicinity of the development site by Suffolk Biodiversity Information Service (SBIS) on 30 Jan 2018. These include three species of bat - Soprano Pipistrelle, Noctule and the rare Barbastelle bat (listed on Annex II of the Habitats Directive) – within the immediate vicinity of the site, including commuting Barbastelles along the green lane along the northern boundary.

The submitted Preliminary Ecological Appraisal (Base Ecology, November 2016) included an assessment of impacts of development on designated site, protected species and priority species and habitats. However this was based on a 2016 dataset from SBIS which had no records of bats within the search area.

The bats listed above were using the northern tree belt for this site and thereby potentially affected by the development proposal, so additional mitigation should be included to avoid impacts from this proposal. In order that the development could proceed without impacting bats using the local landscape, bat foraging and commuting corridors should be retained and protected. A buffer strip (minimum 15m) to the north of the residential development in addition to the 10m wide green-lane, should be secured for barbastelle bats and enhanced for bats. Foraging and commuting routes for bats would then be protected and consideration of lighting to maintain this as a dark corridor, avoiding light directed towards the boundary hedge and tree-line, should be secured at Reserved matters stage.

Reasonable biodiversity enhancements should be focused on bats with bat boxes installed in trees on the northern boundary, in line with planning objectives for positive gains for biodiversity. Additional hedge/tree-planting and landscaping would further enhance the site for bats.



Recommendations:

In addition to the mitigation and enhancement measures identified in the Preliminary Ecological Appraisal (Base ecology, November 2016), a minimum 15m buffer strip between the northern tree line and gardens of new dwellings should be secured at Reserved Matters stage.

This is necessary to conserve and enhance Protected and Priority species, in particularly bats, nesting birds, bats and hedgehogs.

A bat-sensitive Lighting Design Scheme should also be secured and implemented in full, to mitigate the potential impacts from lighting to foraging and commuting bats, particularly rare Barbastelle bats, which are likely to use the boundary features. This should be supplied prior to occupation.

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

Submission for approval and implementation of the details below should be a condition of any planning consent.

CONDITIONS

I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH RECOMMENDATIONS OF THE ECOLOGICAL REPORT

"All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Base Ecology, November 2016) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

In addition, a buffer strip (minimum 15m width is required between the northern boundary of the proposed development and the green lane with hedges & trees."

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

II. ACTION REQUIRED PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

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

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no



circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact me with any further queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

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

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



19 January 2018

Elizabeth Thomas
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear Elizabeth,

Application: DC/17/02783

Location: Land Opposite Broad Meadow Walsham Le Willows Suffolk

Proposal: Outline planning application (with all matters reserved) - Erection of up to 22 dwellings.

Thank you for consulting Place Services on the above application.

No objection subject to conditions to secure ecological mitigation and enhancements

The submitted Preliminary Ecological Appraisal (Base Ecology, November 2016) includes sufficient ecological information to assess the impacts of development on designated site, protected species and priority species and habitats.

Recommendations:

The mitigation and enhancement measures identified in the Preliminary Ecological Appraisal (Base ecology, November 2016) - should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species, in particularly nesting birds, bats and hedgehogs. A Lighting Design Scheme should also be implemented to mitigate the potential impacts from lighting to foraging and commuting bats which may use the boundary features should be supplied prior to occupation.

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

Submission for approval and implementation of the details below should be a condition of any planning consent.

CONDITIONS

I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH RECOMMENDATIONS OF THE ECOLOGICAL REPORT

"All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Base Ecology,



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

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact me with any further queries.

Regards,

Hamish Jackson BSc (Hons)
Junior Ecological Consultant

Place Services at Essex County Council
Hamish.Jackson@essex.gov.uk

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

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

MID SUFFOLK DISTRICT COUNCIL

TO: Elizabeth Thomas – Senior Planning Officer

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 22nd February 2018

SUBJECT: Residential Development at land west of Ixworth Road, Thurston for 22 dwellings application No. DC/17/02783.

Consultation Response on Affordable Housing Requirement

Key Points

1. Background Information:

- A development of 22 dwellings.
- This development triggers Local Plan Amended Policy H4 and therefore up to 35% affordable housing would be required on this site.
- Based on 22 dwellings 7 units of affordable housing would be sought.

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 2017 confirms **a minimum need of 94 affordable homes per annum**.

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. 980 applicants registered for the Mid Suffolk area.

2.4. It is considered good practice not to develop a large number of affordable dwellings in one location within a scheme and therefore it is recommended that no more than 15 affordable dwellings should be located in any one part of the development.

2.5. 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.

2.6 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 Walsham Le Willows:

Affordable Housing Requirement	35 % of units = 7 affordable units
Tenure Split – 75% Rent & 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent, shared ownership.	Affordable Rent = 5 units All rented units will be let as Affordable Rent Tenancies Intermediate = Shared Ownership = 2 units
Detailed Breakdown Rented Units	General Needs Affordable Dwellings: <ul style="list-style-type: none"> • 2 x 2B 4P flats @ 70 sqm - flats to be located in a separate block to enable freehold transfer to an RP • 3 x 2B 4P Houses @ 79 sqm Total = 5 ART's
Detailed Breakdown Intermediate Units	General Needs Shared Ownership dwellings: <ul style="list-style-type: none"> • 2 x 2B 4P Houses @ 79 sqm Total = 2
Other requirements	Properties must be built to current Housing Technical Standards March 2015. The council is granted 100% nomination rights to all the affordable units on first lets and at least 75% on relets. The Shared Ownership properties can be capable of staircasing out to 100% but must include a buy-back clause in the event a leaseholder wishes to stair-case out to 100% to secure the homes in perpetuity as far as possible. The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.

	<p>The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.</p> <p>On larger sites the affordable housing should not be placed in groups of more than 15 units.</p>
	<p>Adequate parking provision is made for the affordable housing units</p>
	<p>It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please seek information from the Strategic Housing Team.</p>

4.0 Open Market Mix

The open market mix should reflect the needs as shown from the Suffolk Housing Survey 2014. The population of Suffolk is ageing and so there is a need for housing supply to be suitable for older people wishing to downsize and well as for younger people trying to get on the housing ladder. Therefore, we would like to see the inclusion of some 2 bedroomed bungalows or chalet bungalows that would reflect demand in the local area. The indicative scheme has shown the inclusion of 4 x 2 bed flats – I have sought 2 of these to be for affordable rent but we would require all 4 of these and therefore they need to be provided as 2 separate blocks to enable freehold transfer to an RP.

Julie Abbey-Taylor, Professional Lead – Housing Enabling.