

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Correspondence Address:

Arcadis
16th Floor
103 Colmore Row
Birmingham
B3 3AG

Applicant:

Defence Infrastructure Organisation
Delancey Building
Marlborough Lines
Monxton Road
Andover
SP11 8HJ

Date Application Received: 22-Aug-22

Application Reference: DC/22/04231

Date Registered: 02-Sep-22

Proposal & Location of Development:

Full Planning Application - Construction of a four storey, Single Living Accommodation building (Use Class C2a), associated external works and erection of ancillary buildings (following demolition of Building 314)

Building 314, Wattisham Airfield, Ringshall, Suffolk IP7 7RA

Section A – Plans & Documents:

This decision refers to drawing no./entitled Z9A8403Y20-HLM-00-00-DR-A-000001P03 received 22/08/2022 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan Z9A8403Y20-HLM-00-00-DR-A-000001 P03 - Received 22/08/2022

Topographic Survey 39371/1 - Received 22/08/2022

Sectional Drawing SLA-HLM-XX-ZZ-DR-A-00252 P01 - Received 22/08/2022

Z9A8403Y20-ARC-XX-XX-DR-Y-S4-1-H00100_2-D12-D2L2 P01 - Received 22/08/2022

Block Plan - Proposed Z9A8403Y20-HLM-10-00-DR-A-000102 P01 - Received 22/08/2022

Proposed Landscaping Plan Z9A8403Y20-HLM-10-00-DR-L-000103 P08 - Received 22/08/2022

Floor Plan - Proposed Z9A8403Y20-HLM-11-00-DR-A-001210 P01 - Received 22/08/2022

Floor Plan - Proposed Z9A8403Y20-HLM-11-01-DR-A-001211 P01 - Received 22/08/2022

Floor Plan - Proposed Z9A8403Y20-HLM-11-02-DR-A-001212 P01 - Received 22/08/2022

Floor Plan - Proposed Z9A8403Y20-HLM-11-03-DR-A-001213 P01 - Received 22/08/2022
Z9A8403Y20-CDL-XX-XX-RP-Y-007520 - Received 22/08/2022
Roof Plan - Proposed Z9A8403Y20-HLM-11-04-DR-A-001214 P01 - Received 22/08/2022
Elevations - Proposed Z9A8403Y20-HLM-11-XX-DR-A-003110 P05 - Received 22/08/2022
Elevations - Proposed Z9A8403Y20-HLM-11-XX-DR-A-003111 P05 - Received 22/08/2022
Sectional Drawing Z9A8403Y20-HLM-11-XX-DR-A-002110 P04 - Received 22/08/2022
Arboricultural Assessment Z9A8403Y20-ARC-XX-XX-RP-Y-24-S3-1-H0000_1-DI3-D3L3 -
Received 22/08/2022
Ecological Survey/Report 10050098-AUK-XX-XX-RP-EC-0001-01 01 - Received 22/08/2022
Proposed Plans and Elevations Z9A8403Y20-HLM-00-XX-DR-A-003111 P01 - Received
02/09/2022
Land Contamination Assessment Z9A8403Y20-ARC-XX-XX-RP-Y-1-S4-1-H00100_1-DI2-D2L2
- Received 22/08/2022
Land Contamination Assessment Z9A8403Y20-ARC-XX-XX-RP-Y-2-S4-1-B00700_1-DI2-D2L2
- Received 22/08/2022
Flood Risk Assessment Z9A8403Y20-CDL-XX-XX-RP-C-010201 P06 - Received 02/11/2022
Z9A8403Y20-CDL-XX-XX-RP-C-010202 P02 - Received 03/11/2022
Drainage Details Z9A8403Y20-CDL-XX-XX-DR-C-011001 - Received 03/11/2022
Drainage Details Z9A8403Y20-CDL-XX-XX-DR-C-016000 - Received 03/11/2022
Drainage Details Z9A8403Y20-CDL-XX-XX-DR-C-016001 - Received 03/11/2022
Drainage Details Z9A8403Y20-CDL-XX-XX-DR-C-016002 - Received 03/11/2022
Ecological Survey/Report Z9A8403Y20-ARC-XX-XX-RP-Y-10-S4-1-H00100_5-D12-
D2L2_PRELIMINARY - Received 22/08/2022

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission 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. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level 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 approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation.

