

Worlingworth Parish  
Clerk

---

From: Worlingworth Parish Clerk  
Sent: 22 Oct 2017 11:12:39 +0100  
To: BMSDC Planning Area Team Blue  
Subject: Re: Planning Consultation Request - DC/17/04689

For the Attention of Stephen Burgess

Worlingworth Parish Council **Objects** to the application based on the following points:

- The Parish Council is concerned that the ecology report submitted with the application significantly underestimates the impact to wildlife of development on the site. There have been regular sightings of skylark and barn owls using the area. Concern is also raised for the number of native hardwood trees that would need to be removed from the site and the impact this loss of habitat would have to the ecosystem in the area.
- The Parish Council disputes the accuracy of the Transport Statement submitted with the application; there are not 8 commercial bus stops within the village. The Parish Council assume that the bus service referred to is the Community Bus - a voluntary run community service that should not be relied upon to support the argument that Worlingworth is well served by public transport. This service is not suitable for those seeking transport for employment.
- The Parish Council does not accept the concept that Worlingworth is well served by the railways, with the nearest station some 14 miles away from the village and connections only realistically achieved by the use of private car or taxi service.
- The lack of realistic public transport options will lead to additional car journeys through the parish, 52 additional cars is likely to be a very conservative estimate and the Parish Council questions the ability of the local road infrastructure to support such an additional load, particularly with the recognised problems of speeding within the village.
- The Parish Council is regularly contacted by parishioners concerned about the ability of the local sewage system to cope with the existing load in the village. It is understood that Anglian Water currently has to use tanker lorries on a daily basis to pump out the sewage station in the area. Although within the application Anglian Water have stated that they will serve any approved development, the Parish Council expresses concerns that additional housing will add to the pressure on the system and lead to an increase in such large vehicle movements through the village. The Parish Council firmly believes that the use of tankers to remove sewage from the village should not be considered a viable long-term option and therefore any development permitted should be contingent upon the sewage system being upgraded first.
- The Parish Council challenges the context statement within the Design and Access statement as it does not believe that Worlingworth can be described as a

sustainable location. Alongside the lack of viable public transport options there is very little community infrastructure in the village, (with the exception of the school and community centre) there are no shops, pub or health centre and employment opportunities are extremely limited. Concern is also expressed about the capacity of the existing school to accommodate additional pupils from the proposed new development, should the pupil yield exceed the minimums predicted by the local authority.

- The Parish Council agrees with the Heritage Report submitted as part of the consultation to the application, that the proposal does not appear to respect the local vernacular. The proposed development does not honour the current housing line, with some of the proposed new development standing much further forward than existing properties on the same side of the road.
- The proposed forward standing properties appear to overlook existing properties in the area and the Parish Council would therefore ask either for the removal of plots 1-5, or the development of single storey units in this location to preserve the privacy of neighbouring properties.
- The Parish Council is concerned that the provision of parking on the site is potentially inadequate and could lead to hazardous or inappropriate parking locations being used, either along Shop Street itself, which is in regular use by large agricultural vehicles, or the proposed central green area. Protection of the proposed open access space from misuse needs to be considered and therefore the Parish Council suggests that parking bollards be installed around the green area.
- The management and ownership of the proposed open access green area needs to be considered and the Parish Council would like to see some form of management company installed to arrange upkeep of this area.
- The Parish Council questions the rationale behind the installation of a cycle rack in the central green area. Councillors believe that this would not be utilised as intended, with cycles (both resident and visitor) being accommodated within the individual property curtilages. There is a distinct risk that the cycle rack could be misappropriated and become an eye-sore.

In summary the proposed new development would lead to an 8% increase in the village population if each new property had only 2 residents. Such a large increase is likely to have significant impact on the village and in order to mitigate this impact all the aforementioned concerns should be carefully considered to avoid detrimental consequences.

Mrs Sarah Clare  
Clerk & Responsible Financial Officer for Worlingworth Parish Council

On 3 October 2017 at 15:26, <[planningblue@baberghmidsuffolk.gov.uk](mailto:planningblue@baberghmidsuffolk.gov.uk)> wrote: Please find attached planning consultation request letter relating to planning application - DC/17/04689 - Land To South Of , Shop Street, Worlingworth, IP13 7HX

Kind Regards

Planning Support Team



## Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	00024323
Local Planning Authority:	Mid Suffolk District
Site:	Land To South Of Shop Street, Worlingworth
Proposal:	Erection of 26 dwellings, access road, and public open spaces
Planning Application:	DC/17/04689

**Prepared by:** Pre-Development Team

**Date:** 06 November 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](mailto:planningliaison@anglianwater.co.uk)

---

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Worlingworth 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 via a gravity connection to the public foul sewer. 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
-

**From:**Nathan Pittam  
**Sent:**23 Oct 2017 08:23:00 +0100  
**To:**BMSDC Planning Mailbox  
**Cc:**Stephen Burgess  
**Subject:**DC/17/04689. EH - Air Quality

**EP Reference : 217254**

**DC/17/04689. EH - Air Quality.**

**Land To The South Of, Shop Street, Worlingworth, WOODBRIDGE, Suffolk.**

**Outline Planning Application (Access and Layout to be considered) - Erection of 26 dwellings, access road, and public open spaces.**

Many thanks for your request for comments in relation to the above application from the perspective of air quality. Owing to the relatively small scale nature of the development and the good air quality already experienced in Worlingworth I would not expect air quality to be compromised by the proposal. As such I have no objection to the proposed development.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

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

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

Work: 07769 566988

From: David Pizzev  
Sent: 05 October 2017 13:58  
To: Stephen Burgess  
Cc: BMSDC Planning Area Team Blue  
Subject: DC/17/04689 Land To South Of , Shop Street, Worlingworth

Stephen

There are no arboricultural implications relating to this application. However, the proposed planting scheme (plan Landscape 06) is very odd and requires input from an appropriate professional.

Regards

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

**From:** David Harrold  
**Sent:** 17 October 2017 14:50  
**To:** BMSDC Planning Mailbox  
**Cc:** Stephen Burgess  
**Subject:** Plan ref DC/17/04689 Land South of Shop Street, Worlingworth.

Thank you for consulting me on the above application to erect 26 Dwellings.

I can confirm in respect of noise and other environmental issues that I do not have any objection to the proposed development.

I would recommend, however, that the applicant confirm details of the 'likely' planted bund to maintain separation between the residential development and existing commercial site.

I would recommend this is at least 1.8 in height or fenced to the same height to provide a barrier and mitigate any noise from the retail and servicing operation at Tuckwell Ltd.

David Harrold MCIEH  
Senior Environmental Health Officer

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/17/04689 Land to the south of Shop Street, Worlingworth	
<b>2</b>	<b>Date of Response</b>	05/10/2017	
<b>3</b>	<b>Responding Officer</b>	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that as the application is an outline scheme with all matters except access and layout reserved, it is difficult to assess the level of harm which the scheme may cause to the setting of adjacent Heritage assets.</li> <li>2. The Heritage Team recommends that if the decision taker is minded to approve this application, a reserved matters application should address the scale, massing and appearance of proposed dwellings and seek to minimise impact on adjacent heritage assets.</li> </ol>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This is an outline application for the erection of 26 dwellings with all matters except access and layout reserved on the south side of Shop Street, Worlingworth.</p> <p>Worlingworth is a multi-nodal village, with Shop Street being the eastern part of the settlement. The application site is located opposite some later linear C20th development to the north and east, whilst to the west is a C20th garage/workshop complex, with several GII listed assets to the west of the garaging at Widows Nest.</p> <p>The listed assets at Widows Nest were historically isolated from Shop Street, however the large garage/workshop complex to the east of these buildings has eroded their isolated, rural setting. The application site does, however, serve as a break from the newer development on Shop Street, and the listed assets are still legible as a separate historic cluster.</p> <p>The proposed development would be a cul-de-sac formed of 26 dwellings with an area of open space in the centre of the plot. The layout of the development does not appear to respect the historic settlement morphology of Shop Street, which is traditionally more linear. The development of the application site will infill the break in development between the listed assets at Widows Nest and connect the listed assets with Shop Street, further eroding the intended isolated character of the buildings at Widows Nest.</p>	

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

		<p>The layout of the development therefore does not appear to respect that of the local vernacular and will further erode the intended isolated character of the listed assets at Widows Nest – resulting in low level less than substantial harm to the significance of the heritage assets.</p> <p>If the decision taker is minded to approve this application, it is recommended that a reserved matters application addresses scale, massing and design of the proposed dwellings to seek to minimise harm to the settlement morphology of Worlingworth and rural setting of listed assets at Widows Nest.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	

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

From: Infrastructure Team (Babergh Mid Suffolk)  
Sent: 06 October 2017 15:31  
To: BMSDC Planning Area Team Blue  
Subject: RE: Planning Consultation Request - DC/17/04689

Dear Stephen,

This development is in the high zone for CIL and will therefore be charged at £115 per square metre subject to indexing. This will be calculated upon the grant of the final reserved matters.

The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended).

The Infrastructure Team ask that they are consulted on any s106 heads of terms before any agreement is signed to ensure compliance with Regulations 122 and 123 of the CIL Regulations 2010 (as amended).

Kind regards,

Angharad Firth  
Infrastructure Support Officer  
Infrastructure Team  
Babergh and Mid Suffolk District Council – Working Together

Mob: 07710854584

Tel: 01449 724978

Personal Office Hours: Mon-Thurs 9:00 – 17:00 Fri 9:00 – 16:30

**From:**Nathan Pittam  
**Sent:**23 Oct 2017 10:13:22 +0100  
**To:**BMSDC Planning Mailbox  
**Cc:**Stephen Burgess  
**Subject:**DC/17/04689. EH - Land Contamination.

**EP Reference : 217249**

**DC/17/04689. EH - Land Contamination.**

**Land To The South Of, Shop Street, Worlingworth, WOODBRIDGE, Suffolk.**

**Outline Planning Application (Access and Layout to be considered) - Erection of 26 dwellings, access road, and public open spaces.**

Many thanks for your request for comments in relation to the above development from the perspective of land contamination. Having reviewed the application I can confirm that the applicant has submitted the required Phase I investigation which was undertaken by the Nott Group (reference : 72618/R/001) dated 15<sup>th</sup> May 2017. The report concludes that the risk is generally low-medium risk and this is an opinion with which I can concur. The report highlights some additional investigations at the site which I regard as precautionary and therefore not justified by means of condition. I would therefore have no objection to the proposed development from the perspective of land contamination. Should the developer wish to undertake the precautionary investigations then we would obviously be willing to review these outside of the planning framework.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

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



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/17/04689	
<b>2</b>	<b>Date of Response</b>	23/10/2017	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	I would recommend that the wheeled bin presentation are added to the map, only bin storage points have been included. The presentation points will be at the end of each private drive/court. Presentation points for property numbers 1 to 5 and 20 to 26 should be presented on the main road for best collection point. Ensure that the access road is suitably constructed for having a 32 tonne refuse collection vehicle driving on it.	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
<b>7</b>	<b>Recommended conditions</b>	Add individual collection points for each property to the plans.	

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.

**From:** planningconsultations [mailto:planningconsultations@nwl.co.uk]  
**Sent:** 09 October 2017 09:25  
**To:** BMSDC Planning Area Team Blue  
**Subject:** Planning Consultation Response - DC/17/04689

Our Ref: PC/17/490

Your Ref: DC/17/04689

F.A.O – Case Officer – Stephen Burgess

**Proposed: Outline Planning Application (Access and layout to be considered) – Erection of 26 dwellings, access road and public open spaces**

**Address: Land to South of, Shop Street, Worlingworth, IP13 7HX**

I acknowledge receipt of your email letter dated 3<sup>rd</sup> October 2017 regarding the above.

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

**Katie Pearce**  
**Planning Consultations**

**Telephone: 01268 664249      Email: [planningconsultations@nwl.co.uk](mailto:planningconsultations@nwl.co.uk)**

Sandon Valley House, Canons Barns Road,,  
East Hanningfield, Essex, CM3 8BD  
Telephone: +44 (0) 345 782 0999 Ext. 32249  
Fax: +44 (0) 1268 886 397  
Website: [www.eswater.co.uk](http://www.eswater.co.uk)

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](mailto:Hannah.Cutler@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017\_04689  
Date: 09/10/2017

For the Attention of Stephen Burgess

Dear Mr Isbell

**Planning Application DC/17/04689 – Land to South of Shop Street, Worlingworth: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, immediately South of the Medieval Village Green (WGW 010). 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: DC/17/04689  
Our Ref: 570\CON\3685\17  
Date: 26<sup>th</sup> February 2018



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

Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

**For the Attention of:** Jack Wilkinson

Dear Jack

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/04689**

**PROPOSAL:** Outline Planning Application (Access and Layout to be considered) - Erection of 26 dwellings, access road, and public open spaces.

**LOCATION:** Land to the South of, Shop Street, Worlingworth, Suffolk, IP13 7HX

**ROAD CLASS:**

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

**Comments**

The NPPF focuses on the importance of promoting sustainable transport and give priority to public transport, pedestrian and cycle movements. We have concerns regarding the number of trips created by the development as this would create additional traffic within a rural village location. Although there is a bus service in the area, we have some concerns regarding sustainability for this application as there will be a reliance on the use of private cars therefore, it is not considered a sustainable location from a transport policy perspective.

Although the catchment primary school is within walking distance, there is not a continuous footway link from the site therefore this is considered to be an unsafe route for the vulnerable user. The secondary school is approx.13 miles from the site and many parents will drop their children off at both schools by car before going to work. The increase in trips and traffic would present a detrimental impact to the road network and landscape character of the area.

**Conditions**

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

#### 1 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. H05182/15/001 with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

#### 10 NOTE 19

The public right of way PROW FP30 cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for pedestrian use during the construction phase and beyond.

The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

#### 2 D 2

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

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

#### 3 P 2

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

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

#### 4 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.

#### 5 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.

#### 6 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.

#### 7 NOTE 07

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

#### 8 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.

#### 9 NOTE 01

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

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

Yours sincerely,

**Sam Harvey**  
**Senior Development Management Engineer**  
Strategic Development

Your ref: DC/17/04689  
Our ref: Worlingworth – land to the south of  
Shop Street 00052291  
Date: 10 October 2017  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

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

Dear Stephen,

**Worlingworth: land to the south of Shop Street – developer contributions**

I refer to the proposal: outline planning application (access and layout to be considered) – erection of 26 dwellings, access road, and public open spaces.

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

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

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

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

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

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

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

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.

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

### **Community Infrastructure Levy**

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

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

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

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

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

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

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

SCC anticipates the following **minimum** pupil yields from a development of 26 dwellings, namely:

- a. Primary school age range, 5-11: 5 pupils. Cost per place is £12,181 (2017/18 costs).
- b. Secondary school age range, 11-16: 4 pupils. Cost per place is £18,355 (2017/18 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are Worlingworth CEVC Primary School, Stradbroke High School, and Thomas Mills High School.

Based on existing forecasts SCC will have surplus places available at the catchment primary and secondary schools, but no surplus places available for the sixth form pupil at Thomas Mills High School. On this basis, a minimum future CIL funding bid of £19,907 (2017/18 costs) will be made.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4-year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2-year olds. From these development proposals SCC would anticipate up to 3 pre-school children at a cost of £8,333 per place.

This development falls within the ward of Worlingworth and there is a predicted surplus of 17 places in September 2017. Therefore, the 3 children this will generate will be accommodated within existing provision

Through the Childcare Act 2016, from September 2017 families of 3 and 4-year olds may now be able to claim up to 30 hours a week of free childcare.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

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

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

- 5. Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £5,616, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per

1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.

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

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

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more),

sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, in considering planning applications:

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

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

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

- 9. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
- 10. Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

- 11. Legal costs.** SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.
- 12.** The above information is time-limited for 6 months only from the date of this letter.

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

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

Yours sincerely,

A yellow arrow-shaped redaction box covers the signature of Neil McManus.

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

cc Carol Barber, Suffolk County Council  
Sam Harvey, Suffolk County Council  
Floods Planning, Suffolk County Council

**From:** Jason Skilton  
**Sent:** 21 February 2018 11:32  
**To:** BMSDC Planning Area Team Blue  
**Cc:** Jack Wilkinson  
**Subject:** 2018-02-21 JS Reply Land To South Of Shop Street Worlingworth IP13 7HX Ref DC/17/04689

Dear Jack Wilkinson,

**Subject: Land To South Of Shop Street Worlingworth IP13 7HX Ref DC/17/04689**

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/04689.

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

- Site Plan Ref 1608/003
- Surface Water Drainage Strategy Ref Shop Street Worlingworth dated August 2017
- Contaminated Land Assessment

The reason why we are recommending a holding objection is because why the applicant has intermated a method for the disposal of surface water, they have not provided sufficient evidence to support this. The applicant will therefore need to submit a set of infiltration test results to BRE Digest 365 to demonstrate that infiltration is will work. The site looks to only have one viable method for the disposal of surface water therefore it is important that the infiltration is a viable option and that the calculations for the storage of surface water can be accommodated on site.

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

1. Submit infiltration test results to BRE Digest 365
2. Submit support hydraulic calculation showing volume of storage required so that the surface water drainage system will not flood in a 1:30 year event and the site will not flood in a 1:100+40% rainfall events

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

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

		✓		✓	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, 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](mailto:jason.skilton@suffolk.gov.uk)  
Website: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

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

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

Your Ref:  
Our Ref: FS/F180896  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 06/10/2017

Dear Sirs

**Land to south of Shop Street, Worlingworth IP13 7HX**  
**Planning Application No: DC/17/04689/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 Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. 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 T Hannon, Brooks Architects Ltd, 16 Colonial House, Leiston IP16 4JD  
Enc: Sprinkler information

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

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: 6 October 2017

**Planning Ref: DC/17/04689/OUT**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land south of Shop Street, Worlingworth**  
**DESCRIPTION: 26 Dwellings**  
**NO: HYDRANTS POSSIBLY REQUIRED: May be 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

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

Yours faithfully

Mrs A Kempen  
Water Officer



19 December 2017

Jack Wilkinson  
Babergh District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

By email only

Dear Jack,

**Application: DC/17/04689**

**Location: Land To South Of Shop Street Worlingworth IP13 7HX**

**Proposal: Outline Planning Application (Access and Layout to be considered) - Erection of 26 dwellings, access road, and public open spaces**

Thank you for consulting Place Services on the above application.

**No objections subject to condition to secure mitigation and enhancements for protected and priority species**

An ecological survey has been submitted for the proposed application (MHE Consultancy Ltd, June 2017). This report includes sufficient information to assess the impacts of development on protected and priority species.

**Recommendation:**

The mitigation measures identified in the ecological survey (MHE Consultancy Ltd, June 2017) should be secured and implemented in full. This is necessary to conserve protected and priority species. In summary, the precautionary mitigation strategy for amphibians and reptiles, (in particular Grt Crested Newts), should be followed to avoid any possible impacts to the protected species during the construction and post construction period. Impacts to foraging and commuting bats should be mitigated through a low lighting scheme during construction and prior to occupation. Impacts to nesting birds should be reduced by following precautionary practices during the construction period. The impacts to hedgehogs should also be mitigated through precautionary clearance methods and compensated through recommendations for Hedgehog friendly fencing.

It is considered that protected and priority species will benefit from the proposed creation of additional hedgerows surrounding the red line boundary. This proposed 360 metre hedgerow will offset the removal of the 44 metre hedgerow adjacent to shop street. The species within this hedgerow should be a native species rich mix to be most beneficial for overall biodiversity. Additional enhancements have also been highlighted for Swifts for this proposed development, which could be implemented to contribute to reduction of this species population decline.

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.

## **CONDITION**

### **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 MHE Consultancy Ltd – ecological survey (June 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination”.*

**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)

## **INFORMATIVE**

### **I. MITIGATION AND ENHANCEMENTS FOR SWIFTS**

The applicant is reminded that Swifts are protected under the Wildlife and Countryside Act 1981, as amended (section 1), which means it is an offence to remove, damage or destroy the nest of any Swift while that nest is in use or being built. Swifts are also a Suffolk Character Species within the Suffolk’s Biodiversity Action Plan (2012) and therefore one of Suffolk’s target species to avoid further population decline.

Swifts are considered to have predominantly declined due to a reduction of available nest site locations due to changes in modern building practices. The planning system should aim to deliver overall net gains for biodiversity (enhancements), as laid out in the National Planning Policy Framework and other planning policy documents. Therefore, it is recommended that nest site locations be provided within new developments for swifts. This can be delivered by installing Swift brick/nest boxes throughout a site.

For further information on how/why we should protect and conserve swifts please visit the [RSPB Swift Bird Conservation Project](#). Additional information for Suffolk’s countywide project ‘Save Our Swifts’ can be found on the [Suffolk Ornithologists Group Website](#).

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](mailto: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.

**From:**Consultations (NE)  
**Sent:**23 Oct 2017 10:58:39 +0100  
**To:**BMSDC Planning Area Team Blue  
**Subject:**DC-17-04689 Consultation Response

Dear Sir/Madam

Application ref: DC/17/04689  
Our ref: 227954

Natural England has no comments to make on this application.

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

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

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

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

Yours faithfully

Matthew Dean  
Consultations  
Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900  
email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**From:** Sam Harvey  
**Sent:** 06 October 2017 13:56  
**To:** Alex Scott; BMSDC Planning Mailbox  
**Cc:** Julia Cox  
**Subject:** RE: Pre-Application Consultation Request - DC/17/04093 Needham Market

\*\*\*\*Edited response\*\*\*\*

Dear Alex

Following receipt of the letter and our meeting with the applicant recently regarding the pre-application on the proposed development on the Land to the Rear of 29-47 School Street, Needham Market, please find following comments:

- There are two proposed access points to the development;
  - off Chainhouse Road – part of the existing access is only 3m wide for approximately 35m which crosses an existing footpath – the access is considered to be too narrow and the intensification could be detrimental to highway safety. Suggest the applicant looks into widening the access to at least 4.1m. As the access crosses a Public Right Of Way, ensure design considers the safety of the pedestrian.
  - off School Street – the visibility at its junction with The Causeway is not sufficient - Our requirement for visibility splays are X distance 2.4m, and Y distance of 43m and a 2m x 2m visibility splay for pedestrians in both directions. This cannot be achieved due to existing buildings and street furniture therefore this road is not adequate for access.
- On-site parking and turning to be provided in accordance with Suffolk Guidance for Parking 2015 (SGP); to note for a dwelling of 2 or 3 bedrooms, a minimum of 2 car parking spaces should be provided with 2 secure cycle spaces, for a dwelling of 4+ bedrooms, a minimum of 3 car parking spaces should be provided with 2 secure cycle spaces. Note: a standard car parking space is dimensioned at 2.5m x 5.0m and a standard garage dimensioned at 3.0m x 7.0m. More details can be found on SGP for parking 2015  
<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>.
- There is an existing bridleway running adjacent to the northern boundary edge – there may be a request for improvements to this route from the PROW team.
- Sufficient on-site space should be provided to allow a vehicle to manoeuvre within the site and re-enter the highway in a forward gear.
- The applicant should provide areas for the storage and presentation of bins to ensure they are not stored on the highway therefore not causing an obstruction on the footway. I would imagine the refuse lorries will enter the site for this amount of dwellings so this should not be an issue.
- There may a requirement for improvements to the footpaths and bridleway under Section 106. If there is a need for alterations or a temporary closure of the public footpath during construction; the applicant is required to contact the Area Office to seek permission for the works and the closure.

- The applicant should consider a construction management plan due to the location of the site. Ensure that all deliveries are made No HGV movements shall be permitted to and from the site other than in accordance with an agreed plan.

Please note: The above informal advice is based on the information readily available and does not bind Suffolk County Council on its response to any future planning applications.

Providing insufficient visibility of approaching vehicles and pedestrians for drivers emerging from an access/junction is an unacceptable highways risk, and in most cases, will result in a recommendation of refusal of planning permission.

Samantha Harvey  
Senior Development Management Engineer  
Resource Management  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, Suffolk  
IP1 2BX

Email [sam.harvey@suffolk.gov.uk](mailto:sam.harvey@suffolk.gov.uk)

Your Ref: DC/17/04689  
Our Ref: 570\CON\3685\17  
Date: 17<sup>th</sup> October 2017



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

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

**For the Attention of:** Stephen Burgess

Dear Stephen

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN DC/17/04689**

**PROPOSAL:** Outline Planning Application (Access and Layout to be considered) - Erection of 26 dwellings, access road, and public open spaces.  
**LOCATION:** Land to the South of, Shop Street, Worlingworth, Suffolk, IP13 7HX  
**ROAD CLASS:**

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

The proposed visibility splays for the development's vehicular access are shown as X = 2.4m and Y = 43m in both directions. The required visibility splays of the Y dimension for a 30mph speed limit is 90m, as standards in the Design Manual for Roads and Bridges. To enable a lower standard of visibility to be accepted, a speed survey is acceptable evidence of vehicle speeds. Or alternatively, if the Y dimensions can be achieved, we advise the applicant to revise and send the Access Strategy Drawing No. H05182/15/001A for consideration.

regards

Yours sincerely,

**Sam Harvey**  
**Senior Development Management Engineer**  
Strategic Development

**From:** RM PROW Planning  
**Sent:** 05 October 2017 13:48  
**To:** BMSDC Planning Area Team Blue  
**Cc:** Debbie Adams  
**Subject:** RE: Planning Consultation Request - DC/17/04689

**For The Attention of:** Stephen Burgess

## **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public footpath 30 is recorded through the proposed development area.

Whilst we do not have **any objections** to this proposal, the following informative notes apply.

### **Informative Notes**

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

**To apply to carry out work on the Public Right of Way or seek a temporary closure,** visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

**To apply for structures, such as gates, on a Public Rights of Way,** visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.

3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified.

Construction of any retaining wall or structure that supports the Public Right of Way or is likely to affect the stability of the right of way may also need prior approval at the discretion of Suffolk County Council.

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.
5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.
  - **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
  - **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
  - **Restricted byway** – has similar status to a bridleway, but can also be used by a ‘non-motorised vehicle’, for example a **horse and carriage**.
  - **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.
6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

More information about Public Rights of Way can be found at [www.suffolkpublicrightsofway.org.uk](http://www.suffolkpublicrightsofway.org.uk)

From: Chris Ward  
Sent: 04 October 2017 10:54  
To: Stephen Burgess  
Cc: BMSDC Planning Area Team Blue; Sam Harvey  
Subject: RE: Planning Consultation Request - DC/17/04689

Dear Stephen,

Thank you for consulting me in regards to the proposed residential development in Worlingworth. For a development of this size and rural location, I would not require a Travel Plan to be submitted, secured and implemented.

If there are any issues with my response, or if you have any further questions please feel free to contact me on the details below.

Kind regards

Chris Ward  
Travel Plan Officer  
Transport Strategy – Development Management Strategic Development – Resource Management  
Suffolk County Council Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
Telephone: 01473 264970  
Mobile: 07860 832202  
email : [chris.ward@suffolk.gov.uk](mailto:chris.ward@suffolk.gov.uk)  
web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>