

Consultee Comments for Planning Application DC/17/02760

Application Summary

Application Number: DC/17/02760

Address: Land To The South Of Diss Road Botesdale Suffolk

Proposal: Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure

Case Officer: Samantha Summers

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: botesdale_pc@btopenworld.com

On Behalf Of: Botesdale Parish Clerk

Comments

Botesdale Parish Council has the following comments to make in addition to its submission on 9 August.

1. The recently submitted Heritage Statement does nothing to support the choice of access location, and does not address issues raised in objection to the adverse impact the proposal will have on the setting of Tollgate House.
2. The proposed road widening would bring the road boundary closer to Tollgate House. This would be an unacceptable adverse impact on the setting of Tollgate House and if any road widening is required it should be on the opposite side utilising the applicants land.
3. The Landscape and Visual Assessment (12.17) misleadingly claims that the access road passes approximately 40 metres from the garden boundaries of some properties in Park View and Diss Road, whereas it is only 13 metres from the site boundary with Roadmans Cottage, and 7 metres from Tollgate House.

The additional information does not affect the conclusions drawn in the Parish Councils original submission that the scale of the development, and particularly the proposed access, does not promote good design and has a harmful impact on Tollgate House and the character of the village.

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Application Number: DC/17/02760

Address: Land To The South Of Diss Road Botesdale Suffolk

Proposal: Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure

Case Officer: James Platt

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: botesdale_pc@btopenworld.com

On Behalf Of: Botesdale Parish Clerk

Comments

Botesdale Parish Council met on 7 August 2017 to discuss this application. The meeting was very well attended by residents, most of whom objected strongly to further development in Botesdale and Rickinghall without sufficient evidence of local housing need and assurances that infrastructure and services will be able cope. Furthermore, there are very real concerns that a small rural community will be destroyed by inappropriate overdevelopment. Proposals for development put forward in 2016-17 will potentially yield 175 houses compared to the average of 12/year over the past 15 years. Sites identified in the SHLAA have the potential to yield another 300. In a community which currently comprises 1000 homes, this is a rate of growth which residents feel requires more sensitivity than the ad hoc approach currently being applied by MSDC due to the lack of a 5-year housing supply.

With regard to this application, and in the above context, residents feel that this application constitutes overdevelopment which would be damaging to the character of the village. The Conservation Area Appraisal produced by MSDC in 2009 stresses the linear nature of the villages and the shallow settlement pattern along the former main road from Bury St Edmunds to Great Yarmouth, with regular open views to the countryside. Although this plot is outside of the Conservation Area, the open feel and proximity to the countryside continues to the east end of the village where Tollgate House forms a historical gateway to the village.

The toll house was constructed as the lodge to Redgrave Park, part of the 18th century development of a landscape garden to the mansion house. When leaving the village, the building can be seen with the former road to the Park on its left and the main road on its right. This is a strategic position between the roads that made the former lodge suitable for use as a toll house in the late 18th and early 19th centuries.

The toll house was used to control traffic and the collection of tolls on the 'turnpiked' road from Bury St Edmunds to Great Yarmouth as well as traffic coming from Redgrave Park and village. Though there is modern development and an extension behind the listed building, its relationship to the two roads can still clearly be seen when leaving the village. The construction of a new road junction directly opposite the toll house would detract from an understanding of its historic role and relationship to the road junction.

The NPPF paragraph 132 states that the significance of listed buildings can be harmed by development in their setting. We are concerned that the proposed road junction would have a harmful impact by detracting from those qualities of the toll houses setting which contribute positively to its historic significance. As the NPPF makes clear, 'great weight' should be given to the conservation of the historic significance of listed buildings when considering proposed development.

The Design and Access Statement and the Planning Statement makes no justification for the selection of the proposed access location. The Transport Statement confirms merely that the existing roads have an adequate margin of capacity to accommodate the additional traffic. The Bidwell agents who attended the parish council meeting had no greater argument than that it is design-guide compliant.

The Planning Statement outlines the core planning principles in the NPPF, one of which is the promotion of good design, i.e. good design is indivisible from good planning and permission should be refused for developments of poor design that fail to take the opportunities available for improving the quality and character of an area, and the way it functions. The Parish Council would argue that this is an opportunity to align the access with the existing junction with the B1113 and change the priorities by transforming it into a roundabout. This would improve the safety of the near-miss prone junction and present a safer alternative for access and egress from the site than the current proposal. Utilising the existing junction would have the advantage of direct access to the bypass (A143) for travel either east or west, avoiding unnecessary and unwanted additional traffic through the village. Here is an opportunity to improve the quality and character of the area, improve the safety of the junction and preserve the setting of Tollgate House.

The Parish Council therefore objects to the application on the basis that the scale of the development, and particularly the proposed access, does not promote good design and has a harmful impact on Tollgate House and the character of the village. The PC has asked District Councillor Derek Osborne to request that the application go before the Planning Committee and would urge Committee members to visit the site prior to making a decision.

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1. The recently submitted Heritage Statement does nothing to support the choice of access location, and does not address issues raised in objection to the adverse impact the proposal will have on the setting of Tollgate House.
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3. The Landscape and Visual Assessment (12.17) misleadingly claims that the access road passes approximately 40 metres from the garden boundaries of some properties in Park View and Diss Road, whereas it is only 13 metres from the site boundary with Roadmans Cottage, and 7 metres from Tollgate House.

The additional information does not affect the conclusions drawn in the Parish Councils original submission that the scale of the development, and particularly the proposed access, does not promote good design and has a harmful impact on Tollgate House and the character of the village.

Your Ref: DC/17/02760
Our Ref: 570\CON\2518\17
Date: 7th August 2017
Highways Enquiries to: Highways.DevelopmentControl@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
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: James Platt

Dear James

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN DC/17/02760

PROPOSAL: Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure.

LOCATION: Land South of, Diss Road, Botesdale, Diss, Suffolk

ROAD CLASS:

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

- To promote, encourage and support the principles of sustainable transport as outlined in the National Planning Policy Framework, safe and suitable access is required for pedestrians and cyclists to and from the site. The proposal does not give details of sufficient links from the development into Botesdale village and the bus stops in The Street for pedestrians and cyclists. The proposed south-western link onto Chapel Lane leads directly onto the carriageway; Chapel Lane and Mill Road are unlit and do not have any footways therefore, pedestrians and cyclists are expected to walk in the carriageway.
- We as the Highway Authority have concerns regarding the number of trips created by the development as this would create a considerable amount of additional traffic within a rural village location. The increase in trips and traffic would present a detrimental impact to the road network and landscape character of the area.
- The access road from Diss Road is over 200m long before it reaches the development. Is there a phased proposal for future development to the west of the access road? This is an unusual layout and not to The Suffolk Design Guide. Paragraph 3.3.10 states 'Minor access road serving more than 50 dwellings should normally be through-road or looped.'
- The parking layout for plots P10, P16, P21, P22, P25 and P26 are showing vehicles parking in tandem. The Suffolk Guidance for Parking 2015 states that this is acceptable but 'allowance must be made for vehicle manoeuvring, in terms of space and highway safety, if tandem parking is

proposed'. However, if this tandem layout is proposed in front of a garage on a 4-bedroom dwelling, this is not acceptable.

As there are no proposals to provide a safe environment for pedestrians and cyclists to connect to the existing public highway footway network, intensification of use on the highway due the development and inappropriate site layout, we would recommend that permission for the application be refused unless the above points can be addressed.

Please also be aware that if suitably revised drawings are received and a formal highway approval is appropriate then there will also be Section 106 highway requirements for the Travel Plan, Bus Stop improvements and improvements to the adjacent Public Rights of Way network.

I shall await revised drawings in due course.

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development – Resource Management

From:Landscape
Sent:25 Oct 2017 13:31:54 +0100
To:BMSDC Planning Area Team Yellow
Subject:FAO: James Platt. Planning Re-consultation Request - DC/17/02760

Hi James,
I have reviewed the relevant information submitted on the 9.10.17 with regards DC/17/02760 Land to the South of Diss Road, Botesdale, Suffolk.

In addition to my previous comments, I will expect that the applicant will submit additional information showing details of the infiltration basin covering design, location, existing and proposed levels and any associated planting for this area.

Regards,
Almu

Almudena Quiralte, BA (Hons), Dip LA, ALI
Landscape Architect Consultant at Place Services
Working pattern: Monday, Tuesday, Wednesday / 7.30am - 3.30pm

telephone: 033301 36858 I mobile: 07891 588994
email: almudena.quiralte@essex.gov.uk
web: www.placeservices.co.uk

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

From: Landscape
Sent: 16 October 2017 10:32
To: Almudena Quiralte, Landscape Consultant
Subject: FW: Planning Re-consultation Request - DC/17/02760

Hi Almu,

This is a re-consultation for an outline you did previously.

Ryan Mills BSc (Hons) LMLI
Landscape Consultant at Place Services

telephone: 03330320591 | mobile: 07775008053
web: www.placeservices.co.uk
linkedin: www.linkedin.com/in/ryanhmills

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

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 11 October 2017 16:18
To: Landscape
Subject: Planning Re-consultation Request - DC/17/02760

Please find attached planning re-consultation request letter relating to planning application - DC/17/02760 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards



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

18/09/2017

For the attention of: James Platt

Ref: DC/17/02760; Land to the South of Diss Road, Botesdale, Suffolk

Thank you for consulting us on the outline planning application (access to be considered) – for the erection of up to 69 dwellings, open space and associated infrastructure.

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

Recommendations

In terms of the likely visual effect on the surrounding landscape, the proposals will impact on the existing open countryside of the rural edge of the village and upon the gateway into Botesdale. Through an appropriate residential development, green infrastructure and mitigation strategy the visual effects can be reduced.

The way in which the proposed development site is accessed has created a very unnatural extension to the village. In this regard the long access road will require a substantial landscape scheme to mitigate the effects of the road.

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

- 1) The visual impact of the proposals from some of the properties on Chapel Lane (which are within Botesdale Conservation Area) has been classified by the submitted LVIA as having a major negative impact. These properties currently have long views to the open countryside. The landscape mitigation proposals at this level of detail fail to substantially demonstrate how the visual impact of the new development has been mitigated. As currently shown, the significance of the proposals will still be major even though mitigation is implemented; further work is required to provide a satisfactory outcome.
- 2) The south-western corner of the proposals requires further thought, especially how the existing open countryside views can be retained whilst creating a suitable layout and integrated landscape.
- 3) There are some elements of the submitted proposal that fail to reflect the character of the existing adjacent settlements in Park View. If the outline application is approved, we recommend that the residential layout is revised altogether and reviewed under Urban Design principles as it progresses further. For example, plots A45-50 being a far too dominant built form in what is a country edge development.
- 4) The proposed public open space (POS) is placed on the north-east corner of the development. If the outline application is approved, we recommend that the location of the POS shall be revised and moved to a more central location to integrate this amenity within the development site.

- 5) If the outline application is approved, a detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted. We recommend a landscape maintenance plan for the minimum of 3 years, to support plant establishment. SuDS features such as detention basin and others with landscaping elements are also to be included on the landscape management plan and ensure that adoption is in place prior construction. This is to ensure appropriate management is carried out and to maintain functionality as well as aesthetics.
- 6) Tree species and tree spacing should reflect a more natural appearance avoiding regular spacing and pattern. Tree species should be of a native nature and should reflect existing vegetation in the surrounding landscape.
- 7) Explore opportunities further to create thicker/wider tree belts for the boundaries of the site, in keeping with the existing tree belts in the neighbouring landscape, in particular the southern and eastern boundaries. This will help to create green links and ecology connections with the existing tree belts in the landscape.
- 8) If the outline application is approved, a detailed boundary treatment plan including cross sections and specification will need to be submitted as part of a planning condition.
- 9) Key considerations for street design set out in the Landscape and Visual Appraisal should inform the residential layout and green infrastructure.
- 10) If the outline application is approved, a SuDS strategy should be integrated within the development layout and utilise the green infrastructure and landscape elements to deliver it.

The proposal

The outline application plans sets out the proposals for to 69 dwellings in the northern portion of an agricultural site which abuts the edge of the existing edge of Botesdale village. The 2.680ha site lies outside the existing settlement boundary; the northern portion of the site follows the development line of the existing residential properties along Diss Road. The southern area of the application site pushes the development area further into open countryside.