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

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SURFACE WATER DISPOSAL

The strategy for the disposal of surface water (dated November 22022, ref: Z9A8403Y20-CDL-XX-XX-RP-C-010202) and the Flood Risk Assessment (FRA) (ref: Z9A8403Y20-CDL-XX-XX-RP-C-010201 P06) shall be implemented as approved in writing by the Local Planning Authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SURFACE WATER DRAINAGE VERIFICATION REPORT

Within 28 days of practical completion of the last unit, a Surface Water Drainage Verification Report shall be submitted to and approved in writing by the Local Planning Authority, detailing, and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIEMTABLE: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

Prior to the commencement of development a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and approved in writing by the Local Planning Authority. The CSWMP shall be

implemented in full and thereafter retained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/constructionsurface-water-management-plan/>

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: POST COMPLETION NOISE INSPECTION SCHEDULE

Prior to first occupation of any unit within the accommodation block, the developer shall submit in writing a 'Post Completion Noise Inspection Schedule' that identifies a randomised selection of rooms across the development to be the subject of the noise testing identified below to the Local Planning Authority for written approval.

In the event that the Local Planning Authority agrees that Schedule then no unit shall be occupied until such tests for those units identified in the Schedule have been undertaken and the results have been submitted to and approved in writing by the Local Planning Authority.

The Post-Completion Noise Inspections shall include:

- Confirmation that all noise mitigation identified within the submitted report, Ref: Z9A8177Y20-CDL-XX-XX-RPAS-045001 dated October 2021 has been installed as approved; and,
- Results as to the extent to which the installed noise mitigation measures as may be required to external plant to demonstrate that measured noise levels in external amenity areas meet the World Health Organisation recommendations daytime and night-time periods and that they do not exceed 55 dB LAeq,T.
- Evidenced results to demonstrate that internal noise levels for both daytime and night time meet the requirements of British Standard 8233

In the event that the submitted information fails to satisfy the Local Planning Authority that the predicted noise reduction levels have been achieved on any of the units identified within the schedule, then the restriction on any occupation/s continues to apply until such time as the developer has been able to agree and install additional mitigation measures that have first been agreed in writing with the Local Planning Authority.

Reason: To ensure that the occupiers of this new accommodation block are not subjected to unacceptable noise intrusion.

8. SPECIFIC RESTRICTION ON DEVELOPMENT: CONSTRUCTION HOURS

Operations related to the construction (including site clearance and demolition phases) of the permitted development shall only be carried out between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working on Sundays and Bank Holidays. There shall be no deliveries to the development arranged for outside of these approved hours.

Reason: To minimise detriment to nearby residential amenity.

9. SPECIFIC RESTRICTION ON DEVELOPMENT: NO BURNING

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: To minimise detriment to nearby residential amenity.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CONSTRUCTION MANAGEMENT PLAN

Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include details of:

- 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
- 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)
- Litter and waste management during the construction phases of the development; and
- Dust control measures

Thereafter, the approved Construction Management 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.

11. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Arcadis Ltd, November 2021) and the Bat Survey Report (Arcadis Ltd, July 2022).

Reason: To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BIODIVERSITY ENHANCEMENT STRATEGY

Prior to development above slab level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUSTAINABILITY MEASURES

The measures contained within the submitted Sustainability Appraisal shall be followed throughout the construction period where relevant and implemented in full prior to first occupation.

Reason: In the interests of supporting sustainable construction.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CYCLE STORAGE

Prior to first occupation, the hereby approved secure covered cycle storage as shown on plans Z9A8403Y20-HLM-10-00-DR-A-000102 Rev P01 and Z9A8403Y20-HLM-M-00-XX-DR-A-003111 Rev P01 shall be provided in full and shall then be retained.

Reason: In the interests of supporting sustainable and active travel.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: 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 approved, 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 10 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.

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.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

NOTES:

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

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

Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991.

Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.

Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution.

Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act.

Any works to a main river may require an environmental permit.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/22/04231

Signed: Philip Isbell

Dated: 20th December 2022

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.