

Our Ref: SCC/0001/24SC/PreApp
Date: 29 February 2024
Enquiries to: Andy Rutter
Tel: [REDACTED]
Email: [REDACTED]



Stephen M Daw
Stephen M Daw Ltd
Friday Cottage
Mellis Road
Thrandeston
Diss
Norfolk
IP21 4BU

Dear Stephen,

Application No: SCC/0001/24SC/PreApp

Proposal: Pre-application for the extraction and processing of sand and gravel with inert waste processing and backfilling.

Location: Land east of Westerfield Road, Westerfield, Ipswich, IP6 9HZ, Suffolk.

Thank you for your pre-application enquiry. Suffolk County Council as Minerals Planning Authority encourages pre-application discussions so that future expectations can be managed and to ensure the information provided in support of the planning application is adequate.

These comments are internal officer comments made without prejudice to the determination of any future planning application. They have been made on the basis of the following submitted information:

- Covering Letter MW(TRU) 2 dated 22 December 2023.
- Pre-Application request form dated 22 December 2023.
- Highways Technical Note MA/VL/P22-2540/02TN by Create Consulting Engineers Ltd dated 22 December 2023.
- Location Plan MW(TRU)1(3) by Stephen M Daw Limited dated 30 October 2023.
- Site Layout Plan MW(TRU)1(4)A by Stephen M Daw Limited dated 30 October 2023.
- Biodiversity Enhancement Plan (Advanced) MW(TRU)1(5)A by Stephen M Daw Limited dated 12 December 2023.
- Biodiversity Enhancement Plan (Restoration) MW(TRU)1(6)A by Stephen M Daw Limited dated 12 December 2023.

As requested within your covering letter, in addition to the pre-application advice received from the County Council dated 20 June 2022 you are seeking the following:

The relevant documentation required to be submitted with an application

The local and national validation requirements can be found here

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-applications/submit-a-planning-application>

- Application Form and Signed Certificates
- Planning Statement
- Environmental Statement (if applicable)
- Transport Assessment and Lorry Route Management Plan

- Noise Assessment
- Air Quality Assessment (including dust)
- Biodiversity Net Gain Assessment
- Landscape and Ecological Management Plan
- Preliminary Ecological Appraisal and Method Statement
- Arboricultural Impact Assessment and Method Statement
- Hydrology Assessment
- Flood Risk Assessment
- Archaeological Assessment
- Cultural Heritage Assessment
- Lighting Impact Report
- Contaminated Land Assessment
- Geology Assessment
- Brochures of specific equipment to be used onsite.
- Site Location Plan
- Topographical Survey
- Utilities Plan
- Phasing Plans
- Existing site section plan
- Restored site section plan
- Soft Landscaping plan
- Technical Highways plans for proposed improvement works
- Plant site and welfare facilities section plan
- Landscape and Visual Impact Assessment

Any recommended pre-application consultation with other bodies

- Environment Agency (in relation to permitting).

Relevant site constraints, development plan policies and national planning policies

Whether the proposal is likely to accord with the development plan and national policies, and whether planning permission is likely to be granted

The relevant site constraints are as follows:

- The site falls within both the parishes of Westerfield and Tuddenham St Martin.
- The site is located in Flood Zone 1
- Listed buildings located near the site include (but not limited to):
 - Westerfield Hall, Grade II*; Barn and outbuildings, Grade II
 - Swan's Nest, Grade II
 - Walnut Tree Cottage, Grade II
 - Valley Farmhouse and barn, Grade II
 - The Slade, Grade II
 - The Green Farmhouse, The Manor, Grade II
 - Church of St Mary Magdalene, Grade I
 - Rectory, Grade II
 - Manor Farmhouse, Grade II
 - The Fountain Inn, Grade II
 - Church Farmhouse, Grade II
 - Ivyhouse, Thicknesse Cottage, Well Cottage, Grade II
 - Porch Cottages, Tudor Cottage, Grade II
 - Church of St Martin, Grade I
- The site is allocated as a Countryside Stewardship Scheme 2016 Management Area
- There is a public footpath on the southern boundary of the site

The relevant development plan policies are as follows:

Suffolk Minerals & Waste Local Plan July 2020

- Policy GP1 Presumption in favour of sustainable development;
- Policy GP2 Climate change mitigation and adaptation;
- Policy GP3 Spatial Strategy
- Policy GP4 General environment criteria
- Policy MP1 Provision of land won sand and gravel