Review on the submitted information

Relevant to this landscape review, the submitted application includes a Landscape and Visual Assessment, Site Masterplan and Design and Access Statement.

The Landscape and Visual Assessment has been produced to the appropriate guidance. The report includes mitigation measures which are appropriate and should be used to inform and influence the proposals.

As part of the outline application submission the site masterplan shows the areas designated for residential development and open space. The site masterplan fails to suitably demonstrate how the proposal relates to the existing built character of Botesdale and the surrounding landscape. It also fails to deliver a suitable green infrastructure and to demonstrate how the visual impact of the new development has been mitigated.

Likely impact on the surrounding landscape

The site falls within the Ancient Plateau Claylands character area which, as a landscape, has been influenced by agricultural intensification causing historical field patterns to be thinned out, although enough remains to give a distinctive character to the landscape. Due to hedgerow removal and the enclosure of many of the greens, the ecological continuity is now localised in a series of hotspots based on the ancient woodlands and associated hedgerow networks or small river valleys.

Opportunities to reinforce field boundaries and create green links and ecology connections within the proposals should be explored further.

Based on a desktop review, the proposals utilise the existing screening planting belt to the east and south of the site, which helps to screen the site from Bury Road. Views to the site area from Mill road are restricted due to the topography of the landscape and the existing vegetation that surrounds the site.

The key areas where the proposals may impact on the existing landscape are focused on the spaces directly fronting Diss Road and the residential areas to the west along Park View. In these areas, the treatment of the existing landscape and planting needs to be carefully managed, especially the tree lined frontage which is a key feature along Diss Road.

Current views of the existing dwelling no.10 and edge of Botesdale village from Bury Rd towards the gateway of Botesdale are possible due to a break on the existing planting belt. In this regard the long access road will require a substantial landscape scheme to mitigate the effects of the road on the gateway into Botesdale.

Proposed mitigation

Site access

There are a number of opportunities to reinforce the existing boundary planting along Bury Road/Diss Road. The submitted Site Masterplan fails to demonstrate how the gateway into Botesdale will be treated.

Layout

The proposed development building frontage should reflect the existing context along Diss Road which includes a setback frontage behind planted front gardens. The submitted plan should reflect this on its building layout and should look at providing more of an open/natural form.

Boundary treatment

There are opportunities for additional hedgerow and woodland planting and to create thicker/wider tree belts for the boundaries of the site in keeping with the existing tree belts in the neighbouring landscape, in particular the southern and eastern boundaries. This will help to create green links and ecology connections with the existing tree belts in the landscape.

The boundary treatment between the site and the existing residential areas on Park View (and beyond along the western boundary edge of the red line site) needs to include suitable landscape screening planting and boundary treatment.

Tree planting has been proposed along site boundaries. Tree species and tree spacing should reflect a more natural appearance avoiding regular spacing and pattern. Tree species should be of a native nature and should reflect existing vegetation in the surrounding landscape. An appropriate boundary landscape scheme would benefit the application proposals and help to limit any negative visual effect the proposals may have on the existing settlement.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI
Landscape Architect Consultant
Telephone: 03330136858
Email: almudena.quiralte@essex.gov.uk

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

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



Consultation Response Pro forma

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| 1 | Application Number | DC/17/02760 Land to the South of Diss Road, Botesdale | |
| 2 | Date of Response | 08/11/2017 | |
| 3 | Responding Officer | Name: | Rebecca Styles |
| | | Job Title: | Heritage Officer |
| | | Responding on behalf of... | Heritage |
| 4 | Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | <ol style="list-style-type: none"> 1. The Heritage Team considers that the revised access layout and recently submitted Heritage Statement have not overcome the concerns raised by the Heritage team as discussed in previous consultation comments. 2. The Heritage Team recommends that an alternative location for the proposed access is found, away from the immediate setting of Tollgate House. | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>The Heritage team has been re-consulted for comments following submission of a revised indicative block plan and Heritage Statement.</p> <p>The Heritage Team refers the decision taker to comments submitted previously regarding this application, and considers that the relocation of the access does not mitigate harm to the significance of the Gil Tollgate House.</p> <p>The proposed access would be an engineered access with curbs and likely blacktop surfaces which would have a particularly urban feel and would not complement the edge of village character of the area. Such an access in this location would result in harm to the significance of Tollgate House, which currently acts as a landmark building on the entrance/exit to Botesdale.</p> <p>The Heritage Assessment is some 60 pages long, however makes little assessment of the impact on the access road on the significance to heritage assets, particularly Tollgate House.</p> <p>As explained in earlier comments, Tollgate House was constructed with a deliberate setting in order to charge travellers using the carriageways. The introduction of an access immediately opposite the toll house would thus erode the significance of the building. The applicant's Heritage Statement concludes that there would be 'minor</p> | |

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| | | <p>adverse' harm to the significance of Tollgate House. It is suggested by the Heritage Statement that this harm could be mitigated through the layout, design, landscaping of the proposed housing development and materials used for the access road. This assessment is inadequate and shows little understanding of the significance of Tollgate House and its relationship with adjacent roads, and has not justified harm to the setting of the GII listed building.</p> <p>The Heritage team maintains its position that the introduction of an access immediately opposite Tollgate House would harm the significance of the building, would erode the rural, edge of village character of the area, and is not appropriate. As per previous recommendations, it is advised that an alternative access is found for the proposed development, away from the immediate setting of Tollgate House.</p> <p>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> |
| 6 | <p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p> | |
| 7 | <p>Recommended conditions</p> | |

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Consultation Response Pro forma

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|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1 | Application Number | DC/17/02760 Land to the South of Diss Road, Botesdale | |
| 2 | Date of Response | 28/07/2017 | |
| 3 | Responding Officer | Name: | Rebecca Styles |
| | | Job Title: | Heritage Officer |
| | | Responding on behalf of... | Heritage |
| 4 | Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | <ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • Less than substantial harm to a designated heritage asset because the proposed development would introduce an access opposite the GII listed Tollgate House. This would dilute the significance of the building, through inappropriate development within the building's intended setting. • As this is an outline planning application, the harm of the proposed 69 dwellings to the character and special interest of the Rickinghall/Botesdale Conservation Area is difficult to assess, as harm has the potential to arise from massing, form, scale, intensity of housing, which is not included in this application. 2. The Heritage Team recommends that the scheme is revised to alter the location of the proposed access to the development site, away from Tollgate House. | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | <p>This application seeks outline planning permission for the erection of 69 houses to the NE of the Rickinghall and Botesdale Conservation Area. All matters except access are reserved.</p> <p>The access to the application site is proposed opposite the Grade II listed Tollgate House, an C18th octagonal tollhouse. The positioning of the former tollgate was originally located away from the village of Botesdale, but as the village has grown throughout the C20th, dwellings now extend from Botesdale to just before the site of the tollgate. The tollgate would have been intentionally positioned away from the edge of Botesdale, and thus the setting of the tollgate has been affected by this more modern development, though at present, there is a clear distinction between the end of the settlement and open countryside at the point of the tollgate, and Tollgate House has retained its prominence as a landmark building to the exit/entrance of the Rickinghall and Botesdale Conservation Area.</p> <p>The Historic England Guidance on the setting of heritage assets refers to cumulative change, meaning that where</p> | |

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| | | <p>development which has previously impacted or eroded the setting of a listed building, consideration still needs to be given to whether further change or development would further harm, or enhance, the setting of the listed building, in order to accord with the NPPF. Any development of this site would need to be mindful of the single storey and intended isolated nature of the tollgate, and the existence of more modern development up to the tollgate alone would not justify further harm to the setting of the listed building.</p> <p>Whilst the proposed housing development would be located away from Tollgate House, the scheme would introduce an access to the immediate south of the tollgate which does have the potential to erode the building's setting. The positioning of the tollhouse would have been deliberate, located at turnpikes to charge travellers using the roads to cover the maintenance of routes. The introduction of a new road immediately south of Tollgate House would therefore harm the significance of the building, diminishing the narrative of the tollhouse through the alteration to its intended relationship with carriageways.</p> <p>The applicant's LVIA states that the creation of an access opposite Tollgate House would create disruption, resulting in an increased perception of vehicular activity and development and considers the magnitude of visual effect to be 'major' on Tollgate House. It is therefore surprising that a more detailed assessment of the impact of this proposed development on Tollgate House has not been further considered by the applicant. The LVIA also states under para 6.2 'the proposed road reconfiguring will alter the setting to the building, although the building itself will be unaffected by the proposals. Indeed, its prominence may be enhanced by the clearance of some vegetation'. However, para 10 of the LVIA, under 'setting of listed buildings', it is stated 'listed buildings will be unaffected by the proposals'. The limited detail stated in the LVIA regarding impact of development in listed assets is therefore insufficient and at times contradictory.</p> <p>If the decision maker is minded to approve this application, it is recommended that the proposed location of the access is revised and should be positioned away from Tollgate House.</p> <p>The remaining matters of the scheme are reserved, and so with only an indicative masterplan, it is difficult to assess the level of harm this proposal may cause to the Rickinghall/Botesdale Conservation Area. This proposal</p> |
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| | | <p>could result in a suburban, cul-de-sac style development which would be uncharacteristic of the edge of settlement development associated with a historic town or village. This harm could be amplified due to the location of Redgrave Park to the N of the proposed site. Although not a registered historic parkland, Redgrave Park does benefit from a number of listed assets, and the park itself is considered to be an undesignated heritage asset. The park was designed to be experienced as an area within the countryside, and proposed intensive development in this location could erode the rural setting of Redgrave Park.</p> <p>The Heritage team does, therefore, have concerns regarding development of this site, but with only a red line site plan, it is difficult to assess the level of harm a scheme for 69 dwellings on this site may cause to the setting of the Conservation Area. Notwithstanding this, there is concern with respect to the location of the proposed access and its harm to the GII listed Tollgate House. If the decision maker is minded to approve this application, it is recommended that alternative locations for the access are investigated. A reserved matters application should address the scale, massing and intensity of proposed dwellings, and consider the possibility for softening development with a landscape buffer, and consideration for the setting of the open experience of Redgrave Park and historic settlement morphology of the village.</p> <p>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character and appearance of the Conservation Area, as set out in section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> |
| 6 | <p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p> | Revised access away from Tollgate House |

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| 7 | Recommended conditions | |
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Planning Applications – Suggested Informative Statements and Conditions Report

| | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| AW Reference: | 00023065 |
| Local Planning Authority: | Mid Suffolk District |
| Site: | Land To The South Of Diss Road, Botesdale |
| Proposal: | Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure |
| Planning Application: | DC/17/02760 |

Prepared by: Pre-Development Team

Date: 22 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 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 Botesdale 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 regime. 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: Iain Farquharson
Sent: 07 August 2017 12:11
To: BMSDC Planning Mailbox
Subject: M3: 196505. Planning Consultation Request - DC/17/02760

Dear Sir/Madam

We have reviewed the application and have no objection in principle to the location or type of development.

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability. We request that a condition is attached to the outline permission requiring the applicant to demonstrate the sustainability credentials of the development addressing policies CS3 SO8 and the NPPF paragraph 35.

Our suggested condition is:

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

Regards

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

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

From: Nathan Pittam
Sent: 12 July 2017 13:06
To: X Delete Aug 17 - Planning Emails
Subject: DC/17/02760. EH - Land Contamination.

EP Reference : 196507
DC/17/02760. EH - Land Contamination.
Land to the south of, Diss Road, Botesdale, DISS.
Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure.

Many thanks for your request for comments in relation to the above application. Having reviewed the application I note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed use. For a development of this scale we would require applications to be submitted with a BS10175 compliant Phase I desk study. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

Regards

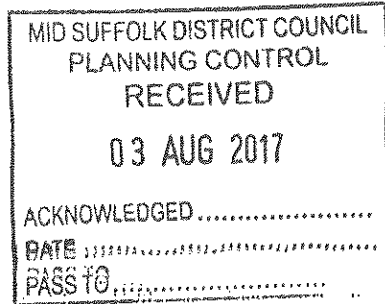
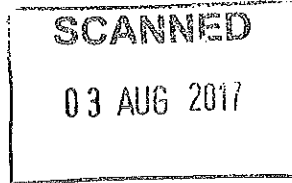
Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
Mobile:: 07769 566988
websites: www.babergh.gov.uk www.midsuffolk.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/F190974
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 27/07/2017

Dear Sirs

Land south of Diss Road, Botesdale IP22 1DA
Planning Application No: DC/17/02760/OUT + S106

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 Henry, 16 Upper King street, Norwich NR3 1HA
Enc: Sprinkler information

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

Date: 27 July 2017

Planning Ref: ~~DC/17/02760~~/OUT

DC/17/02760

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land south of Diss Road, Botesdale IP22 1DA
DESCRIPTION: 69 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Mrs A Kempen
Water Officer





15 September 2017

James Platt
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear James

Application: DC/17/02760

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

Proposal: Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure

Thank you for consulting Place Services on the above application.

No objection subject to conditions to secure ecological mitigation and enhancements.

There is sufficient ecological information available to understand the impacts of development on Priority Habitats eg hedgerows and Protected and Priority species, particularly Gt Crested newts. However as there is a risk that amphibians could be present on site and affected by the development, a biodiversity mitigation method statement should be provided for construction to avoid any offences. To make this development acceptable, this mitigation should therefore be a condition of any consent.

Recommendations

The mitigation measures identified in the Ecology Assessment report (Hopkins Ecology, May 2017) should be secured and implemented in full. This is necessary to conserve and enhance Protected Species, particularly Gt crested newts and bats, and Priority Species eg. reptiles, hedgehogs and breeding birds. I welcome the proposed biodiversity enhancements for house sparrows as reasonable and appropriate with the addition of along with hedgehog friendly fencing throughout the development.

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.

I. PRIOR TO COMMENCEMENT: COMPLIANCE WITH ECOLOGY ASSESSMENT REPORT RECOMMENDATIONS

“All ecological mitigation and reasonable enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment report (Hopkins Ecology, May 2017) as already submitted with the planning application and agreed in principle



with the local planning authority prior to determination with the addition of hedgehog friendly fencing throughout the development.”

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

II. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME

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

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

Please contact me with any queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

Place Services at Essex County Council

sue.hooton@essex.gov.uk

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

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

From:Consultations (NE)
Sent:16 Oct 2017 14:59:59 +0100
To:BMSDC Planning Area Team Yellow
Subject:DC/17/02760 Consultation response FAO James Platt
Attachments:ufm157.pdf, NE Feedback Form June 2015.pdf

Dear James

Application ref: DC/17/02760

Our ref: 228656

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 sincerely

Jacqui Salt

Natural England

Consultation Service

Hornbeam House

Crewe Business Park

Electra Way,

Crewe

Cheshire, CW1 6GJ

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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

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

Sent: 11 October 2017 16:18

To: Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Re-consultation Request - DC/17/02760

Please find attached planning re-consultation request letter relating to planning application - DC/17/02760 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

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From: Consultations (NE) [<mailto:consultations@naturalengland.org.uk>]

Sent: 21 July 2017 08:53

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: DC/17/02760 - Consultation Response

Dear Sir or Madam

Our ref: 221144

Application ref: DC/17/02760

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

Alice Watson
Consultations Team
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
[Tel:0300 060 3900](tel:03000603900)

consultations@naturalengland.org.uk

www.gov.uk/natural-england

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

From: Rachael Abraham

Sent: 11 October 2017 17:13

To: BMSDC Planning Area Team Yellow; James Platt

Subject: RE: Planning Re-consultation Request - DC/17/02760

Dear James,

Thank you for consulting us on these revised plans and documents.

Our advice remains the same as that sent on 13/7, which I have attached again for convenience.

Best wishes,

Rachael

Rachael Abraham B.A. (Hons), M.A.

Senior Archaeological Officer

Suffolk County Council Archaeological Service, Bury Resource Centre, Hollow Road, Bury St Edmunds,
IP32 7AY

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

Our Ref: 2017_02760
Date: 13th July 2017

For the Attention of James Platt

Dear Mr Isbell

Planning Application DC/17/02760– Land to the south of Diss Road, Botesdale, Botesdale: Archaeology

This site lies in an area of archaeological potential, overlooking a watercourse in a location which is topographically favourable for early occupation of all periods. It is located just outside of the historic settlement core of Botesdale (BOT 028), adjacent to the site of a previous archaeological investigation which identified Middle Saxon to early medieval pits and part of the 1204 AD town ditch (BOT 025). Prehistoric and medieval finds have been discovered to the north west of the proposed development area (HER no. BOT 015), with Roman and Saxon finds further west (BOT 004). These are indicative of wider activity in the vicinity, however, this site has never been the subject of systematic archaeological investigation and there is high potential for previously unidentified archaeological remains to be present. The proposed development would cause significant ground disturbance that has potential to damage or destroy any below ground heritage assets that exist.

Whilst we would strongly advise that archaeological evaluation is undertaken at this pre-determination stage (a geophysical survey in the first instance, followed by a trial trenched evaluation), as there is a risk that significant finds will be identified which require preservation in situ, and thus require revisions to the layout of the site which would have both financial and time costs, if the developer is happy to recognise and accept this risk, we would not advise refusal of planning permission if the required archaeological assessment is not undertaken prior to the determination of this application.

Should the Local Planning Authority be minded to grant planning permission without a requirement for up front archaeological investigation, we would advise that in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage assets before they are 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, **before approval of layout and drainage under reserved matters**, and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Dear James Platt,

Subject: Land To The South Of, Diss Road, Botesdale, Suffolk Ref DC/17/02760

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/02760.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Site location plan ref 5295 050 Rev C
2. Phase 1 Geo-Environmental Assessment
3. Flood Risk Assessment and appendices Ref BLI.2016.53 v1
 - a. Appendix A Existing Site Layout (Topographical Survey)
 - b. Appendix B Proposed Development Layout
 - c. Appendix C Anglian Water Asset Mapping
 - d. Appendix D Phase 1 Desk Study – Groundwater Extract
 - e. Appendix E BRE 365 Percolation Tests & Trial Pit Logs
 - f. Appendix F SFRA Groundwater Vulnerability Mapping
 - g. Appendix G Site Level & Flood Routing Strategy
 - h. Appendix H Surface Water Drainage Layout / Strategy Appendix I Surface Water Design Calculations
 - i. Appendix J Appendix A of Suffolk's Flood Risk Management Strategy

We propose the following condition in relation to surface water drainage for this application.

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

2. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

3. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

4. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

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

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

Sent: 11 October 2017 16:18

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

Subject: Planning Re-consultation Request - DC/17/02760

Please find attached planning re-consultation request letter relating to planning application - DC/17/02760 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Dear James Platt,

Subject: Land To The South Of, Diss Road, Botesdale, Suffolk Ref DC/17/02760

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/02760.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Site location plan ref 5295 050 Rev C
2. Phase 1 Geo-Environmental Assessment
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 - a. Appendix A Existing Site Layout (Topographical Survey)
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 - c. Appendix C Anglian Water Asset Mapping
 - d. Appendix D Phase 1 Desk Study – Groundwater Extract
 - e. Appendix E BRE 365 Percolation Tests & Trial Pit Logs
 - f. Appendix F SFRA Groundwater Vulnerability Mapping
 - g. Appendix G Site Level & Flood Routing Strategy
 - h. Appendix H Surface Water Drainage Layout / Strategy Appendix I Surface Water Design Calculations
 - i. Appendix J Appendix A of Suffolk's Flood Risk Management Strategy

We propose the following condition in relation to surface water drainage for this application.

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

2. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

3. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

4. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

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

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

Sent: 11 October 2017 16:18

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

Subject: Planning Re-consultation Request - DC/17/02760

Please find attached planning re-consultation request letter relating to planning application - DC/17/02760 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Our ref: M052762
Your ref: DC/17/02760

David Abbott
Operations - East
Woodlands
Manton Lane
Bedford MK41 7LW

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

Direct Line: 0300 470 4740

29 August 2017

Dear Mr J Platt,

CONSULTING HIGHWAYS ENGLAND ON PLANNING APPLICATIONS

As you know, Highways England is the highway authority for trunk roads and motorways (the strategic road network) in England and, as such, we are statutory consultees for planning applications as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or the "DMPO").

I would remind you again that the DMPO sets out, in schedule 4 paragraphs g, h and i, the criteria where we need to be consulted, specifically:

- Development other than minor development, likely to result in an adverse impact on the safety of, or queuing, on a trunk road
- Development likely to prejudice the improvement or construction of a trunk road
- Development which consists of or includes the construction, formation or laying out of access to or from a trunk road.

Planning authorities must apply judgement in interpreting these criteria but it is clear you will not need to consult us on all applications. Nevertheless, we receive numerous consultations relating to proposals that are either very remote from our network, are very minor in scale, or both.

In such cases we are still obliged under the terms of our company licence to issue a formal response within tight deadlines, as we are for all such consultations. This generates unnecessary work for us both.

We readily acknowledge there is likely to be a level of uncertainty in some cases. In such cases it is reasonable for your authority to err on the side of caution and consult us and we will be pleased to respond. In most cases, however, it should be quite clear whether or not a development proposal meets the criteria to warrant consultation.



We would be grateful if you would ensure due diligence is exercised by you and your colleagues when deciding when to consult us on applications. I would be happy to discuss a case before formal consultation if necessary.

Yours faithfully

David Abbott
Assistant Asset Manager, Area 6
Operations (East)
Email: david.abbott@highwaysengland.co.uk

Our ref: M052762
Your ref: DC/17/02760

David Abbott
Operations - East
Woodlands
Manton Lane
Bedford MK41 7LW

Mid Suffolk District Council,
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Yours faithfully

David Abbott
Assistant Asset Manager, Area 6
Operations (East)
Email: david.abbott@highwaysengland.co.uk

From:Infrastructure Team (Babergh Mid Suffolk)
Sent:11 Oct 2017 16:23:07 +0100
To:BMSDC Planning Area Team Yellow
Subject:RE: Planning Re-consultation Request - DC/17/02760

Dear James Platt,

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

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email.

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

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 11 October 2017 16:17
To: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: Planning Re-consultation Request - DC/17/02760

Please find attached planning re-consultation request letter relating to planning application - DC/17/02760 - Land To The South Of, Diss Road, Botesdale, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

From: Infrastructure Team (Babergh Mid Suffolk)
Sent: 14 July 2017 10:23
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Planning Consultation Request - DC/17/02760

Dear James Platt,

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

Your ref: DC/17/02760
Our ref: Botesdale – land to south of Diss Road
00024123
Date: 12 October 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear James,

Botesdale: land to south of Diss Road – developer contributions

I refer to the outline planning application (access to be considered) – erection of up to 69 dwellings, open space, and associated infrastructure. I previously submitted a consultation response by way of letter dated 19 July 2017, which still stands.

Reason(s) for re-consultation: please see revised Heritage Statement and new red line site location plan both received 09 October 2017.

I have no comments to make on the re-consultation but have copied to colleagues who deal with highways and flood planning matters.

Yours sincerely,

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

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

Your ref: DC/17/02760
Our ref: Botesdale – land to south of Diss Road
00024123
Date: 19 July 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear James,

Botesdale: land to south of Diss Road – developer contributions

I refer to the outline planning application (access to be considered) – erection of up to 69 dwellings, open space, and associated infrastructure.

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.

A planning obligation or planning conditions will cover site specific matters.

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 after 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 69 dwellings, namely:

- a. Primary school age range, 5-11: 15 pupils. Cost per place is £12,181 (2017/18 costs).
- b. Secondary school age range, 11-16: 11 pupils. Cost per place is £18,355 (2017/18 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are St Botolph's CEVCP School in Botesdale and Hartismere School in Eye.

Based on existing forecasts SCC will have no surplus places available at the catchment primary and secondary schools when considering the impact of cumulative growth in the locality. On this basis CIL funding of at least £182,715 (2017/18 costs) will be sought for primary school provision and CIL funding of at least £241,719 (2017/18 costs) will be sought for secondary school provision.

- 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 7 pre-school pupils.

This development falls within the ward of Rickinghall and Hessett, where there is a predicted deficit of 34 places in September 2017. Therefore, for the 7 children arising from this development will require a full CIL contribution for early years of £42,637.

From September 2017, working families may get an additional 15 hours' free childcare entitlement per week on top of the current 15 hours, giving a total of 30 hours a week for 38 weeks of the year.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
 - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via

Section 38 and Section 278. Suffolk County Council FAO Martin Egan will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

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. £14,904, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

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

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

cc Carol Barber, Suffolk County Council
Martin Egan, Suffolk County Council
Floods Planning, Suffolk County Council

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

Email address: kerryharding@nhs.net

Telephone Number – 0113 824 9111

Your Ref: DC/17/02760

Our Ref: NHSE/MIDS/17/02760/KH

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

31 July 2017

Dear Sirs,

**Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure.
Land To The South Of, Diss Road, Botesdale, Suffolk.**

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

Background

2. The proposal comprises a development of up to 69 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 GP practice within a 2km catchment of the proposed development. This practice does not have sufficient capacity for the additional growth resulting from this development and known cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Impact Assessment

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

5. The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services within a 2km radius of the proposed development.

| Premises | Weighted List Size ¹ | NIA (m ²) ² | Capacity ³ | Spare Capacity (NIA m ²) ⁴ |
|-------------------------|---------------------------------|------------------------------------|-----------------------|---------------------------------------------------|
| Botesdale Health Centre | 9,859 | 591.96 | 8,633 | -84.09 |
| Total | 9,859 | 591.96 | 8,633 | -84.09 |

Notes:

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

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

8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
9. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

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

Yours faithfully

Kerry Harding
Head of Estates



Consultation Response Pro forma

| | | | |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1 | Application Number | 17/02760 | |
| 2 | Date of Response | 31/10/2017 | |
| 3 | Responding Officer | Name: | Hannah Bridges |
| | | Job Title: | Waste Management Officer |
| | | Responding on behalf of... | Waste Services |
| 4 | Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | No objection subject to condition | |
| 5 | Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation. | There does not appear to be a bin store on the maps for the flats listed as A45-A50. The access to properties A51, A52, A53, A54 and A45-50 is tight at the road entrance as it is an angle which could be an issue for access and potentially if vehicles are parked on the corner. | |
| 6 | Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate | | |
| 7 | Recommended conditions | Please add the bin store on to the site maps and sure that there is a path from the bin store, wide enough for a 1100l bin to be taken to the road for collection the width of a 1100l bin is 1000mm wide. The corner on the left-hand side of the driveway beside plot A54 could be an issue as it is at an angle and could be a potential issue for a dustcart, a straight drive rather than the plan with an angle would resolve this issue. Ensure that the road and | |

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.

| | | |
|--|--|--------------------------------------------------------------------------|
| | | shared drive surfaces are suitable for a 32 tonne dustcart to manoeuvre. |
|--|--|--------------------------------------------------------------------------|

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: David Pizzey
Sent: 14 July 2017 11:29
To: James Platt <James.Platt@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: 17/02760 Land To The South Of, Diss Road, Botesdale.

James

I have no objection in principle to this application as there appears to be little conflict between the development, based upon the Indicative Masterplan, and any significant trees/hedges on or adjacent to the site. Any trees and sections of hedgerow that do require removal are unlikely to be of sufficient importance to warrant being a constraint.

If you are minded to recommend approval of the scheme we will require additional information including a Tree & Hedgerow Protection Plan in order to help ensure protection measures for those being retained. Ideally this should be submitted as part of the application but can be dealt with under condition.

Regards

David

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



SUFFOLK CONSTABULARY

Secured by Design



Jackie Norton
Design Out Crime Officer
Community Safety Unit/
/Bury St Edmunds Police Station
Norfolk Constabulary/Suffolk Constabulary
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP
Tele: 01284 774141 Fax: 01284 774130
Mobile: 07803737748
www.norfolk.police.uk www.suffolk.police.uk

PLANNING APPLICATION: DC/17/02760

Proposal: Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure.

Location: Land To The South Of, Diss Road, Botesdale, Suffolk

Planning Officer: James Platt

Dear Mr Platt

Thank you for allowing me to comment on the above Outline Planning Application.

I have viewed the outline plan and the Design and Access Statement from the application which refers to the development being built in line with CABE guidance which is pleasing to see. I also note that safety within the development is highlighted within the **Planning Statement June 2017** from Bidwells, pg 14 Policy DM7 Design Objectives and Requirements refers to **“Safe, connected and efficient streets/access and inclusion”** and

Page 24 **Landscape and Visual Impact** refers to **9:10** “ In terms of overall design, the proposals should meet the following qualities: • Distinctive; • **Safe and pleasant**; • Easy to move around; • Welcoming; • Adaptable; • Resource efficient.”

It is also good to note that safety within the site is a point of interest.

Due to the lack of detailed plans at this stage it is difficult to comment fully, however, I recommend the following to be applied within the Reserved Matters application.

1. GENERAL RECOMMENDATIONS BEFORE APPLYING FOR RESERVED MATTERS ARE:

- **Layout:** Layout should conform to Secured by Design New Homes 2016 Section 1 Point 8 Layout of roads and footpaths. The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars.
We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context.
- **Dwellings:** All dwellings to meet at least Silver Standard or part 2 Secured By Design Physical Security.
- **Garages:** These should not be pushed back and away from the dwelling and kept in line with the front of the property so that natural surveillance can be kept to its optimum.
- **Parking:** Should conform to Secured By Design New Homes 2016 Section 1 Point 16 Car Parking. I note that some of the parking spaces are away from the properties.

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- **Flats Access Control:** If the flats are to be communal then access control of the entrances needs to be restricted to residents only as I have concerns about access to the flats from non-residents. The Flats will comply with SBD Homes 2016 Section 2a points 22-31 according to appropriate areas. I would like confirmation that internal door sets will not have mail delivery facility; this will be offered externally from the front of the flats. Each flat will be fitted with smart meters to eliminate the need for meter readers needing access to the flats. No Trades Button facility on any door access control systems, this will prevent un-authorised visitors and reduce the potential for distraction burglary or ASB within the building.
- **Fencing:** See SBD New Homes 2016 Section 1 Point 10 Dwelling Boundary for guidance. My recommendation is all dwelling fencing should comply with 1.5m close board and 300 trellis topping between boundaries and rear fencing and to include a privacy panel of 1.8 close board. Gates should be spring closing hinged 1.8 m high close board and fitted with mortise locks and location in line with the front of the property or in view of active living rooms of neighbouring properties in order to provide optimum natural surveillance.
- **Sheds:** should comply with SBD New Homes 2016 Section 3 Point 53.2 **and be fitted with mortise locks and appropriate ground anchors and no windows.**
- **Lighting:** All street lighting should conform to Section 1 Point 18 of SBD New Homes 2016.
- **Landscaping:** A maintenance and management plan should be implemented for communal areas. Ensuring that Trees should allow, when mature, crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle
- **Bin Storage/cycle storage:** Ensure that areas do not provide a climbing aid to gain access to rear gardens. See SBD Homes 2016 Section 1 Point 15: Boundary walls, bins and fuel stores, street furniture, low flat roofs or balconies should be designed so as to remove climbing aids to gain access into the property. Cycle storage should conform to SBD Homes 2016 Section 3 point 53. Bin collection points should also consider this section as often bins are left out for considerable time and can be easily taken.
- **Green Spaces:** A maintenance and management plan should be provided along with some form of access control preventing vehicles/motorbikes to these areas. This particularly applies to the entrance road in as it could lend itself to parking of residents/visitors vehicles or vehicles for sale.
- **Perimeter boundary:** Confirmation of specifications around perimeter boundary.
- **Communal Areas/Public Open Space:** (Childrens Play Space & Informal Recreation Space) I note that there is provision to provide a "Public Open Space area". If a LAP area is also being considered the following recommendations should be applied. I recommend metal knee-rail hoop fencing for the perimeter of each communal recreation area. Section 1 Point 9, SBD 2016, provides further details around Communal areas in order to reduce the potential for ASB and Criminal Damage issues.
 - a) Play equipment should meet **BS EN 1176** standards and be disabled friendly. I would recommend that any such area has suitable floor matting tested to **BS EN1177** standards.
 - b) Gymnasium/fitness equipment needs to be properly spaced and falling space areas should be in line with **BS EN1176**. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.
 - c) **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.
 - d) **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.
 - e) **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.
 - f) **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.
 - g) **All litter bins should be of a fire retardant material.**
 - h) The Fields Trust Planning and Design for Outdoor Sport and Play introduced 2008 and The Association of Play Industries Adult Outdoor fitness Equipment Standards also offer further guidance.

2.0 I strongly advise that the applicant applies for ADQ and Secured by Design accreditation for Homes and I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. **Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ.** For following standards (see link)

[http://www.securedbydesign.com/wp-content/uploads/2017/06/Secured by Design Homes 2016 V2.pdf](http://www.securedbydesign.com/wp-content/uploads/2017/06/Secured%20by%20Design%20Homes%202016%20V2.pdf)

Secured By Design aims to achieve a good overall standard of security for buildings and the immediate environment. ***It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.*** These features include: secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety. **Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, the fear of crime and disorder.**

3.0 I would like to draw your attention to National legislation that directly relates to this application:

- ✓ **Section 17** and the **National Planning Policy Framework** outlines the responsibilities placed on local authorities to prevent crime and dis-order through planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.
- ✓ **One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:**

“A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; **of reduce the level crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.”**

3.1 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security)

Landscaping will play an ever increasing role in making the built environment a better place in which to live. Planted areas have, in the past, been created with little thought to how they affect opportunities for crime. Whilst creating no particular problem in the short term, certain types and species of shrubs when mature have formed barriers where natural surveillance is compromised. This not only creates areas where intruders or assailants can lurk, but also allows attacks on vehicles to take place with little or no chance of being seen. Overgrown planting heightens the fear of crime, which often exceeds the actual risk. Planting next to footpaths should be kept low with taller varieties next to walls.

Where footpaths are separate from the highway they should be kept short, direct and well lit. Long dark alleyways should not be created, particularly to the rear of terraced properties. Where such footpaths are unavoidable they should not provide a through route. Changes in the use of materials can also have an influence in deterring the opportunist thief by indicating a semi-public area where residents can exercise some form of control.

Careful design and layout of new development can help to make crime more difficult to commit and increases the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Local Planning Authorities may therefore wish to consult their Local Police Architectural Liaison Officer (now referred to as Designing Out Crime Officer) on new estate proposals. Developers should be aware of the benefits obtained from the Secured by Design initiative which can be obtained from the DOCO.

3.3 Department for Transport – Manual for Streets (Crime Prevention)

The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians. Section 17 of the Crime and Disorder Act 1998, requires local authorities to exercise their function with due regard to the likely effect on crime and disorder. To ensure that crime prevention considerations are taken into account in the design of layouts, it is important to consult police architectural liaison officers (Now DOCO's) and crime prevention officers, as advised in *Safer Places*.

To ensure that crime prevention is properly taken into account, it is important that the way in which permeability is provided is given careful consideration. High permeability is conducive to walking and cycling, but can lead to problems of anti-social behaviour if it is only achieved by providing routes that are poorly overlooked, such as rear alleyways.

Safer Places highlights the following principles for reducing the likelihood of crime in residential areas (Wales: also refer to Technical Advice Note (TAN) 129):

- the desire for connectivity should not compromise the ability of householders to exert ownership over private or communal 'defensible space';
- access to the rear of dwellings from public spaces, including alleys, should be avoided – a block layout, with gardens in the middle, is a good way of ensuring this;
- cars, cyclists and pedestrians should be kept together if the route is over any significant length – there should be a presumption against routes serving only pedestrians and/or cyclists away from the road unless they are wide, open, short and overlooked;
- routes should lead directly to where people want to go;
- all routes should be necessary, serving a defined function;
- cars are less prone to damage or theft if parked in-curtilage (but see Chapter 8). If cars cannot be parked in-curtilage, they should
- ideally be parked on the street in view of the home.
- Where parking courts are used, they should be small and have natural surveillance;
- layouts should be designed with regard to existing levels of crime in an area; and layouts should provide natural surveillance by ensuring streets are overlooked and well used (Fig. 4.10).

To summarise, when preparing plans for the Reserved Matters I ask that the above points are applied. I would be happy to work with the agent and architects in order to assist with my recommendations. Partnership working at this stage is the most efficient way to ensure that every opportunity to reduce crime and the fear of crime has been taken.

Please do not hesitate to contact me if you require clarification with regards to any of these points or would like help with the SBD application.

Yours sincerely

A large, solid pink arrow-shaped redaction covers the signature area.

Jackie Norton
Design Out Crime Officer
Suffolk Constabulary

1/8/17

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.