

Consultee Comments for application 1307/17

Application Summary

Application Number: 1307/17

Address: Land South of Church Farm, Nicks Lane, Brome And Oakley IP23 8AN

Proposal: Erection of 8No agricultural buildings for the rearing of poultry

Case Officer: Sian Bunbury

Consultee Details

Name: [REDACTED] Clerk, Brome and Oakley Parish Council

Address: c/o Church Hill Low Street, Hoxne, Eye IP21 5AT

Email: [REDACTED]

On Behalf Of: Brome And Oakley Parish Clerk

Comments

Brome and Oakley Parish Council considered this application at the meeting on 8 May 2017 with several parishioners present at the meeting. These parishioners voiced their concerns on smell, transport, and visual impact.

The Parish Council considered the application and agreed to recommend refusal. This decision was based on the core of village possibly being affected by smell due to the south westerly prevailing wind (as detailed in the application report) and concerns that the development was not compliant with either policy H17, residential development away from pollution and csfr, sustainable development.

BABERGH/MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Development Control.

For the attention of: Sian Bunbury

FROM: Ray Bennett, Environmental Protection Team.

DATE: 12.5.17

YOUR REF: 1307/17

SUBJECT: Erection of agricultural buildings for the rearing of poultry.

ADDRESS: Land South of Church Farm, Nicks Lane, Brome and Oakley, EYE.

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

Although I have no objection in principle to the proposal; operations of this type and size can give rise to the detriment of residential amenity by way of dust, noise, waste, and odour.

Should the application be granted, given the number of birds to be housed on the site the applicant will need to be in receipt of an Environmental Permit from the Environment Agency. This permit relates to and conditions among other matters, environmental issues including noise, odour, dust, and waste generated by the site and is enforced by the Environment Agency. It is noted that the Environment Agency is one of the consultees and when their reply has been received I may wish to comment further.

As the Environment Agency permit does not appear to address light pollution directly the following condition is recommended.

1. Light.

Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Thank you

Subject:FW: 1307/17 Poultry building. Church Farm, Nicks Lane, Brome and Oakley

From: Ray Bennett

Sent: 25 September 2017 11:56

To: Sian Bunbury

Subject: RE: 1307/17 Poultry building. Church Farm, Nicks Lane, Brome and Oakley

Morning Sian

I have nothing more to add as the Environment Agency will have to look at the odour aspect of the proposal in their permit. As I said in my original reply, a proposal of this scale could give rise to the detriment of residential amenity by way of dust, noise, waste, and odour but the EA would write the actual permit and conditions as they will enforce them. Let me know if there is anything else.

Thanks

Ray

Ray Bennett

Environmental Protection Officer

Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724708

Email: ray.bennett@baberghmidsuffolk.gov.uk

From: Iain Farquharson
Sent: 26 April 2017 11:07
To: Planning Admin
Subject: M3 192863: Consultation on Planning Application 1307/17

Dear Sir Madam

We have reviewed the application and note that policy CS3 has not been addressed. This policy requires all non-residential development proposals over 1,000 square metres will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.

The proposal includes a number of belt driven fans via computer controlled mechanical ventilation, the quantity and energy requirement of these items is not specified and could be significant.


Details and commitments as to the energy demand of the site and how the 10% energy reduction requirement will be met must be submitted in order to be assessed. The method by which the 10% is achieved may include equipment that affects the layout or appearance of the proposals and are therefore fundamental to the application.

Until this information is received the recommendation is refusal.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

 01449 724878

 iain.farquharson@baberghmidsuffolk.gov.uk

To:Sian Bunbury
Cc:conservation
Subject:RE: Heritage response 1307 17 Church Farm, Brome

From: Paul Harrison
Sent: 24 May 2017 17:20
To: Sian Bunbury
Cc: Paul Harrison; Niall Mckay
Subject: Heritage response 1307 17 Church Farm, Brome

Sian

My apologies – I drafted this response last week and then lost track of it while working at home without my laptop. I cannot even tell if I have already sent this.

The site lies to the south of Brome Church (GII*) and to the north of Brome Park Farm (barn listed GII). To the immediate south of the Church is an area developed with agricultural buildings among trees, with a medieval moat which is a Scheduled Monument. Otherwise the setting of the Church is open and rural.

The proposal is for an extensive range of farm buildings, low-rise but of regimented layout and utilitarian appearance. This would further erode the rural character of the setting of the various heritage assets, but taking into account the existing development which represents a compromise to the rural character, the modest contribution of setting to the significance of the Church, and the degree of separation from Brome Park Farm, harm should be considered very low. Measures to reduce visual impact by means of planting and landscaping would reduce harm further.

Avoiding harm to heritage assets should be given great weight, and any harm should be weighed against public benefits of the scheme.

NB there is an error in the applicant's heritage statement caused by similar property names. The statement correctly identifies 'Park Farmhouse' as a listed building (GII*) standing near the site, but confuses it with Brome Park Farm to the south east of the site. Park Farmhouse stands to the north west of the Church. The barn at Brome Park Farm is listed GII, but the list entry states clearly that the farmhouse at Brome Park is not listed – and the National Heritage List supports this.

In the event that your recommendation is for approval I would request a condition to secure a scheme of landscaping.

Please treat this email as the Heritage consultation response.

Paul

Niall – please add this to the Uniform folder.

Paul Harrison

Heritage and Design Officer

Babergh and Mid Suffolk District Councils – Working Together

Tel: 01449 724529

paul.harrison@baberghmidsuffolk.gov.uk

www.midsuffolk.gov.uk

www.babergh.gov.uk

Important Update Regarding Planning Service:

From 5pm 11th May the start of the new planning software installation will begin. We must migrate our existing data across to the new system and we will need to 'freeze' our existing software. This work will interrupt normal business activity, such as consultations and publicity and some services will be suspended. Please see website and our planning pages for more details. We have undertaken considerable preparation and this will only take three weeks along with testing for the new system to be set up for launch on the 1st June. Extensions to consultation periods are being made to cover any difficulties and we have made other arrangements.



11 August 2017

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

By email only

Dear Sian

Application: 1307/17

Location: Land South of Church Farm Farm, Nicks Lane, Brome And Oakley IP23 8AN

Proposal: Erection of agricultural buildings for the rearing of poultry

Thank you for re-consulting Place Services on the above application.

No objection subject to condition to secure ecological mitigation and biodiversity enhancement measures

There is now sufficient ecological information available to understand the likely impacts of development on Protected Species ie Gt crested newts and bats, and Priority species eg lapwing & brown hare.

The revised and updated Preliminary Ecological Assessment (Eco-Check, July 2017) indicates that the Gt crested newt eDNA test was negative and confirms that no trees are being removed. This addresses the deficit of information on Protected species. The applicant has now offered habitat management for skylark, lapwing and brown hare and I consider this is adequate to mitigate the likely impacts of development on Priority species for this application.

Recommendations

The mitigation and enhancement measures identified in the ecological report (Eco-Check, July 2017) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly bats, hares and farmland birds.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below 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: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

"No development shall take place (including ground works & vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and



approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”

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

07809 314447

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.



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

15/05/2017

For the attention of: Sian Bunbury

Ref: 1307/17 Land South of Church Farm, Nicks Lane, Brome and Oakley IP23 8AN

Thank you for consulting us on the application for the erection of agricultural buildings for the rearing of poultry.

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

The main development constraint is to ensure the development is adequately screened from nearby footpath and landscape receptors in a manner that respects and reflects the existing landscape character.

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

- 1) A landscape strategy needs to be produced to accompany this application which reflects findings from the Landscape Visual Impact Assessment. The application fails to show an adequate planting mitigation proposal such as a landscape strategy plan showing location, extent and indicative plant species appropriate to the existing landscape character. It should also include proposals to strengthened existing hedgerows with new planting. The site layout (AWEST-010) fails to adequately demonstrate this,
- 2) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted, if the application is approved. 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,
- 3) If the application is approved a detailed boundary treatment plan and specification will need to be submitted as part of a planning condition,
- 4) If the application is approved, the specification of the proposed materials, colours and finishes of the building should be subject to a planning condition, to ensure that the visual impact of the development is kept to a minimum, especially on the long views from footpaths. The colour green is not always the best choice to achieve this and a review of alternative colours and finishes should be explored as part of this condition.

The proposal

The application plans set out the proposals to construct 8no. new poultry buildings housing up to 350,000 birds. The buildings measure approximately 22.86 metres x 91.4 metres. The new buildings will provide a total floor area of approximately 16,722.6 m².

The site is within open arable farmland, but screened to the north by the vegetation and hedgerow on the southern side of the embanked reservoir. The landscape immediately west is dominated by the Eye Airfield Industrial Estate and the Mid Suffolk Business Park, both of which are on the western side of the B1077. There are several developments along Nick's Lane, including the redundant mink farm buildings and dwellings. The closest dwelling to the proposed development is at Little Garth, on the southern side of Nick's Lane.

Review on the submitted information

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

The Landscape Visual Appraisal identifies 8 key viewpoints around the site and the visual effect of the proposals from those receptors. The report briefly mentions additional landscape mitigation proposals. But fails to provide appropriate details to include mitigation measures which are to inform and influence the layout of the site.

Likely impact on the surrounding landscape

The site is not located nearby residential development and is naturally screened by existing vegetation to the north and southern boundaries and existing infrastructure by the west.

There are occasional distant views of the site between trees from close to Brome Hall (Appendix D Photo 6). Further south along the footpath there are also occasional distant views through gaps in the hedgerow (Appendix D Photo 7).

The Suffolk Landscape Character Assessment defines the site and the surrounding area as part of the Rolling Valley Claylands. Included in the Suffolk Landscape Character Assessment are the Land Management Guidelines relevant to this application:

- Reinforce the historic pattern of sinuous field boundaries.
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.
- Maintain and increase the stock of hedgerow trees.
- Increase the area of woodland cover; siting should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.
- Maintain and restore the stock of moats and ponds in this landscape.

Proposed mitigation

The Suffolk Landscape Character Assessment looks at the development management for this type of developments - large-scale agricultural buildings on or near valley sides. The siting, form, orientation and colour of these buildings make a considerable contribution to mitigating their impact. However in a valley side situation, (especially if located on the skyline), they will have a considerable visual impact. It is preferable to seek a location outside the valley where the visual impact of this type of development can be mitigated much more effectively.

The application fails to show an adequate planting mitigation proposal such as a landscape strategy plan showing location, extent and indicative plant species appropriate to the existing landscape character.

An appropriately detailed landscape and boundary plan will be required to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable 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.





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

Our ref: AE/2017/121564/01-L01
Your ref: 1307/17
Date: 12 May 2017

Dear Ms Bunbury

**ERECTION OF 8NO AGRICULTURAL BUILDINGS FOR THE REARING OF
POULTRY. LAND SOUTH OF CHURCH FARM, NICKS LANE, BROME AND
OAKLEY, IP23 8AN**

Thank you for your consultation received on 24 April 2017. We have inspected the application, as submitted, and have no objection to the proposals.

The proposal for 350,000 intensively reared chickens will require an environmental permit in accordance with the Environmental Permitting Regulations 2016. In most cases we do not expect to raise major permitting concerns because the risks to the environment and people can be reduced using measures to prevent, minimise and control pollution. Further permitting advice for this site was provided for the scoping opinion referenced 3521/16, this can be found in our letter referenced AE/2016/120826/01-L01 and dated 16th September 2016.

We trust this advice is useful.

Yours sincerely

Miss Eleanor Stewart
Sustainable Places - Planning Advisor

Direct dial 020 8474 8097
Email planning.ipswich@environment-agency.gov.uk

cc Acorus Rural Property Services

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 05/05/2017

Our Ref: EA_TE_Z4_3NWP_006831

Your Ref: 1307/17 (JH)

RE: Formal Planning Application, IP23 8AN, Land South of Church Farm, Nicks Lane, Brome And Oakley

Thank you for your enquiry which was received on 02/05/2017.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Ltd, NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

National High Pressure Gas Pipelines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

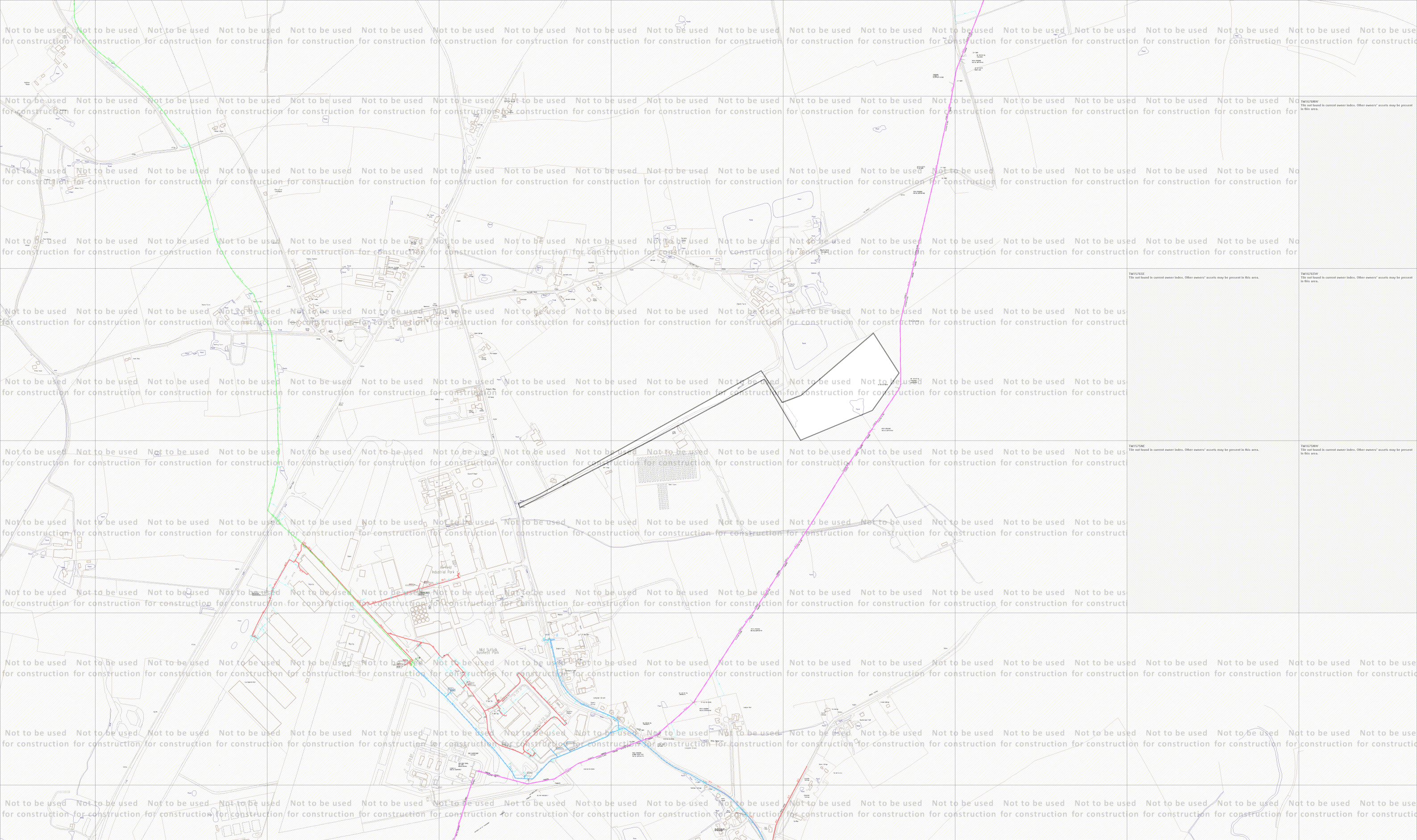
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):







<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: EA_TE_Z4_3NWP_006831 View extent: 4120m, 2440m **Do not proceed without further consultation** Map 1 of 2 (GAS)

<p>USER: Jodie.Hunter</p> <p>DATE: 05/05/2017</p> <p>DATA DATE: 04/05/2017</p> <p>REF: 1307/17 (JH)</p> <p>MAP REF: TM1476</p> <p>CENTRE: 614284, 276059</p>	<p>LP MAINS </p> <p>MP MAINS </p> <p>IP MAINS </p> <p>LHP MAINS </p> <p>NHP MAINS </p> <p>0m  200m</p> <p>Approximate scale 1:10000 on A3 Colour Landscape</p>	<p>This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<p>MAPS Plot Server Version 1.9.0</p> <p>Cadent</p> <p>Your Gas Network</p> <p>Requested by: Mid Suffolk District Council</p>
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<p>Some examples of Plant Items:</p> <p>Valve </p> <p>Depth of Cover </p> <p>Syphon </p>	<p>Diameter Change </p> <p>Material Change </p> <p>Out of Standard Service </p>	<p>This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</p>
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ID: EA_TE_Z4_3NWP_006831	View extent: 4120m, 2440m
USER: Jodie.Hunter	Underground cables Overhead lines
DATE: 05/05/2017	
DATA DATE: 09/03/2017	
REF: 1307/17 (JH)	
MAP REF: TM1476	
CENTRE: 614284, 276059	

Do not proceed without further consultation

This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regard to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 2 of 2 (ELECTRIC)

MAPS Plot Server Version 1.9.0

nationalgrid

Requested by: Mid Suffolk District Council

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ENQUIRY SUMMARY

Received Date

02/05/2017

Your Reference

1307/17 (JH)

Location

Centre Point: 614284, 276059

X Extent: 1110

Y Extent: 510

Postcode: IP23 8AN

Location Description: IP23 8AN, Land South of Church Farm, Nicks Lane, Brome And Oakley

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC)

Real World Extents: 4120m x 2440m (GAS), 4120m x 2440m (ELECTRIC)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: Mid Suffolk District Council

Contact Name: Sian Bunbury

Email Address: planningadmin@midsuffolk.gov.uk

Telephone: 07775 625962

Address: 131 High Street, Needham Market, Suffolk, IP6 8DL

Description of Works

p/a Erection of 8No agricultural buildings for the rearing of poultry (DB)

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

Sian Bunbury
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Wayne Smith
Asset Protection Assistant
Business & Operation Support
Gas Transmission Asset Management
National Grid
Warwick
Direct Tel: 01926 656102
Email: Wayne.Smith@nationalgrid.com

Planning Work?
Contact us on 0800 688 588*
Mon-Fri 8am-4pm
(*Calls may be recorded and monitored)
E-mail: Plantprotection@nationalgrid.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

Date : 6/1/2017
Our Reference: EA_TE_Z4_3NWP_006831
Your Reference: 1307/17 (JH)

Dear Mrs Bunbury,

Ref: IP23 8AN, Land South of Church Farm, Nicks Lane, Brome And Oakley

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline.

This letter is sent on the basis that the Developer will contact National Grid ahead of completing the works in order to get the pipeline marked up on site.

Yours sincerely
Wayne Smith

Asset Protection Assistant

EAGLES (Electricity And Gas Location Enquiry System)

Is now available to use simply click on the link to register www.beforeyoudig.nationalgrid.com, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

- To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>

- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.

- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

- A National Grid representative will be monitoring the works to comply with SSW22.

- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>

- National Grid will also need to ensure that our pipelines access is maintained during and after construction.

- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.

- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

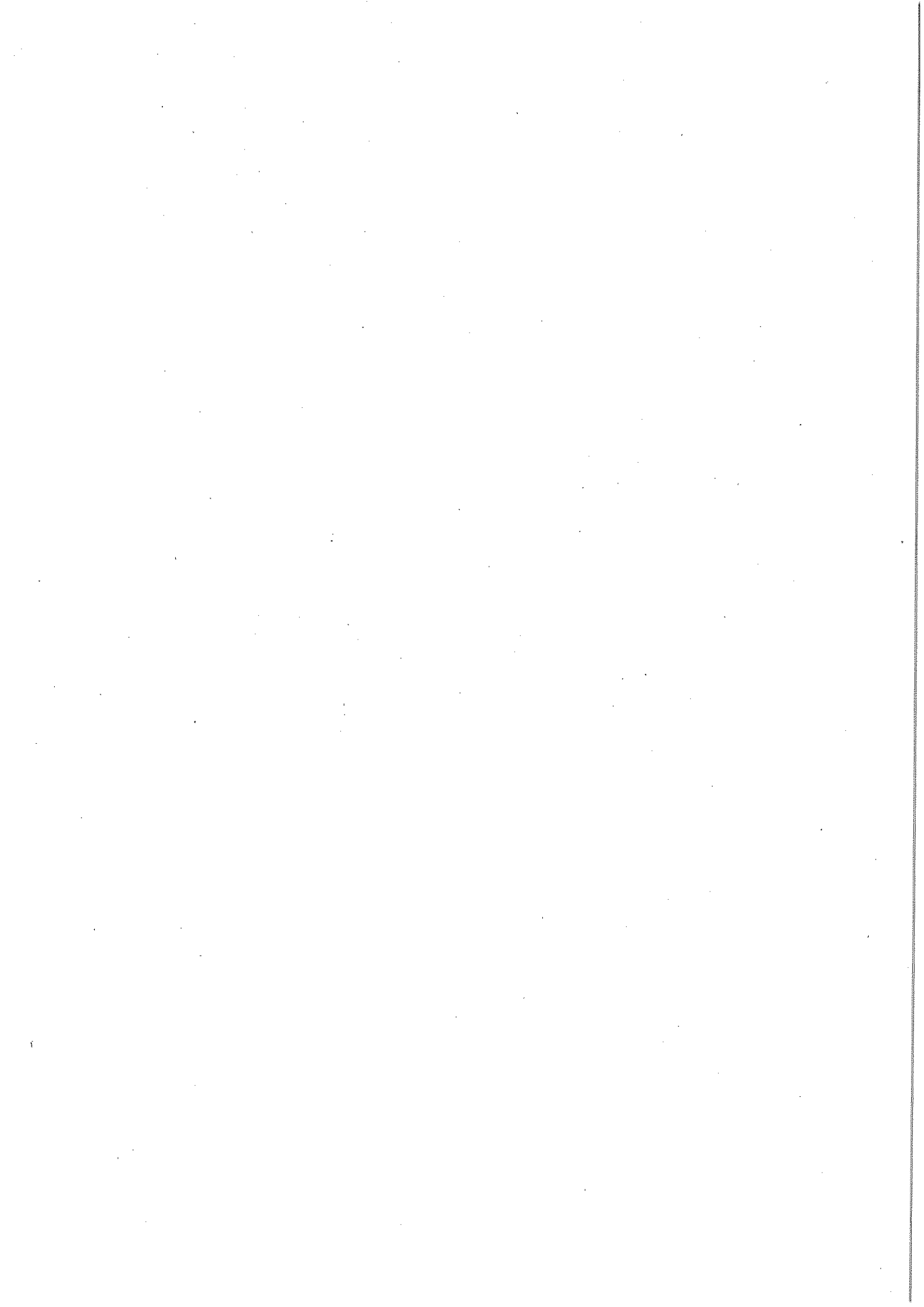
- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures



Date: 15 May 2017
Our ref: 214417
Your ref: 1307/17



Sian Bunbury
Mid Suffolk District Council

planningadmin@midsuffolk.gov.uk

BY EMAIL ONLY

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

T 0300 060 3900

Dear Ms Bunbury,

Planning consultation: Erection of agricultural buildings for the rearing of poultry

Location: Land South of Church Farm, Nicks Lane, Brome And Oakley,
IP23 8AN

Thank you for your consultation on the above dated 24 April 2017.

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

SUMMARY OF ADVICE

Based on the information provided in support of the application, Natural England's view is that the proposal is unlikely to have a significant effect on Waveney & Little Ouse Valley Fens Special Area of Conservation (SAC) or Redgrave & South Lopham Fens Ramsar site¹. We also consider that the proposal is unlikely to adversely affect Redgrave and Lopham Fens Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR), Gypsy Camp Meadows, Thrandeston SSSI or Major Farm, Braiseworth SSSI. We therefore have no objection to the proposal.

Natural England's advice on other natural environment issues is set out on pages 2 and 3 of this letter.

DETAILED ADVICE

1) Advice under the Conservation of Habitats & Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended)

Internationally and nationally designated sites

No objection

As acknowledged in the submission documents, this development proposal has the potential to affect Waveney & Little Ouse Valley Fens SAC and Redgrave & South Lopham Fens Ramsar site.

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

These are European sites (also commonly referred to as Natura 2000 or N2K sites) which are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The fen is also notified at a national level as Redgrave and Lopham Fens SSSI and is a National Nature Reserve (NNR). There are also other air quality-sensitive designated sites nearby including Gypsy Camp Meadows, Thrandeston SSSI and Major Farm, Braiseworth SSSI.

Based on the plans submitted, Natural England considers that the proposed development is unlikely to have significant effects on designated sites and therefore has no objections.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

- As highlighted in our previous advice to your authority at the EIA scoping stage (our ref: 194960, dated 16th September 2016), the interest features of the sites listed above are sensitive to impacts from aerial pollutants, such as those which will be emitted from the proposed development. However, Natural England has reviewed the ammonia modelling report submitted in support of the application (AS Modelling & Data Ltd, dated 6th March 2017) and agrees with the conclusions that the poultry unit would not have likely significant effects on designated sites.

2) Other advice

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

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

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Impact Risk Zones for Sites of Special Scientific Interest

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

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

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

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

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

Yours sincerely

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0208 02 64857

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_1307
Date: 28th April 2017

For the Attention of Sian Bunbury

Dear Mr Isbell

Planning Application 1307/17 – Land south of Church Farm, Nicks Lane, Brome and Oakley: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record. The medieval church of St Mary (BRM 007) is located to the north of the proposed development area, as well as two medieval moated sites (BRM 001 which is a Scheduled ancient monument and BRM 002 which now has been levelled). An area of wider medieval settlement is recorded immediately north-west of the development site (BRM 008) and a number of scatters of prehistoric finds have also been recorded in the vicinity (BRM 010 and Misc). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, however, the proposed development area has never previously been subject to systematic archaeological investigation. Groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

From: RM Floods Planning
Sent: 26 April 2017 09:29
To: Planning Admin
Cc: Sian Bunbury
Subject: 2017-04-25 Land South of Church Farm Farm, Nicks Lane, Brome And Oakley IP23 8AN Ref 1307/17

Dear Sian Bunbury,

Subject: Land South of Church Farm Farm, Nicks Lane, Brome And Oakley IP23 8AN Ref 1307/17

Suffolk County Council, Flood and Water Management have reviewed application ref **1307/17** .

We have reviewed the following submitted documents and we recommend a holding objection at this time:

- Flood Risk Assessment
- Site Plan

The reason why we are recommending a **holding objection** is because the applicant has not demonstrated that they have considered all of the existing flood risk in the submitted Flood risk assessment and have not provide a detailed surface water drainage strategy for this full application.

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

1. Resubmit the flood risk assessment evaluating all types of flood risk.
2. Supply a detailed design drawings and other supporting documents for the surface water drainage system proposed.

Documents required to be submitted with each type of application is as the following table*

Those highlighted have not been received and should be submitted in support of the application.

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

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

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 24 April 2017 16:40
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Consultation on Planning Application 1307/17

Correspondence from MSDC Planning Services.

Location: Land South of Church Farm Farm, Nicks Lane, Brome And Oakley IP23 8AN

Proposal: Erection of agricultural buildings for the rearing of poultry

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

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are H10, GP1, H7, Cor2, H17, NPPF, RT12, CL8, Cor5, CSFR-FC1, CSFR-FC1.1, CL13, CL15, CL14, E9, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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 Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

Your Ref: MS/1307/17
Our Ref: 570\CON\1522\17
Date: 3rd July 2017
Highways Enquiries to: sam.harvey@suffolk.gov.uk



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

Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1307/17

PROPOSAL: **Erection of agricultural buildings for the rearing of poultry**
LOCATION: **Land South of Church Farm, Nicks Lane, Brome And Oakley, IP23 8AN**
ROAD CLASS:

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

1 AL 2

Condition: No part of the development shall be commenced until the proposed access has been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the development taking place.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

2 D 2

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

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

3 HGV1

Condition: All HGV traffic movements to and from the site over the duration of the construction period for the duration of the proposal shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

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

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

4 NOTE 01

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

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

The County Council's West Area Manager must be contacted on Tel: 01284 758868. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

5 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 210177-01 with an X dimension of 2.4m and a Y dimension of 120m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

Public Rights Of Way

Should permission be granted we would request that the following points are conditioned:

- Before any works on the Public Footpath commence the applicant is required to contact the Area Officer to seek permission for the works.
- A Temporary Closure of the Public Footpath(s) will be required during the works and the applicant will need to contact the Area Officer to apply for a closure.
- The Area Officer will inspect the Public Footpath prior to the commencement of works and again when all work is complete. Any damage caused will be the responsibility of the applicant and they will be expected to carry out any repairs. Failure to do so will result in Suffolk County Council taking Enforcement action.
- SCC has concerns regarding public safety particularly during peak times when there will be regular vehicle movements. SCC would like the applicant to install advisory 10mph speed signs to ensure that drivers are not approaching pedestrians at high speed.

(See PRow email response dated 18th May 2017 for further information).

Yours sincerely

Samantha Harvey
Senior Highway Development Engineer
Strategic Development – Resource Management

From: RM PROW Planning
Sent: 18 May 2017 14:04
To: X Delete Aug 17 - Planning Admin
Cc: Francesca Clarke; louise.gregory@acorus.co.uk; Christopher Fish
Subject: RE: Consultation on Planning Application 1307/17 Land south of Church Farm, Nicks Lane, Brome and Oakley

Our Ref: E165/007/ROW276/17

For The Attention of: Sian Bunbury

Public Rights of Way Response

Thank you for your consultation concerning the above application.

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

Public Footpath 7 is recorded along Nicks Lane, access to the proposed development area; Public Footpath 9 is adjacent. The attached plan refers.

Should permission be granted we would request that the following points are conditioned:

- Before any works on the Public Footpath commence the applicant is required to contact the Area Officer to seek permission for the works.
- A Temporary Closure of the Public Footpath(s) will be required during the works and the applicant will need to contact the Area Officer to apply for a closure.
- The Area Officer will inspect the Public Footpath prior to the commencement of works and again when all work is complete. Any damage caused will be the responsibility of the applicant and they will be expected to carry out any repairs. Failure to do so will result in Suffolk County Council taking Enforcement action.
- SCC has concerns regarding public safety particularly during peak times when there will be regular vehicle movements. SCC would like the applicant to install advisory 10mph speed signs to ensure that drivers are not approaching pedestrians at high speed.

The Area Officer, Francesca Clarke is happy to discuss these requirements and can be contacted on Francesca.clarke@suffolk.gov.uk

Informative Notes

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

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

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

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.
3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified.

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

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.
5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.
 - **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
 - **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
 - **Restricted byway** – has similar status to a bridleway, but can also be used by a 'non-motorised vehicle', for example a **horse and carriage**.

- **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.
6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
 7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

More information about Public Rights of Way can be found at www.suffolkpublicrightsofway.org.uk

Regards

Jackie Gillis

Green Access Officer

Access Development Team

Rights of Way and Access

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX