

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 29 Dec 2023 01:53:12
To:
Cc:
Subject: FW: DC/23/05651 - Land To The North And West Of School Road, Elmswell
Attachments:

From: Jen Overett (Cllr)
Sent: Friday, December 29, 2023 1:52 PM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/23/05651 - Land To The North And West Of School Road, Elmswell

Thank you for your email. I am unable to support Outline Planning Application DC/23/05651, Land to the North and West off School Road, Elmswell and my comments are as follows:

- There is an up-to-date Neighbourhood Plan in place for the village of Elmswell, and this development is outside of the settlement boundary.
- The site is in a far corner of the village; it lacks access to local facilities and sustainable transport (at its closest edge to the village the site is at least half a mile to the co-op, public house and railway station) and there will be a lack of integration with the local community from its positioning.
- There is no established need for a care home in Elmswell, and I am unaware of any call by Mid Suffolk for care home sites. Additionally, I understand there is a plan for a care home in the nearby village of Thurston currently moving forward.
- Given the lack of established need, any freeing up of houses in Elmswell by local people moving into a local care home is likely to be minimal.
- This is a very large proposed development, and furthermore it appears not all of it would be single storey; it will inevitably impose on a visually important space, and undermine a pleasing rural aspect much valued by residents and visitors.
- There is no indication that the land between the care home and the church will be a protected open space but rather, the positioning, curve and size of the access road off School Road would indicate that further housing estate applications are likely in future.
- School Road is already insufficiently wide in the section of the road near the proposed access road, and pedestrian visibility is very poor at the School Road/Church Road junction – these issues would be exacerbated by increased traffic accessing the care home.
- There is no Health Centre/Doctor's surgery in the village, and there is a shortage of GPs and ancillary health staff across the district – these factors will potentially create issues for future care home residents and the people of Elmswell in general.

Jen Overett (she/her)
Mid Suffolk District Councillor (Green)

- Ward Member for Elmswell and Woolpit
- Jointly with Councillor Sarah Mansel

07928 512591

www.midsuffolk.gov.uk
General enquiries: 0300 123 4000

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 02 Jan 2024 09:57:56
To:
Cc:
Subject: FW: DC/23/05651 - Land To The North And West Of School Road, Elmswell
Attachments:

From: Planning Department <planning@wlma.org.uk>
Sent: Tuesday, January 2, 2024 9:48 AM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/23/05651 - Land To The North And West Of School Road, Elmswell



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Your Ref: DC/23/05651

Dear Sir/Madam

RE: Outline Planning Application (Access to be considered, all other matters reserved) at Land To The North And West Of School Road, Elmswell

The site is near to the Internal Drainage District (IDD) of the East Suffolk Water Management Board (WMB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Yours sincerely,

Yvonne



Yvonne Smith BSc (Hons.), MSc
Senior Sustainable Development Officer
Water Management Alliance
m: 07754 259745 | dd: 01553 819630 | yvonne.smith@wlma.org.uk

Registered office: Pierpoint House, 28 Horsley's Fields, King's Lynn, Norfolk, PE30 5DD
t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

What3Words: [caring.employ.visit](https://www.what3words.com/caring.employ.visit)

WMA members: [Broads Drainage Board](#), [East Suffolk Water Management Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#), [Waveney](#), [Lower Yare and Lothingland Drainage Board](#)

In Association with: [Pevensey and Cuckmere Water Level Management Board](#)

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Your feedback is valuable to us, as we continually review and work to improve our services. So, if you have any suggestions, recommendations, questions, compliments or complaints, please complete one of our online forms: [Feedback Form](#) | [Complaint Form](#)

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If you receive this email late at night, early in the morning, or at the weekend - it means I am working flexibly. Flexibility works for me, but please do not feel that you should have to pick this up outside of your own normal working hours.

With our commitment to ISO 14001, please consider the environment before printing this e-mail.

Defenders of the Lowland Environment

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 05 Jan 2024 11:17:33
To:
Cc:
Subject: FW: (WK/000330314) DC/23/05651. Air Quality.
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: Friday, January 5, 2024 10:56 AM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: (WK/000330314) DC/23/05651. Air Quality.

EP Reference : WK/000330314
DC/23/05651. Air Quality.
Land To The North And West Of, School Road, Elmswell, BURY ST EDMUNDS, Suffolk.
Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(I) Use).

I can confirm that the scale of development is not likely to be of a scale of that would compromise the existing good air quality at, and around the development site. When assessing the impacts of developments, we give regard to the existing air quality at the site as provided by DEFRA background concentrations and also the number of likely vehicle movements. DEFRA and the Institute of Air Quality Management provide benchmarks of the scale of development that *may* start to cause a deterioration of air quality that requires further assessment. IAQM indicate that concerns may start to occur on developments which generate an additional 500 vehicle movements a day – this development falls short of this threshold and as such further investigation is not warranted.

For details regarding how Babergh and Mid Suffolk District Councils approaches Air Quality including current reports and data, please view our website at <https://www.babergh.gov.uk/environment/air-quality/>. It should be noted that any documentation submitted in relation to a planning application should be sent directly to the Development Management Team and not the Environmental Protection Team as this may lead to delays in the planning process.

For the purposes of clarity these comments **only** relate to matters of Local Air Quality Management.

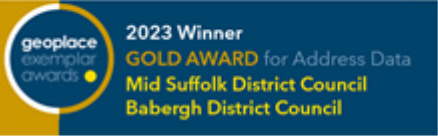
Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours



From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 05 Jan 2024 11:18:30
To:
Cc:
Subject: FW: (WK/000330311) DC/23/05651. Land Contamination.
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: Friday, January 5, 2024 11:14 AM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: (WK/000330311) DC/23/05651. Land Contamination.

EP Reference : WK/000330311
DC/23/05651. Land Contamination.
Land To The North And West Of, School Road, Elmswell, BURY ST EDMUNDS, Suffolk.
Outline Planning Appl. (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(I Use).

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

For details regarding how Babergh and Mid Suffolk District Councils approaches Land Contamination, including templates for planning submissions, please view our website at <https://www.babergh.gov.uk/environment/contaminated-land/>

For the purposes of clarity these comments **only** relate to matters of Land Contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
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I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
 - re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
 - treatment of material on site to meet compliance targets so it can be re-used; or
 - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Date: 05 January 2024
Our ref: 461309
Your ref: DC/23/05651



Mid Suffolk council
planningyellow@baberghmidsuffolk.gov.uk

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Outline Erection of Care Village comprising 66 bedroom care home , 40 No. Extra Care Bungalows, Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision

Location: Land To The North And West Of School Road Elmswell Suffolk

Thank you for your consultation on the above dated 08 December 2023 which was received by Natural England on 08 December 2023.

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 NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

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 regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully,

James Ward-Gwilliam
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found on [Gov.uk](#). Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Annex A – Additional advice

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. It is anticipated that major development (defined in the [NPPF glossary](#)) will be required by law to deliver a biodiversity gain of at least 10% from January 2024 and that this requirement will be extended to smaller scale development in April 2024. For nationally significant infrastructure projects (NSIPs) it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on the timetable for mandatory biodiversity net gain can be found [here](#). Further general information on biodiversity net gain can be found [here](#).

The Government's [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife. .

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance](#).

Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green infrastructure (GI) . GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The Green Infrastructure Standards can be used to inform the quality, quantity and type of green infrastructure to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Annex A – Additional advice

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

BABERGH AND MID SUFFOLK DISTRICT COUNCILS

MEMORANDUM

To: Daniel Cameron – Planning Officer

Cc: Neil McManus – Suffolk County Council

From: Robert Feakes – Housing Enabling Officer

Date: 12 January 2024

Subject: Outline Planning Application

Proposal: DC/23/05651

Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision

Location: Land To The North And West Of School Road Elmswell Suffolk

1. Key Points

Comment: The affordable housing provision needs to be confirmed.
Comment: Consideration needs to be given as to whether, should permission be granted, any design requirements set out in policy should be secured at outline stage.

2. Housing Need Information

2.1 The Ipswich Housing Market Area Strategic Housing Market Assessment ('SHMA' – 2017, partially updated in 2019) identifies a need for additional specialist accommodation in Mid Suffolk between 2014 and 2036.

2.2 The SHMA breaks the requirement down as follows:

Type of specialist accommodation	Additional Units required in Mid Suffolk, 2014 – 2036
Sheltered housing	755
Enhanced sheltered housing	73
Extracare housing	176
Registered care (nursing and residential care homes)	1,004

2.3 The SHMA does not break down a specific affordable housing requirement for older people in Mid Suffolk, but it does provide data for the Ipswich Housing Market Area showing that older person only households also require affordable housing¹.

2.4 At the time of writing, there are 247 households active on the Mid Suffolk Housing Register with a reference person aged 55 or older. Of these 247 households;

- 9 have indicated some form of connection to Elmswell.
- 3 require wheelchair-accessible dwellings
- 66 require level access showers
- 52 require ground floor accommodation

3. Affordable Housing Requirements

3.1 Policy SP02 of the Joint Local Plan sets out the Council's requirements for affordable housing. It sets out a requirement for greenfield sites of ten or more dwellings to provide to 35% affordable housing, with the mix to be informed by the relevant district needs assessment.

3.2 Following the wording of SP02, it is the dwellings on this site which should be considered for making provision for affordable housing. The terms "dwelling" or "dwelling house" in planning legislation refer to a unit of residential accommodation which provides the facilities needed for day-to-day private domestic existence.

3.3 Whilst this is an outline application, the details provided by the applicant would appear to imply that the 66-bedroom care home would not represent dwellings. Whereas the 36 Extra Care Bungalows and 4 almshouses would, in their form and function, be dwellings.

3.4 On this basis, a policy compliant requirement would be for 14 affordable homes. The applicant has indicated, in the Heads of Terms document submitted as part of the application, that a proportion of the bungalows would be affordable.

3.5 The C2 designation of this scheme means that the affordable housing considerations would be somewhat different to standard general needs accommodation.

3.6 On-site delivery of affordable housing should always be prioritised. In this instance it may be challenging, given the relationship between the bungalows and the care home in respect of care provision and communal facilities. It may not be possible to find a Registered Provider (Housing Association) willing to acquire affordable bungalows and commit to their residents being able to afford and access the relevant care provision. This matter requires further discussion

¹ An area covering the districts of Babergh and Mid Suffolk, the Borough of Ipswich and the former Suffolk Coastal District areas.

with the applicant. The Council's preference would be to secure rental units, but different affordable tenure options may be required. The final fallback option would be a financial contribution by way of a commuted sum, but this would not represent the same benefit that delivery of affordable homes on-site would.

3.7 With regard to the Housing Register and the SHMA, the following affordable housing is sought, subject to consideration of the matters above.

Tenure	Number of units	Size (Bedspaces and Occupants)	Minimum Gross Internal Area (m²)²
Affordable Rent (10 total)	10	1b2p	50
	4	2b4p	70

3.8 I note that four C3 almshouses have been proposed. I have not been able to find any further details in the application documents but these units would not be considered to count towards the affordable housing requirements associated with the scheme.

3.9 Any affordable homes should be secured by way of a planning obligation attached to any outline permission. Please note that:

- The development should be phased so as to ensure delivery of the affordable homes.
- At reserved matters, the affordable homes should be integrated into the scheme with a tenure-blind design.
- Subject to the tenure, the affordable homes should be capable of freehold transfer to a Registered Provider.
- The affordable homes should be delivered grant-free. The Council will not support any application for Homes England grant funding for the delivery of these affordables.
- The Council is to be granted nomination rights for all affordable homes in perpetuity.

4. Open Market Homes

4.1 It is not clear from the application documents how the site as a whole is to be occupied. It is assumed that the non-affordable bungalows will be sold to owner-occupiers.

4.2 Policy SP01 indicates that the open market mix should be informed by the district-wide needs assessment. The needs of older-person only households in the Ipswich Housing Market Area are set out in Table 6.1a of part 2 of the SHMA. This gives an indication of the potential requirement; please note that this does not give a direct requirement for dwellings with care.

² Larger areas, above these stated minimums, may be required to meet accessible design standards.

- 4.3 As an outline application, colleagues may consider it more appropriate to consider the mix of unit sizes at reserved matters. In which case, any permission granted should be structured so as to allow consideration of this matter under policy SP01.

5. Design Considerations

- 5.1 As an outline application, the design details provided at this stage are indicative only. Three matters appear relevant in respect of housing needs; planning colleagues should consider whether it is appropriate to secure the following provisions, by obligation or condition, at outline stage or leave it to a future reserved matters application.

- 5.2 As required by LP06, this development would have to meet part M4(2) of the Building Regulations as a minimum.

- 5.3 Under LP24, all units should be required to achieve the Nationally Described Space Standard.

- 5.4 LP24 also refers to dementia friendly design. Whilst the scheme does not, at this stage, purport to have any dementia specialism, the proposed age restrictions and care emphasis will mean that there can be expected to be a higher incidence of dementia than in the wider community. A reserved matters application should set out how the proposed design exemplifies dementia-friendly design principles.

Consultation Response Pro forma

1	Application Number	DC/23/05651	
2	Date of Response	15.1.24	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Principal Heritage Officer
		Responding on behalf of	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal would cause</p> <ul style="list-style-type: none"> • less than substantial harm to designated heritage assets because the built development would detract from the setting of several nearby designated assets. <p>2. I am unable to support the proposal.</p>	
5	Discussion	<p>The pre-application proposes the erection of a 66 bed care home and 40 assisted living dwellings, with associated landscaping, drainage and access. The heritage concern relates to the potential impact of the works on the significance of various heritage assets, including:</p> <ul style="list-style-type: none"> - The Church of St John, Elmswell, a Grade II* Listed parish church, described in the listing as “medieval. Restored 1862/64” with fabric dating to the late C13 and various later periods, particularly C14, with considerable rebuilding and alteration in C19, to the south. It was described by Historic England in their comments on DC/17/03853 as “the most significant historic building in the parish.” - The Almshouses, Grade II, “built as 6 almshouses...now terrace of 3 cottages...c.1614...” to the south. - Elmswell Hall, a Grade II Listed building, described as “farmhouse, formerly manor house. Circa 1550-80 with major remodelling of early C19, and mid C20...” to the north. - Church Cottage, Grade II, “house, mid C16...” to the south east. <p>The proposal was subject of formal pre-application advice from the Heritage and Development Management teams under reference DC/23/03703. Since the pre-application proposal is essentially repeated in the application apart from adjustment to the orientation of certain buildings, my comment below is largely repeated from the pre-application response.</p> <p>Site history:</p> <p>A previous Outline application, with all matters reserved except for Access, under DC/17/03853, proposed 250 dwellings on a site including the area proposed for development under this pre-application. This was subsequently withdrawn, and followed by a</p>	

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	<p>proposal for development of just one area, not part of this pre-application, for 86 dwellings – Outline approved under DC/18/02146.</p> <p>I consider that the heritage considerations are broadly similar as for DC/17/03853, and therefore my comments below are based off of the heritage comments provided under that application, as well as those by Historic England and Suffolk Preservation Society, in regard to heritage, as far as they remain applicable.</p> <p>Setting</p> <p>In line with the Heritage Note, the Church of St John occupies a prominent position within the landscape, on a raised escarpment within a relatively flat region. It is not entirely isolated from Elmswell village, but is still fairly separated from the village core, which is reflective of a number of villages in this part of Suffolk. Historically, this separation was more evident, with Elmswell Church, alongside the associated Almshouses, Rectory with Lodge, and Church Cottage, more distinct from Elmswell village, as seen in the first addition OS Map of 1883. This separation likely added to a sense of the church's social and religious importance, including through enhancing its presence as a striking landmark within the landscape.</p> <p>Late C20 and early C21 development has considerably filled this gap, particularly to the east, but the church still retains a considerably rural, undeveloped, agricultural setting, as it did historically, particularly to the north and west. As such, the historic setting of the church and the important contribution it makes to its significance is still readily appreciable from many places.</p> <p>The historic setting of the Almshouses is similarly retained and is also therefore considered to make a positive contribution to its significance, though possibly not to quite the same degree.</p> <p>Church Cottage has been absorbed into the modern development to a greater extent, but still retains a connection to historically open, agricultural land to the west. The Heritage Statement submitted under DC/17/03853 suggests that it may have been built "for the benefit of the incumbent of the parish" prior to the construction of the Victorian Rectory to the south of the church.</p> <p>Elmswell Hall is located further to the north, but was historically also located within undeveloped rural, agricultural surroundings, likely reflective both of its status as a manor house, and its later use as a farmhouse. It is also understood to have had a historic relationship with the Church of St John, as outlined in the Heritage Statement submitted under DC/17/03853. This historic connection is likely reinforced by any views afforded between Elmswell Hall and the church, and the relative lack of intervening</p>
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	<p>development. The site may historically have also formed part of the agricultural land managed by Elmswell Hall.</p> <p>The Bury St Edmunds to Ipswich railway line (constructed c.1846) runs between Elmswell Hall and the site/the Church of St John, and is raised on an embankment, creating somewhat of an intrusion into the rural, agricultural setting, particularly of Elmswell Hall, but, in line with the Heritage Note, I consider it does not remove land beyond it from making a contribution to its setting, or block all views of the land beyond it. Its access drive, Parnell Lane, begins the other side of the railway and provides (provided) an approach to Elmswell Hall between fields, even after the construction of the railway. This has been eroded slightly more by the development of land to the east of Parnell Lane following the approval under DC/18/02146 – the Heritage Team identified harm to the significance of Elmswell Hall from this development. However, the land to the west of Parnell Lane remains undeveloped farmland.</p> <p>Assessment:</p> <p>In line with the Heritage comments on DC/17/03853, I consider that development on the site would considerably negatively alter the setting and thus harm the significance of the Church, the Almshouses and Elmswell Hall.</p> <p>Firstly, there would be erosion of the historically open, agricultural character of the land within their settings. A considerable portion of land to the north of the Church and Almshouses would be developed upon with buildings, which would sever the relationship with this land and the open land beyond, and even the intervening land would no longer be agricultural in use, even if not built-up. It would also be cut through by the access road and other paths.</p> <p>Similarly, the development would be on land that, despite the presence of the railway line, I consider still contributes to the historic agricultural setting of Elmswell Hall – and it still flanks the access road to this building – similar to the harm identified from DC/18/02146.</p> <p>Secondly, harm would arise through the further coalescing of historic buildings – The Church, The Almshouses and Elmswell Hall – with the built-up core of Elmswell, in cumulation with previous developments that have gradually eroded this sense of separation, which forms part of their historic character.</p> <p>The setting of heritage assets is not dependent upon public access to and/or views to/from this setting, and the degree of public access and/or views may change over time, for the latter such as due to vegetation cover changes – see Historic England, <i>The Setting of Heritage Assets</i> - The Setting of Heritage Assets (historicengland.org.uk). Nonetheless, they can enhance and</p>
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	<p>allow for greater appreciation of the setting and thus significance of heritage assets.</p> <p>In this case, the historic setting of the listed buildings is/may be currently readily appreciable from a number of viewpoints, many of which are currently publicly accessible. These include (but may not be limited to) views identified in the Elmswell Neighbourhood Plan:</p> <ul style="list-style-type: none"> - Along School Road, described in The Elmswell Neighbourhood Plan View Appraisal (p.5) as “an outstandingly important view that demonstrates the prominence of the church looking out the valley” and it is then stated that “development in the foreground and in the distance could have a significance detrimental impact on this view”. - From Parnell Lane, and the footpath running across the north of the site. - From Church Lane. - From Church Road south west of the Church. - From the Church and from The Almshouses, and the grounds of. - From Elmswell Hall. - From the railway line. - Plus, from various fields, including the site itself. <p>The pre-application documents and site visit discussions suggest building heights would be restricted, in order to reduce the impact of the development on key views. However, even where the listed buildings themselves may remain visible from the current viewpoints - and it would not seem the case for all of them - their current setting is also appreciated in these viewpoints, and this would be seriously eroded. Viewing the assets over a large development would not be equivalent to viewing them over fields, as currently. Similarly, even where the land directly between the viewer and the asset may not be developed, the views are appreciated dynamically, in the round, and a new development in close proximity would be a noticeable intrusion into the setting as experienced from the viewpoints.</p> <p>For example, in relation to Key View 4, the view as illustrated is, in my view correctly, not demarcated as a straight line to the church, but as radiating out from the viewpoint, and is considered important not just for seeing the church, but for seeing the church in its unaltered historic setting. Key View 4 would also be negatively impacted by the presence of the proposed access road cutting through it, and the associated presence of vehicles using it, which would be directly between the viewer and the church.</p>
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	<p>A considerable proportion, possibly all, of the above viewpoints would be negatively impacted by the proposed development to some extent.</p> <p>It was suggested at pre-application stage that the development could open up new views of The Church and Almshouses, thus providing a heritage benefit, such as from the access road and new footpaths on the southern part of the development site. However, they would add relatively little to the significance of the Church and Almshouses, as it is the longer-range views across open fields that add more to understanding the historic setting of these buildings and thus make more of a contribution to their significance, rather than close up views. Really close up views are also already afforded from within the grounds of these assets anyway, which in the case of the Church, are currently publicly accessible.</p> <p>It is also suggested that planting would be used to reduce the prominence of the development within the setting of the heritage assets, but this in itself would not reduce the harm from the loss of open, agricultural land, and could further obscure views of the heritage assets.</p> <p>Summary:</p> <p>The Heritage Team identified a medium level of less than substantial harm to the Church of St John under DC/17/03853. That built development extended somewhat further south toward the Church, but not to an extent that I consider would now make a great change to the level of harm. That development also included land to the east of Parnell Lane, but when that was submitted separately, under DC/18/02146, no harm was identified to the Church by the Heritage Team (other than in regard to Highways works elsewhere). On that basis, I would also rate the harm to the Church of St John from the current pre-application as broadly a medium level of less than substantial.</p> <p>The harm to the other listed buildings was not specifically graded within the category less than substantial previously (there is no requirement to) but I would rate them as a low to medium level of less than substantial to The Almshouses and Elmswell Hall (the latter in cumulation with the development approved under DC/18/02146 and subsequent applications), and a very low level of less than substantial to Church Cottage, as there would be some further erosion of its historically undeveloped setting, but this has been not inconsiderably eroded already, and the proposed built-up area is somewhat separated from Church Cottage by the later dwellings north of this listed building.</p> <p>As the proposal site makes an important contribution to the setting and significance of The Church of St John, The Almshouses and Elmswell Hall, it is difficult to envisage how the harm might be meaningfully reduced within the parameters of the</p>
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		<p>proposal. Any development on the site is likely to result in a considerable level of harm to the significance of these heritage assets.</p> <p>In line with statutory duties and national and local policy, in preparing your recommendation you should have special regard to the desirability of preserving the listed buildings and their setting, giving their conservation great weight, and in the case of the Church, listed at grade II*, greater weight. These should be weighed against public benefits of the scheme.</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	Recommended conditions	

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Consultation Response Pro forma

1	Application Number Proposal Location	DC/23/05651 Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision Land To The North And West Of School Road Elmswell Suffolk	
2	Date of Response	18/01/2024	
3	Responding Officer	Name: Job Title: Responding on behalf of...	Matthew King Ecologist Ecology
4	Condition Text if relevant	N/A	
5	Summary and Recommendation	<p>I have reviewed the Updated Preliminary Ecological Appraisal (PEA) (Cotswold Wildlife Surveys, March 2023) supplied by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species and habitats, and identification of proportionate mitigation.</p> <p>I am satisfied that there is sufficient ecological information available for determination of this outline application.</p>	
.6	Discussion	<p>The mitigation measures identified in the PEA report should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species including bats, amphibians, and nesting birds.</p> <p>With regards to bats, there are two Oak trees with features suitable for bat roosting which will be retained, one growing next to the stream and the other lying next to School Road. None of the trees will be affected by the proposed scheme. The site is considered of low value to foraging bats.</p>	

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	<p>I note Pond 1 is 287m to the north-northeast of the site, and Pond 2 is c.100m southeast, located in a newly created woodland, and the development site is situated within a Great crested newt Green risk zone. In May/June 2011, slow worms and a small population of Great crested newt were discovered on the northeastern land and Pond 1, however, it is noted that this pond lies on the opposite side of the railway line and Parnell Lane. Pond 2 is barriered by Church Road. No recent pond surveys have been conducted for either pond for this report. Whilst I do not consider it likely that impacts from the construction phase of the development will affect the favourable status of GCN, I do support the recommend the implementation of a GCN Precautionary Method Statement.</p> <p>The report also states, “There were several signs of Water Voles along the boundary stream in 2016 and 2021, but not in 2022 and 2023, and the species is now considered to be absent”. It then goes on to state, “The proposed development will not impact on Water Voles if they are indeed still present, as the majority of the field will not be developed, just the northern end, with a wide buffer of open space against the stream. The position of the proposed outfall for surface water discharge has been carefully designed to ensure that no old Water Vole burrows are affected”.</p> <p>The implementation of a Wildlife Sensitive Lighting Design Scheme should be submitted which demonstrates measures to avoid lighting impacts to ecological features (including the proposed hedgerows), and foraging / commuting bats, which are likely to be present within the local area. Lighting schemes should follow guidance from the Bat Conservation Trust and ILP (GN08/23).</p> <p>Please note Policy LP16 of the newly adopted Babergh and Mid Suffolk Joint Local Plan, Part: ‘e states: Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity’. The BNG biodiversity calculation results for this report show a gain of 311.9%, with a 100% gain in hedgerow planting.</p>
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		I note reasonable biodiversity enhancements have been recommended in the report to secure net gains for biodiversity, as outlined under Paragraph 180[d] of the National Planning Policy Framework. I recommend a condition for a Construction Environmental Management Plan, Biodiversity Enhancement Layout, and a Landscape Environmental Management Scheme, which should contain full details of biodiversity enhancements.
7	Amendments, Clarification or Additional Information Required	N/A
8	Recommended conditions concurrent with Reserved Matters	<p>Recommendations of the Updated Preliminary Ecological Appraisal (Cotswold Wildlife Surveys, March 2023)</p> <p>Construction Environmental Management Plan (Biodiversity) to include a GCN Precautionary Method Statement</p> <p>Wildlife Sensitive Lighting scheme</p> <p>Biodiversity Enhancement Layout</p> <p>Landscape Environmental Management Scheme</p>

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Planning Application – Strategic Planning Policy Consultation Response

Planning Application Reference:	DC/23/05651
Site:	Land to the North and West of School Road Elmswell
Proposal:	Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision
Prepared by:	B&MSDC Strategic Planning Policy
Date:	24/01/2024

Dear Daniel

It is noted that this application is outside of the settlement boundary for Elmswell established through the made Elmswell Neighbourhood Plan (November 2023) and shown on the Council's Policies Map. As set out in Policy SP03 of the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023), proposals for development outside of settlement boundaries will normally only be permitted in certain circumstances. Policy ELM1 of the Elmswell Neighbourhood Plan requires development to be within the settlement boundary unless in accordance with national and district strategic level plans, and as such this proposal would not meet the circumstances set out in paragraph 2 of Policy SP03.

Paragraph 63 of the National Planning Policy Framework (NPPF) December 2023 has been updated to incorporate "older people (including those who require retirement housing, housing-with-care and care homes)". Policy LP06 includes older persons' housing and as such can be applied as intended for this type of proposal following the December 2023 update to the NPPF, specifically paragraph 63. Therefore, Policy LP06 (1a) identifies that proposals of this type will be supported where they are within settlement boundaries. This proposal would not be supported through this policy given it is located outside of the settlement boundary.

In conclusion, the Strategic Planning Policy team object to this proposal given the conflict with Policies SP03 and LP06 of the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023) and with the made Elmswell Neighbourhood Plan (November 2023).

Ryan Ellingham

Strategic Planning Policy

Babergh and Mid Suffolk District Councils

Your ref: DC/23/05651
Our ref: Elmswell – land to the north and west
of School Road 60354
Date: 11 December 2023
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Daniel Cameron,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Daniel,

Elmswell: land to the north and west of School Road – developer contributions

I refer to the proposal: outline planning application (access to be considered, all other matters reserved) – erection of Care Village comprising 66-bedroom care home (C2 Use), 40no. Extra Care Bungalows (C2 Use), management office (E(g)(l) Use), club house, community growing area, orchard, community bee hives, and open space provision.

Pre-application advice was provided by way of letter dated 22 August 2023.

Summary of infrastructure requirements split between CIL/s106:

CIL	Libraries improvements @ £216 per dwelling	£22,896
CIL	Household waste @ £141 per dwelling	£14,946
S106	Elmswell/Woolpit new footway/cycleway contribution @ £850 per dwelling	£90,100
S106	Monitoring fee per obligation trigger point	£476
S106	Highways	tbc

The SCC Growth, Highways and Infrastructure team advises that if the local planning authority (LPA) are minded recommending the approval of planning permission, this must be subject to securing the above planning obligations in a Deed. Alternatively, if the LPA were minded recommending refusal, the reasons for refusal must include the absence of securing the above planning obligations in a Deed as the lack of them would be contrary to relevant Development Plan policies.

The National Planning Policy Framework (NPPF) [September 2023] paragraph 57 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 council and district councils have a shared approach to calculating infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

The Babergh and Mid Suffolk Joint Local Plan Part 1 was adopted by Mid Suffolk District Council on 20 November 2023. The plan will provide a framework for shaping communities – and guiding future development – until the year 2037. Relevant policies include: SP08 – Strategic Infrastructure Provision; LP06 – Supported and Special Needs Housing; LP29 – Safe, Sustainable and Active Transport Policy; LP30 – Managing Infrastructure Provision Policy; LP31 – Health and Education Provision Policy; LP32 – Developer Contributions and Planning Obligations.

The Elmswell Neighbourhood Development Plan (NDP) is adopted following a local referendum and confirmed in an ‘out of meeting’ decision published on Friday 24 November 2023 by Mid Suffolk District Council. This NDP, which covers the plan period to 2037, now forms part of the development plan and will be used to help determine planning applications in the parish unless material considerations indicate otherwise.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21 January 2016 and charges CIL on planning permissions granted from 11 April 2016.

Mid Suffolk District Council (MSDC) operate a CIL scheme and infrastructure is funded as set out in MSDC’s infrastructure funding statement (IFS). Any s106 contributions required have been set out in MSDC’s IFS and will not therefore result in any possible duplication of moneys (historically referred to as ‘double dipping’, although the CIL Regulations 2019 removed this).

CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 (“the commencement date”). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of ‘relevant infrastructure’).

The details of the impact on local infrastructure serving the proposed development are set out below:

- 1. Transport issues.** Refer to the NPPF Section 9: ‘*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 Ben Chester will coordinate this.

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

A financial contribution of £850 per dwelling i.e., £90,100 (BCIS indexed) is requested to help fund the delivery of the new footway/cycleway between Elmswell and Woolpit to encourage modal shift in support of promoting sustainable transport. Schemes promoted in the Elmswell/Woolpit locality will be expected to proportionately contribute towards this project.

In addition, the county council welcomes the inclusion of a scheme to deliver a section of the new footway/cycleway behind St John the Divine, Elmswell. The Design and Access Statement on page 35 shows a new Cycle and Footpath – to be secured by a planning condition and delivered to adoption standards by the applicant.

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 (updated 2023).

2. Libraries. Refer to the NPPF Section 8: *'Promoting healthy and safe communities.'*

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., £22,896, 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.

3. 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.

A future CIL funding bid of at least £14,946 (£141 per dwelling) will be made to improve the HWRC provision at Bury St Edmunds serving the proposed development.

- 4. Supported Housing.** Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 60 to 65 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g., Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

Pre-application advice was previously provided (attached) – and is still relevant in respect of the application. Colleagues in Adult and Communities Services and Public Health and Communities might make further representations.

- 5. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority (LLFA). Paragraphs 159 – 169 refer to planning and flood risk and paragraph 167 states: *'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'*

And paragraph 169 says, '*Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.'*

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

- 6. Ecology, landscape & heritage.** These are matters for the Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals. Refer to the DLUHC guidance on the Natural environment [updated 21 July 2019].
- 7. 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 firefighting which will allow SCC to make final consultations at the planning stage.
- 8. Superfast broadband.** This should be considered as part of the requirements of the NPPF Section 10 '*Supporting high quality communications.*' 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.

9. 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.

10. Monitoring fee. The CIL Regulations allow for the charging of monitoring fees. In this respect the county council charges £476 for each trigger point in a planning obligation, payable upon completion of the Deed.

11. The above information is time-limited for 6 months only from the date of this letter.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure

cc Ben Chester/Julia Proctor, SCC (highways)
Jason Skilton, SCC (LLFA)
Ed Abbott, SCC (Adult and Community Services)
Jonathan Gear, SCC (Public Health and Communities)

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 12 Dec 2023 09:45:54
To:
Cc:
Subject: FW: DC/23/05651
Attachments:

From: Richard Divey <Richard.Divey@baberghmidsuffolk.gov.uk>
Sent: Monday, December 11, 2023 5:13 PM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>
Subject: DC/23/05651

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/23/05651 Proposal: Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision Location: Land To The North And West Of, School Road, Elmswell, Suffolk

[I have looked at this application and have the following comments;](#)

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Operating hours (to include hours for delivery)
- Details of the scheduled timing/phasing of the development for the overall construction period
- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)
- protection measures for footpaths surrounding the site
- Loading and unloading of plant and materials
- Wheel washing facilities
- Lighting
- Location and nature of compounds, portaloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials
- Waste storage and removal
- Temporary buildings and boundary treatments
- Dust management measures
- Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.
- Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;
- Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason: to minimise detriment to nearby residential amenity

The property shall be constructed so as to provide sound insulation against external noise to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB LAmx (measured with F time weighting) for bedrooms, and 35 dBA LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided.

Construction shall not commence until a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing. The development shall thereafter be implemented in accordance with the approved details before the use commences and retained as such thereafter.

The development shall not commence until full and details of all plant to be installed including precise acoustic specification, as well as a noise assessment, to include details of the current existing background level, to be based on methodology as given in British Standard BS4142:2014 have been submitted to an approved by the LPA, in order to allow the likelihood of loss of amenity to be determined.

Reason: to minimise detriment to nearby residential amenity

The applicant shall provide full details of all Air Source and MVHR plant associated with the proposed commercial development. A full acoustic assessment relating to the plant noise from the site shall be undertaken. This assessment shall be carried out by a competent person. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

Prior to the commencement of development, a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall demonstrate that all lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) fully complies with the figures for the relevant environmental zone and advice specified in the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2021. The submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with relevant lux contour lines).

Prior to the commencement of development, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. These details shall include outlet height, which in general should be at least 1 metre above the ridge height of the nearest building. Such a system should be suitably attenuated and isolated to prevent noise nuisance. The equipment shall be effectively operated and maintained in accordance with manufactures instructions for as long as the proposed use continues.

(note: The applicants should be referred to the DEFRA document 'Guidance on the Control of odour and Noise from Commercial Kitchen Exhaust Systems')

Regards

Richard Divey,
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01473 296315
Email: richard.divey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 12 Dec 2023 03:19:58

To:

Cc:

Subject: FW: 2023-12-12 JS Reply Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/23/05651 - OUT

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: Tuesday, December 12, 2023 3:10 PM

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

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: 2023-12-12 JS Reply Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/23/05651 - OUT

Dear Daniel Cameron,

Subject: Land To The North And West Of, School Road, Elmswell, Suffolk Ref DC/23/05651 - OUT

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/23/05651.

The following submitted documents have/has been reviewed and the LLFA recommends a **holding objection** at this time:

- Flood Risk Assessment & Drainage Strategy Ref BM12457/FINAL November 2023

A holding objection is necessary because the proposed development is within an area predicted to be affected by surface water flooding (low to high) and is therefore contrary to national and local policy/guidance. Therefore, the proposals may be subject to a sequential/exception test. The proposed use of the is classified as more vulnerable (NPPF Annex 3).

NPPF 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

NPPF 161. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- (a) applying the sequential test and then, if necessary, the exception test as set out below;
- (b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- (c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- (d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

The applicant also needs to provide more information regarding the surface water drainage strategy and ensure that it meets the LLFA requirements with regards to its design. The strategy shall be in accordance with the LLFA latest guidance. (SuDS Guidance Appendix A, March 2023)

The surface water drainage strategy shall utilise SuDS above ground open SuDs for collection, conveyance, storage and discharge. The SuDs shall be multifunctional and meet the four pillars.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the actions required to overcome our current objection:-

1. Flood Risk Assessment and Drainage Strategy Ref BM12457/FINAL November 2023 need to be reviewed as it refers to out of date national and local policy/guidance.
2. The surface water drainage strategy will need updating in accordance with the LLFA SuDS Guidance Appendix A, March 2023.
3. The surface water drainage strategy shall utilise above ground open SuDs for collection, conveyance, storage and discharge.
4. The following information/documents are to be provided as per the table below (LLFA SuDS Guidance Appendix A, March 2023)

	Outline
Document to be submitted, and brief description of details required:	
Details of how the proposed Drainage Strategy will deliver on each of the four pillars of SuDS	✓
Flood Risk Assessment (FZ3 or Site >1Ha) Evaluation of fluvial, tidal, pluvial, reservoir & groundwater flood risk onsite – this will guide layout and location of open spaces. (SCC may require flood modelling if EA Flood Maps are not available)	✓
Contour Plan Assessment of topography/existing flow paths/blue corridors	✓
Drainage Strategy / Statement Document that explains how the site is to be drained using SuDS principles. Shall include information on: <ul style="list-style-type: none">• Existing drainage (including adjacent highway systems)• Impermeable Area (Pre and Post Development), if unknown use conservative estimate e.g., 60% and justify• Proposed SuDS, recommended land take of 12-15% of the site if the proposed impermeable area is unknown (see below)• Hydraulic Calculations (see below)• Treatment Design (i.e., interception, CIRIA pollution indices)• Adoption/Maintenance Details	✓
Impermeable Areas Plan Plan to illustrate new impervious surfaces and total areas	✓
Preliminary Layout Drawings (including landscaping details) Indicative drawings of layout, properties, open space, and drainage infrastructure including: <ul style="list-style-type: none">• Existing watercourses to be retained within or abutting the site. 3.5m wide maintenance strip on at least one bankside• All existing blue corridors must be retained/enhanced• Cross section/plan views of basins; depicting area, side slopes, wet/dry benches, freeboard, and volumes/depths (1:1, 1:30 and 1:100 + climate change allowance)• Discharge location (outfall) and invert of receiving body• Form of SuDS and location on the site• Main above ground conveyance network• Maintenance strips/access points• Legal easements/no planting zones• Soakaway offsets	✓
Preliminary Site Investigation Report <ul style="list-style-type: none">• Trial pits across the site to BRE365 with minimum infiltration rate of 10mm/hr. if infiltration is to be the sole method of drainage• Associated exploratory logs (including depth to groundwater)• Phase 1 Contamination Assessment Report	✓
Preliminary hydraulic calculations <ul style="list-style-type: none">• Greenfield discharge Rates (using suitable method i.e., FEH, IH124 (ICPSUDS), ReFH2• Brownfield discharge rates if applicable (methods listed above using soil type 5 or ReFH2 urban catchment method)• Storage Volume/Water Depths	✓

- Long Term Storage (if using complex flow control)
- Source Control/Sketch Calculations (or similar)

Evidence of any agreements to discharge to a third-party system (i.e., Anglian Water or adjacent landowner)

Written evidence of any permissions or permits being obtained

SuDS Maintenance & Management Plan

Plans should include schedules which specify when and how maintenance should be undertaken

✓

✓

Kind Regards

Jason Skilton
Flood and Water Engineer
Suffolk County Council

The Suffolk SuDS Guide has been updated (March 2023)

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>

Sent: Friday, December 8, 2023 3:17 PM

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

Subject: MSDC Planning Consultation Request - DC/23/05651 - OUT

Please find attached planning consultation request letter relating to planning application - DC/23/05651 - Land To The North And West Of, School Road, Elmswell, Suffolk

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 13 Dec 2023 08:40:39

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/23/05651 - OUT *Land To The North And West Of, School Road, Elmswell

Attachments: ufm42_Standard_Consultation.pdf

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: Tuesday, December 12, 2023 5:49 PM

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@baberghmidsuffolk.gov.uk>; Ken Larcombe <Ken.Larcombe@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/23/05651 - OUT *Land To The North And West Of, School Road, Elmswell

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/23/05651 - OUT

Thank you for your consultation concerning the above application.

This response contains standard requirements or conditions in respect of developments on or near public rights of way (PRoW). A separate response may follow with further details on, for example, traffic movements or PRoW improvements.

There is a public right of way (PRoW) within the proposed site: Elmswell Public Footpath 14, which lies at the northern end of the site. The Definitive Map for this parish can be located at <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/view-definitive-maps-of-public-rights-of-way/> but a more detailed plot of public rights of way **must be** requested by the applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We do not object to this proposal provided the following is taken into account:

- As depicted on the developer's plans, a north-south footpath link is created between Elmswell Public Footpath 14 and Church Lane.
- The new link should be constructed by the developer.
- The link should be dedicated as a PRoW and delivered as a public path creation agreement under Section 25 of the Highways Act 1980.
- A Section 106 obligation under the Town and Country Planning Act 1990 of £5,000 will be required to cover Suffolk County Council's legal costs dedicating this new link.
- The link should be a firm, compacted, unsealed, slightly cambered, free draining aggregate construction – an example of this could be a granite crushed stone with finings. The exact specification must be agreed with Suffolk County Council's PROW team.

We would also highlight the following:

Suffolk County Council's Green Access Strategy (2020-2030) sets out the council's commitment to ensuring and promoting sustainable travel options for all. The strategy focuses on walking and cycling for commuting, accessing services and facilities, and for leisure reasons. Specifically, 2.1 "Seeks opportunities to enhance public rights of way, including new linkages and upgrading routes where there is a need, to improve access for all and support healthy and sustainable access between communities and services. Funding to be sought through development and transport funding, external grants, other councils and partnership working."

The Public Rights of Way network supports all 3 of the overarching objectives of the Ministry of Housing Communities & Local Government's (MHCLG) National Planning Policy Framework (NPPF) (v3.0 2021):

1. Build a strong, responsive and competitive economy;
2. Support strong, vibrant and healthy communities;
3. Protect and enhance our natural, built and historic environment.

The NPPF refers to the Public Rights of Way network specifically:

100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails;

In addition, the Public Rights of Way network supports NPPF sections:

55. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
85. make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport);
92. achieve healthy, inclusive and safe places a) ...that allow for easy pedestrian and cycle connections within and between neighbourhoods; b) ...use of attractive, well-designed, clear and legible pedestrian and cycle routes; c) support healthy lifestyles,... through the provision of safe and accessible green infrastructure,... that encourage walking and cycling;
98. Access to a network of high quality open spaces;
104. c) opportunities to promote walking, cycling and public transport use are identified and pursued;
106. d) provide for attractive and well-designed walking and cycling networks;
112. a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;
112. c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Furthermore, we ask that the following is taken into account:

- 1. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period.** If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).
- 2. PROW are divided into the following classifications:**
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the **Definitive Map** and described in the **Definitive Statement** (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

- 3. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT.** To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
- 4. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - **To apply for permission to carry out work on a PROW**, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - **To apply for permission for structures** such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
- 5. To apply for permission for a PROW to be stopped up or diverted** within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in->

[suffolk/public-rights-of-way-contacts/](https://www.suffolk.gov.uk/public-rights-of-way-contacts/) PLEASE NOTE, that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

6. Under Section 167 of the Highways Act 1980 any **structural retaining wall** within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
7. Any **hedges adjacent to PROW** must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any **fencing** should be positioned a minimum of 0.5 metre from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
8. **There may be a further requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

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

From: planningyellow@baberghmidsuffolk.gov.uk <planningyellow@baberghmidsuffolk.gov.uk>

Sent: Friday, December 8, 2023 3:18 PM

To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/23/05651 - OUT *Land To The North And West Of, School Road, Elmswell

Please find attached planning consultation request letter relating to planning application - DC/23/05651 - Land To The North And West Of, School Road, Elmswell, Suffolk

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
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IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: james.rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: CSF46765
Date: 14th December 2023

For the Attention of Daniel Cameron

Dear Mr Isbell

**Planning Application DC/23/05651 – Land To The North And West Of School Road
Elmswell Suffolk: Archaeology**

The Proposed Development Area (PDA) has a moderate to high archaeological potential, set in a historically favourable landscape location on a South-West facing slope, overlooking a tributary of the Black Bourn. Finds ranging from Bronze Age to Post-Medieval date have been recorded from within the PDA, with a particular concentration of Roman to medieval finds indicating possible settlement (EWL 010, 001, 014, 023). Early and middle Anglo-Saxon finds from the southern part of the site may indicate the presence of an Anglo-Saxon cemetery and settlement. Cropmarks are also present (EWL 010) and it is close to the medieval Church of St John the Divine (EWL 007). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

An archaeological geophysical survey and DBA have already been carried out for the Proposed Development Area.

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 205), 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 (2021).

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.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the 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, prior to the submission of the reserved matters application, 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,

James Rolfe

Senior Archaeological Officer
Suffolk County Council Archaeological Service

Consultee Comments for Planning Application DC/23/05651

Application Summary

Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) -
Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care
Bungalows (C2 Use), Management Office (E(g)(l) Use), Club House, Community Growing Area,
Orchard, Community Bee hives and Open Space Provision

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum would wish to point out that the development should be fully accessible to all people.

All the bungalows should meet Part M4 of the Building Regulations and the Forum also believes that they should all meet the 'accessible and adaptable' standard Part M4(2) given their intended use. A proportion of the bungalows should be built to wheelchair standard Part M4(3).

All footpaths should be wide enough for wheelchair users, with a minimum width of 1500mm.

All dropped kerbs should be absolutely level with roads/pavements for ease of access.

Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used throughout the site.

The minibus that is to be provided should be wheelchair accessible so that it can be used by all people.

The Forum cannot comment on the plans for the care home and the bungalows as that detail is not yet included in the application.

Your Ref: DC/23/05651
Our Ref: SCC/CON/4581/23
Date: 18 December 2023
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@baberghmidsuffolk.gov.uk

The Planning Department
Babergh MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Daniel Cameron

Dear Daniel

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/05651

PROPOSAL: Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision

LOCATION: Land To The North And West Of, School Road, Elmswell, Suffolk

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

Holding objection until the following comments have been addressed or further information provided.

Although the proposal is potentially acceptable to the Highway Authority, a number of matters listed below (as also highlighted in our pre-application advice) need to be addressed (or further information provided) in order to make the proposal acceptable:

1. Access visibility splays:

Visibility splays on to Church Road of 2.4m (X) x 40m (Y) are not acceptable. School Road (U5959) has a speed limit of 30 mph at the proposed access point and is semi-rural in nature. Therefore, a Y-dimension of 70 metres (highly trafficked U class road used by HGVs) is required for any access serving the site, in accordance with Table 1 Appendix F of the Suffolk Design: Streets Guide. Any deviation from the Y-dimension stated above will need to be justified through measured 85th percentile speeds attained through a 7-day Automatic Traffic Count survey.

2. Width of Church Road at access point:

The submitted access swept path analysis drawings do not appear to represent the narrow width of Church Road at the access point location. A clear two-way carriageway width with centre lines is shown on the plans (that could accommodate two-way access movements involving larger vehicles). It is noted that a topographical survey has been carried out but the plans do not appear to represent the road width in reality or on the survey drawing. Please supply dimensions on the Church Road carriageway width to evidence that the drawing represents the actual road width. If the road at this point is too narrow to accommodate two-way turning movements, it is envisaged that some localised widening on the development side will be necessary.

3. Provision of Cycle route behind St John's Church within development:

Any opportunities to improve local sustainable travel connections and encourage sustainable travel should be provided to accord with NPPF 110 and 112 and to mitigate the increased traffic impact on the local highway network. Whilst the submitted documents advise that land to provide a pedestrian/ cycle route will be dedicated by the developer, this shared use route should be provided by the developer and subsequently dedicated as highway.

4. Contribution towards the Elmswell to Woolpit community path:

A Section 106 financial contribution of £850 per dwelling is requested to help fund the delivery of the new footway/cycleway between Elmswell and Woolpit to encourage modal shift in support of promoting sustainable transport in accordance with NPPF 110 and 112.

Schemes promoted in the Elmswell/Woolpit locality are expected to proportionately contribute towards this project.

Please also note the requirements of the SCC PROW team regarding the creation of a public footpath within the development and subsequent dedication and associated S106 contribution of £5,000.

We are satisfied that all other matters could be dealt with by planning condition.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure



Historic England

Mr Daniel Cameron

Direct Dial: 01223 582721

Babergh and Mid Suffolk District Councils
Endeavour House
8 Russel Road
Ipswich
Suffolk
IP1 2BX

Our ref: P01570040

19 December 2023

Dear Mr Cameron

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE NORTH AND WEST OF SCHOOL ROAD, ELMSWELL, SUFFOLK
Application No. DC/23/05651**

Thank you for your letter of 8 December 2023 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

This application proposes the development of new housing on land to the north of the grade II* listed parish church of St John, Elmswell. We consider this would result in harm to the historic significance of the listed building in terms of the National Planning Policy Framework. The Council should consider any public benefit that might result from the proposals but as the application stands we would not support the granting of consent and recommend the application is refused.

Historic England Advice

This application proposes the development of new housing on land to the north of the parish church of St John, Elmswell. This has the potential to affect the setting and historic significance of the church. We have been previously approached informally by a developer about the potential for building on this site in 2017 and raised concerns at that time. We also advised the Council on application DC/18/02146 which proposed development of land immediately to the west of the current application site and raised similar concerns about that.



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



The application documents provide helpful information on the historic settlement and the church as well as other heritage assets. The church predominantly dates from the mid fourteenth century with the addition of a tall late fifteenth century tower which acts as a landmark. It underwent a further phase of restoration and alteration in the second half of the nineteenth century. It illustrates the architectural styles of these periods and is listed grade II*, placing it in the top 5.5% of listed buildings nationally. The church is prominently positioned on rising ground on the eastern edge of the village. It is bounded by Church Road to the south and by open agricultural land to the north which includes the application site. To the east of the church are Robert Gardener's Almshouses, built in 1614 and listed grade II.

The open landscape setting of the church to the north contributes to the significance of the building. Historic churches are often well sited, reflecting the importance of these buildings to the community. The siting of the Church of St. John enables it to be seen in long views across the surrounding landscape. The open landscape setting enhances the prominence of the church. This is notable in views across the landscape to the north of the church which include the application site and the long distance views to the church from the south. The rural landscape setting also forms an attractive setting when seen in combination with the church in these views and in views out from the churchyard. The character of this land might also be said to complement the value of the building as one which for centuries served as the spiritual centre of a predominantly agricultural community.

The main long views towards the church outside of the churchyard are from the land to the north including the application site. While the vegetation along the churchyard boundary does provide something of a filter between the church and application site, this clearly varies seasonally and the upper parts of the building rise above this. From the application site the long views to the south encompass both Elmswell and Woolpit churches. These form an attractive group and illustrate the settlement pattern and role of faith in the community. The open land between the church and Elmswell Hall also reflects the historical association between the two sites. The views across the land to these buildings and the almshouses allow for these to be appreciated as a group.

The proposed development is located in the northern part of the site, leaving an area of public open space at the southern end closest to the church. Some planting is shown along the southern edge of the housing. The open space is designed as a buffer around the churchyard and while this would retain the open space in the immediate vicinity of the churchyard, the open character and rising character of the ground to the north would mean the built development could be visible in views from the churchyard, from the landscape to the north and in longer views towards the churchyard. This change in the use of the site from agricultural to a residential development would fundamentally change the character of the land. The loss of the open landscape would erode the historic and aesthetic appreciation of the church. It would also erode the way in which the rural landscape complements the heritage values of the church.



The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for planning permission for development which affect a listed building or its setting local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1). The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The significance of listed buildings can be harmed or lost by alteration to them or development in their setting. The NPPF states that clear and convincing justification should be made for any such harm and that 'great weight' should be given to the conservation of listed buildings irrespective of the level of harm caused (paragraphs 199 and 200). This weight and the justification for harm should be especially convincing where harm to buildings of a high grade of listing is concerned, as is the case here. Paragraph 206 also states that the Council should favour those proposals for development which preserve those elements of setting that make a positive contribution to the heritage asset or better reveal its significance.

We have considered this application in terms of this policy and are concerned that development of the application site would result in harm to significance of the listed church (a high level if less than substantial) and not preserve those elements of setting that make a positive contribution to the heritage asset and better reveal its significance in terms of the NPPF, paragraphs 199 and 206. As such it would not achieve the NPPF's overarching aim of promoting sustainable development. Paragraph 202 requires the Council to consider any public benefit which might be delivered by the proposals and weigh this against the harmful impact. We leave this matter to the Council but would object to the application.

Recommendation

Historic England objects to the application on heritage grounds. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 7, 8, 199 and 200. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and/or section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please contact me if we can be of further assistance.

Yours sincerely



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

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David Eve
Inspector of Historic Buildings and Areas
e-mail: david.eve@historicengland.org.uk



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Telephone 01223 58 2749 HistoricEngland.org.uk

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Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site 160572/1/0200497
Reference:

Local Mid Suffolk District
Planning
Authority:

Site: Land To The North And West Of School
Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be
considered, all other matters reserved) -
Erection of Care Village comprising 66
bedroom care home (C2 Use), 40 No. Extra
Care Bungalows (C2 Use), Management
Office (E(g)(l) Use), Club House,
Community Growi

Planning DC/23/05651
application:

Prepared by: Pre-Development Team

Date: 20 December 2023

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Elmswell Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY BM12457 Nov 23 V2 ; Based upon the above reference documents, the proposed connection is acceptable. We do not require a condition in planning for foul water. 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. 1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. 2. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. 3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. 4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

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 in 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.

Outline Planning Application (Access to be considered, all matters reserved) – Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. extra Care Bungalows (C2 Use), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee Hives and Open space provisions

Land to the North and West of School Road, ELMSWELL

It is not disputed that this site is in the countryside. This has been the case since the 1998 MSDC Local Plan against which it has been previously tested when the Policy constraint has been adjudged to be secure, a view backed by Historic England. That same constraint is very recently reinforced by the BMSDC Joint Local Plan (JLP), made on 20.11.2023. The Elmswell Neighbourhood Development Plan (NDP) was adopted on 24.11.2023, reinforcing the status of the site as lying outside of the Settlement Boundary where proposals for development, *'will only be permitted where they are in accordance with national and district level strategic policies'*. No case is made for consideration of this site as in any way deserving of exception from these historic, recent and unequivocal controls.

The countryside in this case is, *'key landscape,'* in the case of Elmswell, which the NDP identifies in the context of; *'St John's Church (which) commands a prominent position as a gateway to the village'*, overlooking a feature defined in the Suffolk Landscape Character Assessment as, *'Rolling Valley Farmlands'*. Into this undulating sweep of valley comprising some 29 acres of agricultural holding this Proposal seeks to impose 40 bungalows and an institutional building with an internal floor area of 3770 m². There is no mitigation suggested regarding the sheer mass of the care home building which the indicative artist's impressions have as 2 storey. Neither is there any constraint suggested on the size of the bungalows or of the ancillary buildings listed as necessary for the administration of the complex. The NDP confirms and Elmswell accepts that, *'there are few significant landscape features across the parish'*. Should this application succeed, an iconic perspective which, in this village context, makes a unique contribution to the landscape setting, would be irrevocably destroyed. The JLP clearly requires that, *'Proposals for supported and special needs housing will be supported where they are located within a settlement boundary'*. This application cannot and does not claim to qualify.

No evidence is presented regarding the need for this facility. Any such need would be assessed in the context of strategic planning on a District-wide basis and would take into account the acknowledged drawbacks of, *'ghetto-isation'*, where a high concentration of a restricted demographic is detrimental to community cohesion as well as to individual mental health and wellbeing. The scheme should be subject to a *'call for sites'* across the District when the many relevant aspects of community planning could be assessed across the proposals which come forward. An application with such far reaching and dramatic consequences for the host community should not be made on an ad hoc speculative basis.

The concerns raised from residents, both during and outwith the consultation exercise, centre on 2 key issues, being the existing infrastructure shortcomings in terms of highway safety and of health service provision. Elmswell Parish Council shares these concerns and makes specific objection on the following grounds:

1 The junction at Church Hill and School Road is at capacity. Having been recently reconfigured in order to take the extra burden of the 86 dwellings to the north of Parnell Lane it is accepted by the Applicant that there may be the need for traffic lights on Church Hill for the extra loading from this proposal. The issues surrounding any traffic control measures on Church Hill have been recently well aired, including in professional assessments undertaken on behalf of Elmswell Parish Council, and inevitably reach the conclusion that a very dangerous bottleneck would be created, this much exacerbated by the exceptional HGV units based in the village. The provision of 110 parking spaces within the complex serving their stated assessment of 75 employees and a fair estimate of a minimum of 120 residents, together with the vehicles servicing the special needs of the core demographic, suggests a higher traffic flow than would normally maintain given the density of this development. It is safe to assume that the part-time nature of much of the staff establishment together with the multiple occupancy of many of the bungalows, together with visitor trips above that which might normally be expected on a conventional housing development aggregate to distort the traffic management figures which are presented in support of the application. There can be no safe way to accommodate this proposal in highway terms without dramatic and unacceptable mitigation measures such as traffic controls better suited to an urban environment.

2 The GP surgery which serves Elmswell is in Woolpit. This is a mile distant across the busy A14, a journey which involves points of driver-stress at the Church Hill / School Road junction and across the roundabouts at A1088 and in Woolpit itself. The residents of the proposed facility will be, statistically, less able than average in terms of negotiating complex driving manoeuvres. Further, the Health Centre is under the capacity burden which characterises many NHS facilities and is in no way fit to register 120 new patients en bloc, these drawn from the provably high-needs demographic of elderly individuals requiring specialist and often emergency care. The Applicant's suggestion of a clean-room in which GP's might be able to consult does not begin to address the strain which this proposal seeks to impose on an already stretched system of medical care. The Practice has been approached previously with a view to an outreach arrangement for minor patient care procedures and has made it clear that this is untenable under their business operating model. The JLP requires that proposals for special needs housing will be supported only, *'where there is good access to services and facilities, especially health services'*. This application in no way addresses this imperative.

There is unease across the community that the vague references to the land within the red line boundary as being not, in this iteration, designated for development, will be a hostage to fortune should the built environment of Elmswell be allowed to creep south of Parnell Lane towards the church and almshouse. The ad hoc sketching-in of features such as random cycle paths and footways form no coherent offer of community benefit and serve only to provide a veneer of protection against further predation. Having met with the developer's Agent, parish councillors remain unconvinced that this element of the scheme does not pose a severe risk of further ill-considered speculative expansion which might, with the passage of time, prove difficult to resist.

In consideration of the above, Elmswell Parish Council strongly urges rejection of this application.

Peter Dow
Clerk to Elmswell Parish Council
19.12.2023

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 20 Dec 2023 03:10:24
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/23/05651 - OUT
Attachments:

-----Original Message----- From: RM Travel Plans Sent: Wednesday, December 20, 2023 11:49 AM To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/23/05651 - OUT Good morning Our response will be added to the Suffolk Highways response. Kind regards The Travel Plan Team -----Original Message----- From: planningyellow@baberghmidsuffolk.gov.uk Sent: Friday, December 8, 2023 3:18 PM To: RM Travel Plans Subject: MSDC Planning Consultation Request - DC/23/05651 - OUT Please find attached planning consultation request letter relating to planning application - DC/23/05651 - Land To The North And West Of, School Road, Elmswell, 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. Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

20/12/2023

For the attention of: Daniel Cameron

Ref: DC/23/05651; Land To The North And West Of, School Road, Elmswell, Suffolk

Thank you for consulting us on Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(l) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision.

This letter sets out our consultation response on the landscape impact of this outline application and how the proposal relates and responds to the landscape setting and context of the site.

Site context

The site lies directly to the west of the village of Elmswell, which is situated towards the east of the Mid Suffolk Local Authority Area. The site is comprised a roughly rectangular piece of agricultural land, approximately 12ha. The site has complex slopes, generally being higher to the eastern edge sloping down towards the west.

The northern boundary of the site is enclosed by elevated railway tracks (Greater Anglia, Bury St Edmunds to Ipswich line), beyond which lays open agricultural land and associated farm buildings including Grade II listed Elmswell Hall. To the northern portion of the east of boundary is Parnell Lane, a horse chestnut lined avenue leading to Elmswell Hall, beyond which is newly developed residential housing. The southern portion of the eastern boundary is open onto School Road. There is one notable Oak on the west of the highway which is subject to a Tree Preservation Order (TPO). There are also several large trees to the east of School Road which contribute to the street scape, along with the vegetated boundaries of existing properties along this edge. To the south of the site lay Grade II listed The Almshouses, and Grade II* St John's Church. The western boundary is visually open, contained by a water course/field drainage ditch (possible tributary of River Black Bourn).

The site is currently in agricultural use for arable crops and is identified as having an agricultural land classification of Grade 2.

PRoW Footpath 14 crosses the north edge of the site while Footpaths 24 and 13 lay to the north-east of the site boundary and have close proximity views into the site.

The site is generally open, its undulating topography allows clear views into and through the site. The wider countryside to the west is visible from School Road. The railway track which passes to the north is elevated above the site level however the embankment vegetation is low at this point thereby retaining views to the open countryside to the north, views of the Elmswell Hall farm complex are also possible. The openness of the site also allows appreciation of St John's Church which sit in

an elevated position to the south. While there is residential settlement to the east, the edge this is contained by School Rd and the new 'green' space within the recent development.

The landscape is identified as laying within the Ancient Plateau Claylands character area of the Suffolk Landscape Character Assessment. The key characteristics which are considered relevant to this site are gently rolling arable landscape of clay soils, pairing of medieval church and manorial halls in valley side locations close to water supplies (note that the OS Six Inch, 1888-1919 map indicates a spring is located on site close to School Road) and frequently open views with some woodland present in views.

The site does not sit within a designated landscape or special landscape area, though this does not exclude the intrinsic beauty and value of the landscape in which it sits which contributes to the setting of the village and is agreed to contribute to the setting of St John's Church and several other listed buildings within the wider landscape.

The site sits outside of the settlement boundary of Elmswell as defined within the Elmswell Neighbourhood Plan and therefore should be considered as development in the countryside.

The proposal

The proposal is development of an agricultural field to include the erection of 66 Bed care home, 40 assisted living dwellings (bungalows) and ancillary buildings on the north of the site while the south of the site is proposed as open space with the singular vehicle access point and new pedestrian and cycle routes close to the church end.

History

Pre-Application landscape advice was sought earlier this year, including a site meeting attended by a Chartered Landscape Architect and response was provided by letter dated 12th October 2023. Subsequently, the Babergh Mid Suffolk Joint Local plan Part 1 (2018-2037) and Elmswell Neighbourhood Development Plan (2022-2037) have both been adopted.

Review of the submitted documents

The application is supported by a Landscape and Visual Impact Assessment, Opportunity and constraints plan and Landscape Masterplan.

The submitted Landscape and Visual Impact Assessment (LVIA) has been carried out in line with the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3, Landscape Institute, 2013) and includes an assessment of landscape and visual receptors. A series of accompanying Verified view photomontages provide an illustration of the proposed development from a select number of locations and have been prepared inline with the Landscape Institute Technical Guidance Note 06/19 – Visual representation of development proposals.

In summary the Assessment of Landscape Effects considered a number of landscape receptors including the site and its immediate context and judged the effects as ranging from Moderate Adverse to Negligible Adverse at completion, reducing with planting mitigation ranging from Minor Adverse to Neutral. We are generally in agreement with the judgements in relation to effects on the Landscape Character, mainly due to the limited geographical extent of the site however we are of the opinion that the level of impact on the site and immediate context would be unchanged due to the permanent nature if the built development from agricultural to developed land. It should also be noted that the introduction of meadow, orchards, formalised paths etc within the POS would deviate from the current agricultural use, therefore we would judge that the effect would remain at Moderate Adverse. Defined in the submitted methodology as:

Moderate Adverse (Negative) Effect

- *Be at variance or inconsistency with the character of the receiving landscape.*
- *Degrade or diminish the integrity of a range of characteristic elements and features.*
- *Detract from the sense of place.*

The Assessment of Visual Effects considered visual receptors including residents, recreation users of local open spaces including the Churchyard, the extended Public Right of Way Network and users of the rail and road networks. Visual effects ranging from Moderate/Major Adverse in the locale to Negligible or Nil in the long distance, with the assumption that the proposed mitigation planting could reduce the worst visual effects to Moderate Adverse after 15 years. While we do not agree with all the judgements, we agree that overall the long-term visual effects range from Moderate Adverse for some residential receptors to Minor Adverse for road, rail and PROW users.

At a high level the proposal has responded to the wider constraints and opportunities of the site. As a result the developed area has been restricted to the northern end of the site to take advantage of the screening provided by the natural and manmade landform, however the visual effect cannot be fully mitigated. The area to the south has been proposed as open space in an effort to retain some of the openness, though we note that hedging is proposed along the boundary with School Lane which will result in the loss of views across the site for users of School Lane, reduce the perception of openness and affect the appreciation of the historic buildings within this local landscape.

We have some concerns that the new green space to the north of Parnell Lane, associated with the recently developed housing estate had been designed to provide a strong edge and containment of the settlement, as is noted on the settlement boundary illustrated within the Elmswell NP. While this is yet to mature any development beyond it would be separated by the landscape buffer. This would result in limited opportunities to connect and a disjointed relationship between the two areas of development. Furthermore the proposed scheme layout does not respond well or reflect the local settlement pattern.

While the importance of key views identified within the Elmswell Neighbourhood Plan and the intervisibility of the Church and Elmswell Hall within Heritage and Settlement Sensitivity Assessment have been shown on the Constraints and Opportunities Plan, these have not been fully considered in the proposed scheme. The built form has been placed to retain these views; however areas of proposed planting have been placed in locations, which in time and with maturation, would impinge on these views.

The taller buildings have been placed on the western edge of the site to take advantage of the topography to limit their visual influence, however this would result in a single large elevation of the building facing onto the open countryside.

The agricultural nature of the site plays an important part in the setting and elevates the significance of the Church and Elmswell Hall farm within the landscape, therefore the change of land management practice to orchard and meadow should be more carefully considered. We echo the concerns raised by Historic England on this matter.

We also note that a proposed woodland is located to the west of the church. This would serve to reduce the visibility and prominence of the building within the landscape.

As shown within the submitted documents the site is on a significant slope. We fail to see how this has been accommodated within the development to ensure that the site is suitably accessible for use by the intended elderly population.

Summary

While overall we acknowledge the design development of the scheme has taken a commendable approach. The submitted LVIA demonstrates that this effect will be limited due to its geographical extent however there will still be a harmful, adverse effects to the fabric of the landscape on site and to a limited extent on the district level landscape character in conjunction with some adverse visual effects. The proposal seeks to bring about development in the countryside which we would consider contrary to NPPF para 84, BMSDC Joint Local Plan – Part 1 Policies SP03, LP15, LP17 and LP24 and Elmswell Neighbourhood Plan policies ELM1 and EM2.

Babergh Mid Suffolk Joint Local Plan – Adopted 20th November 2023

Policy SP03 confirms that the settlement boundaries defined by the earlier current Local Plan have not been reviewed as such are carried forward without change. These may be reviewed as part of the preparation of the Part 2 Plan. Development outside of these retained settlement boundaries will only be permitted where the site is allocated for development, in an adopted Neighbourhood Plan, or is specifically permitted by other relevant policies of the emerging JLP or in accordance with Paragraph 80 of the NPPF (2021). *Note this is now Para 84 NPPF (20th December 2023).

Policy LP15 Environmental Protection and Conservation directs development to prioritise reuse of brownfield sites and avoid greenfield land identifies as the best and most versatile agricultural land.

Policy LP17 Landscape states that development must consider impacts on visual amenity and landscape character. They should be sensitive to both the natural and built landscape, seeking to integrate with the surrounding landscape character of the area and reinforce local distinctiveness.

Policy LP24 Design and Residential Amenity seeks to ensure that all new development is of high-quality design, respond to the wider landscape, safeguards existing natural and built environments. Developments must also demonstrate that they have regard to the design principles set out through Suffolk Design, a supplementary planning document and any adopted neighbourhood plans.

Elmswell Neighbourhood Development Plan – Adopted 24th November 2023

Policy ELM 1 Planning Strategy states that the focus for new development will be within the settlement boundaries as defined on Policies Map. *“Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and district level strategic policies.”* The map titled Inset South shows that the site sits outside of the settlement boundary.

Policy ELM 2 Protection of Important Views seeks to protect specific views from *“detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views”*. The September 2023 Appraisal of Important Views identifies 3 views which may be potentially affected by this development.

Therefore for the above reasons and from a landscape perspective we are unable to support the principle of this development.

If on balance, you are minded to recommend the application for approval, we would refer you to the recommendations made in our pre-app advice and would welcome the opportunity to provide you with further feedback on the proposed layout.



We trust the above is helpful. If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Kim Howell BA (Hons) Dip LA CMLi
Senior Landscape Consultant

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

1	Application Number	DC/23/05651	
2	Date of Response	21/12/2023	
3	Responding Officer	Name:	James Fadeyi
		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 conditions	
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>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site. The road surface and construction must be suitable for a RCV to drive on. Attached are the vehicle specifications for reference.</p> <p> OLYMPUS - 8x4MS Wide - Euro 6 - Smo</p> <p>Attached is the latest waste guidance for new developments.</p> <p> SWP Waste Guidance v.21.docx</p> <p>Please provide plans of the waste storage facilities for the site, these must be sufficient capacity to accommodate all the waste types to be disposed of and appropriate segregation. There must be level threshold access and suitable doors to enable bins to be moved with ease and a dropped curb if the bin store is not on road level. Details of storage compounds requirements can be located within the waste guidance on table 6.</p>	
6	Amendments, Clarification or Additional Information Required		

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.

	(if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

Babergh Mid Suffolk District
Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/F310976
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 22/12/2023

Dear Sirs

Land to the North and West of School Road, Elmswell IP30 9DZ

Planning Application No: DC/23/05651/OUT

**A CONDITION IS REQUIRED FOR FIRE HYDRANTS
(see our required conditions)**

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), 2019 Edition, 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, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

/continued

Sprinklers Advised

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 or appointed Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: richard@richardbrownplanning.co.uk

Enc: Sprinkler information

Babergh Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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: Water Officer
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 22 December 2023

Planning Ref: DC/23/05651/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land to the North and West of School Road, Elmswell IP30 9DZ

**DESCRIPTION: 66 bed Care Home, 40 Care bungalows, Office and Club House
HYDRANTS REQUIRED**

If the Planning Authority is minded to grant approval, the Fire Authority require 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, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

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/

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

OFFICIAL

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

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- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>


I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

From: EastAnglia, Planning <Planning.EastAnglia@environment-agency.gov.uk>
Sent: Thursday, December 28, 2023 1:12 PM
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/23/05651 - Land To The North And West Of School Road, Elmswell

 **EXTERNAL EMAIL:** Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Good afternoon,

Thank you for your email.

We note the only constraint on site is the flood risk aspect, however the Local Flood Risk Standing Advice should be considered by yourselves when determining this application as upon review of the block plan, we can see that all development is sequentially sited.

Kind regards,

Harry Skinner

Sustainable Places Planning Advisor | East Anglia area

Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk IP3 9JD

Harry.Skinner@environment-agency.gov.uk

Mobile: 07387 530671

Typical working pattern: 08:30 – 16:30 Monday to Friday



Creating a better place
for people and wildlife

