

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

**OUTLINE PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: March 26, 2013

REFERENCE: 0846 / 13

Date Registered: April 15, 2013

Documents to which this decision relates: 947-02 Rev K

CORRESPONDENCE ADDRESS:	NAME AND ADDRESS OF APPLICANT:
Mr Bloomfield Bidwells 16 Upper King Street Norwich NR3 1HA	Harrow Estates plc Bridgemere House Chester Road Preston Brook Cheshire WA7 3BD

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Outline planning application for demolition of all buildings on site (comprising redundant factory buildings in Use Class B2, settlement tanks and 6 derelict residential properties) and erection of up to 190 residential dwellings and pumping station. Construction of a new access road to Station Road. (Appearance, landscaping, layout and scale to be the subject of a future reserved matters application)

- Former Grampian Harris, St Edmunds Drive, Elmswell

The Council, as local planning authority, hereby gives notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

Details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority for each phase of the development, before any development within that phase begins. The development shall be carried out as approved.

Reason – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Mid Suffolk Local Plan.

2. TIME LIMIT FOR RESERVED MATTERS APPLICATION

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. PRIOR TO COMMENCEMENT OF DEVELOPMENT - PHASING OF WORKS

No development shall commence, except for demolition and remediation, until a phasing plan for its construction has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, completed and occupied in accordance with the approved programme.

Reason - In order to secure an orderly development in the interests, and to safeguard the proper and timely build-out of the scheme in the interests of good design.

4. ARCHAEOLOGICAL INVESTIGATION ACTION REQUIRED BEFORE WORKS COMMENCE

No development shall take place within the area 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.

Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance.

5. PRIOR TO OCCUPATION - ARCHAEOLOGICAL ASSESSMENT COMPLETION

No dwelling 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 Condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance.

6. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development above slab level shall commence in relation to any phase of the development until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason – To secure an orderly and well designed development sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

7. PRIOR TO ANY WORKS COMMENCING: SURFACE WATER DRAINAGE DETAILS REQUIRED

No development shall commence, with the exception of demolition and remediation, until full details of surface water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of surface water drainage has been fully installed and is functionally available for use.

Reason - To safeguard the ground water environment and minimise the risk of flooding.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development shall take place, with the exception of demolition and remediation, until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2005 - Trees in Relation to Construction." Any landscaping scheme must take into account the recommendations for Ecology mitigation as stated in Naturally Wild Phase 1 Habitat Survey and Protected Species Surveys, former Grampian Country Foods Factory, Elmswell, Suffolk received 26th March 2013.

Reason – In the interests of visual amenity and the character and appearance of the area.

9. TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the

development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development shall commence, with the exception of demolition and remediation, before a scheme has been submitted to and agreed with the Local Planning Authority, which specifies the provisions to protect the amenity of occupiers of the dwellings from noise from adjoining uses.

Reason – To ensure the continuation of the neighbouring uses without detrimentally affecting the amenity of occupiers the proposed dwellings due to noise.

11. HIGHWAYS: PROVISION OF ACCESS PRIOR TO DEVELOPMENT/OCCUPATION

The new vehicular access shall be laid out constructed up to base course level in accordance with Drawing No. 947-02 Rev K and a surface course laying programme will have been submitted to and approved in writing by the local planning authority prior to occupation of the dwellings. The surface course shall be laid in accordance with the agreed programme and the access shall be retained thereafter in its specified form.

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

12. HIGHWAYS: BEFORE USE - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on Drawing No. 947-02 Rev K and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

13. CONSTRUCTION OF FOOTWAY LINK

No occupation shall take place until the details of the proposed footway link to the

industrial estate and a programme for its construction has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and programme.

Refuse: To provide a sustainable link to the development.

14. PRIOR TO FIRST OCCUPATION: TRAVEL PLAN

Prior to first occupation of the dwellings hereby approved, a travel plan shall be submitted to and agreed in writing by the Local Planning Authority. The provisions of the approved travel plan shall be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage the use of public transport in order to limit effects of the proposal of the local highway.

15. PRIOR TO COMMENCEMENT OF DEVELOPMENT: FIRE HYDRANTS

Prior to commencement of development, with the exception of demolition and remediation, details for the phased provision of fire hydrants throughout the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme as approved shall be fully implemented in accordance with the said approved details and phasing plan, unless otherwise agreed, in writing, by the Local Planning Authority, concurrent with the delivery of the buildings to be served hereby.

Reason - To facilitate the provision of appropriate fire protection measures in the interests of safety.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT: MITIGATION TO BE AGREED

Prior to the commencement of development a scheme of appropriate mitigation and biodiversity enhancement measures (including precise details of the timing, any translocation measures deemed necessary and method of protection) shall be submitted to and approved, in writing, by the Local Planning Authority in accordance with the recommendations of Naturally Wild Phase 1 Habitat Survey and Protected Species Surveys, former Grampian Country Foods Factory, Elmswell, Suffolk received 26th March 2013. No development shall be undertaken except in accordance with the approved scheme of mitigation and timings agreed.

Reason - In order to safeguard protected wildlife species and their habitats in accordance with the NPPF.

17. PRIOR TO DEVELOPMENT: MITIGATION OF RISK AT HAWK END LAND CROSSING

No development, with the exception of demolition and remediation, shall take place on the site until a strategy for mitigating risk at Hawk End Lane crossing has been agreed in writing by the planning authority. The strategy shall have been the subject of consultation by the developer with Network Rail and the Parish Council and shall demonstrate the steps taken to address advice given. The strategy shall include a clear timetable for delivery of mitigation of risk relative to the construction and occupation of the development. The development and any risk mitigation measures

shall thereafter be delivered in accordance with the agreed strategy and timetable.

Reason: To provide a strategy to mitigate the risk to pedestrians from the development from crossing the railway at Hawk End Lane.

18. CONSTRUCTION MANAGEMENT TO BE AGREED PRIOR TO COMMENCEMENT

No development shall take place, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the demolition and construction periods and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of a strategy to minimise waste from the site.

The construction shall at all times be undertaken in accordance with the agreed methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity.

19. PRIOR TO ANY WORKS COMMENCING: SURFACE WATER DRAINAGE DETAILS REQUIRED

No development shall commence, except for demolition and remediation until full details of foul water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use.

Reason - To safeguard the ground water environment and minimise the risk of flooding.

20. LISTING OF APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of

this permission/consent; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard:

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Reason - For the avoidance of doubt and in the interests of proper planning of the development.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policy(ies)

COR1 - CS1 SETTLEMENT HIERARCHY
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR3 - CS3 REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
COR4 - CS4 ADAPTING TO CLIMATE CHANGE
COR5 - CS5 MID SUFFOLKS ENVIRONMENT
COR6 - CS6 SERVICES AND INFRASTRUCTURE
COR7 - CS7 BROWN FIELD TARGET
COR8 - CS8 PROVISION AND DISTRIBUTION OF HOUSING
COR9 - CS9 DENSITY AND MIX
COR11 - CS11 SUPPLY OF EMPLOYMENT LAND
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING
CSFR-FC3 - SUPPLY OF EMPLOYMENT LAND

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
HB14 - ENSURING ARCHAEOLOGICAL REMAINS ARE NOT DESTROYED
H7 - RESTRICTING HOUSING DEVELOPMENT
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
CL8 - PROTECTING WILDLIFE HABITATS
E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
E7 - NON-CONFORMING INDUSTRIAL USES
T2 - MINOR HIGHWAY IMPROVEMENTS
T4 - PLANNING OBLIGATIONS AND HIGHWAYS INFRASTRUCTURE
T9 - PARKING STANDARDS

H3 - HOUSING DEVELOPMENT IN VILLAGES
 T9 - PARKING STANDARDS
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
 T11 - FACILITIES FOR PEDESTRIANS AND CYCLISTS
 T12 - DESIGNING FOR PEOPLE WITH DISABILITIES
 T13 - BUS SERVICES
 RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
 RT4 - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T
 RT5 - RECREATIONAL FACILITIES AS PART OF OTHER DEVELOPMENT
 RT6 - SPORT AND RECREATION FACILITIES IN THE COUNTRYSIDE
 RT11 - FACILITIES FOR INFORMAL COUNTRYSIDE RECREATION
 RT12 - FOOTPATHS AND BRIDLEWAYS
 SC4 - PROTECTION OF GROUNDWATER SUPPLIES

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK
 C0299 - CIRCULAR 02/99: ENVIRONMENTAL IMPACT ASSESSMENT
 C0505 - CIRCULAR 05/05: PLANNING OBLIGATIONS
 C1195 - CIRCULAR 11/95: USE OF CONDITIONS IN PLANNING PERMISSION

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. **Summary Reason(s) for Approval**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

Taking all relevant matters into account the proposal is considered to be acceptable subject to appropriate conditions.

Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area:

In this case the applicant took advantage of the Council's pre-application and duty

planning officer service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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

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

The County Council's Central Area Manager should be contacted on Telephone 01473 341414.

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

3. The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It should be noted that:-
 - (i) it is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it) without the proper authority having been first obtained. In the first instance contact should be made with Sharon Berry Public Rights of Way Officer, Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk IP6 8DL. The telephone number is 01449 724634. (email sharon.berry@midsuffolk.gov.uk)
 - (ii) The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed (see (i) above). The applicant/developer should note that there is a charge for making a change to the rights of way network.
 - (iii) Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

This relates to document reference: 0846 / 13

Signed: Philip Isbell

Dated: March 17, 2015

**Corporate Manager
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**