Suffolk Coastal Local Plan 2020

- Policy SCLP7.1 Sustainable transport
- Policy SCLP9.5 Flood risk
- Policy SCLP10.1 Biodiversity and geodiversity
- Policy SCLP10.3 Environmental quality
- Policy SCLP10.4 Landscape character
- Policy SCLP11.3 Historic environment
- Policy SCLP11.4 Listed buildings
- Policy SCLP11.7 Archaeology

Westerfield Neighbourhood Plan 2023-2036 (Regulation 14 consultation end: January 2024)

- Policy WFD2 Sensitive landscape (east side of the 'Sensitive Landscape' area meets the red line boundary of the site)
- Policy WFD4 Protection of important views
- Policy WFD5 Protection of trees, hedgerows and other natural features
- Policy WFD7 Artificial lighting

National Planning Policy Framework December 2023

- Paragraph 8 (a) an economic objective
- Paragraph 8 (b) a social objective
- Paragraph 8 (c) an environmental objective
- Paragraph 11 the presumption in favour of sustainable development
- Paragraph 47 determining applications
- Paragraph 108 promoting sustainable transport
- Paragraph 114 considering development proposals
- Paragraph 117 mitigating impacts of transport
- Paragraph 123 making effective use of land
- Paragraph 135 achieving well designed and beautiful places
- Paragraph 159 planning for climate change
- Paragraph 162 planning for climate change
- Paragraph 173 planning and flood risk
- Paragraph 175 planning and flood risk
- Paragraph 180 conserving and enhancing the natural environment
- Paragraph 186 habitats and biodiversity
- Paragraph 187 habitats and biodiversity
- Paragraph 191 ground conditions and pollution
- Paragraph 200 proposals affecting heritage sites
- Paragraph 217 facilitating the sustainable use of minerals

National Planning Policy for Waste October 2014

- Paragraph 8 Impact of non-waste development on existing facilities
- Appendix B Locational Criteria

In principle, I consider the location as identified on the Location Plan MW(TRU)1(3) suitable for minerals extraction with subsequent inert waste processing and infilling.

Whether it is likely that a section 106 agreement will be required

Yes, for the securing of the monitoring of biodiversity net gain.

Specialist advice (highways)

This can be found in appendix 1.

Conclusion

You will appreciate that the comments set out in this letter, are given on a without prejudice basis, and do not place any limitation of Suffolk County Council to come a contrary view of the proposal, in the event, following submission of an application, that it considers that it is not acceptable or that information submitted with the application does not adequately demonstrate that the proposal is acceptable.

The applicant is invited to submit an EIA Screening request as the site are falls below the threshold of Schedule 1 (19) of 25ha.

Yours sincerely,



Andy Rutter AssocRTPI

Development Manager

Growth, Highways & Infrastructure

APPENDIX 1 – SUFFOLK COUNTY COUNCIL HIGHWAYS RESPONSE

SCC Highways

As agreed at the site visit undertaken on Tuesday 6 February 2024.

- Speed survey to be re-conducted during school term and where weather conditions are considered too not be severe. A reduction of the visibility splays may be considered if a speed survey shows the 85th percentile is significantly lower than the signed speed limit. Speed surveys can be undertaken by SCC, as well as other providers. Should the applicant wish to attain a speed survey through SCC, further details can be found at: <https://www.suffolk.gov.uk/roads-and-transport/traffic-management-and-road-safety/traffic-surveys>
- Visibility splays – If the change of speed limit 40mph is accepted or the 85th percentile is 40mph the visibility Y dimension would be 120m in each direction, but the current speed limit would require a Y dimension of 215m visibility splays to be shown in each direction. They should be drawn to the nearside edge of the carriageway, in both directions, without encroaching third-party land (Potentially the right-side heading towards Fynn Valley). Nothing above the height of 0.6 metres should be positioned within the visibility splays.
- The carriageway will require resurfacing (full width) due to the turning movements into the junction of the site.
- Clarification of the drainage infrastructure in this location and what will be proposed.
- Hedgerows will need to be removed, relocated, and set back at least 1 metre outside of the visibility splays.
- Construction Management Plan - The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The strategy should also include clear location, layout plans of these facilities and a plan for routes in and out of the site.
- The proposed access (farm access) will need to be designed and constructed in broad accordance with Suffolk County Council's Standard Access Drawing DM04. SCC Standard Access Drawings are available for download via: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings>