

14

Flood zones

Land Contamination

Flood zones

Application Site
0885/15

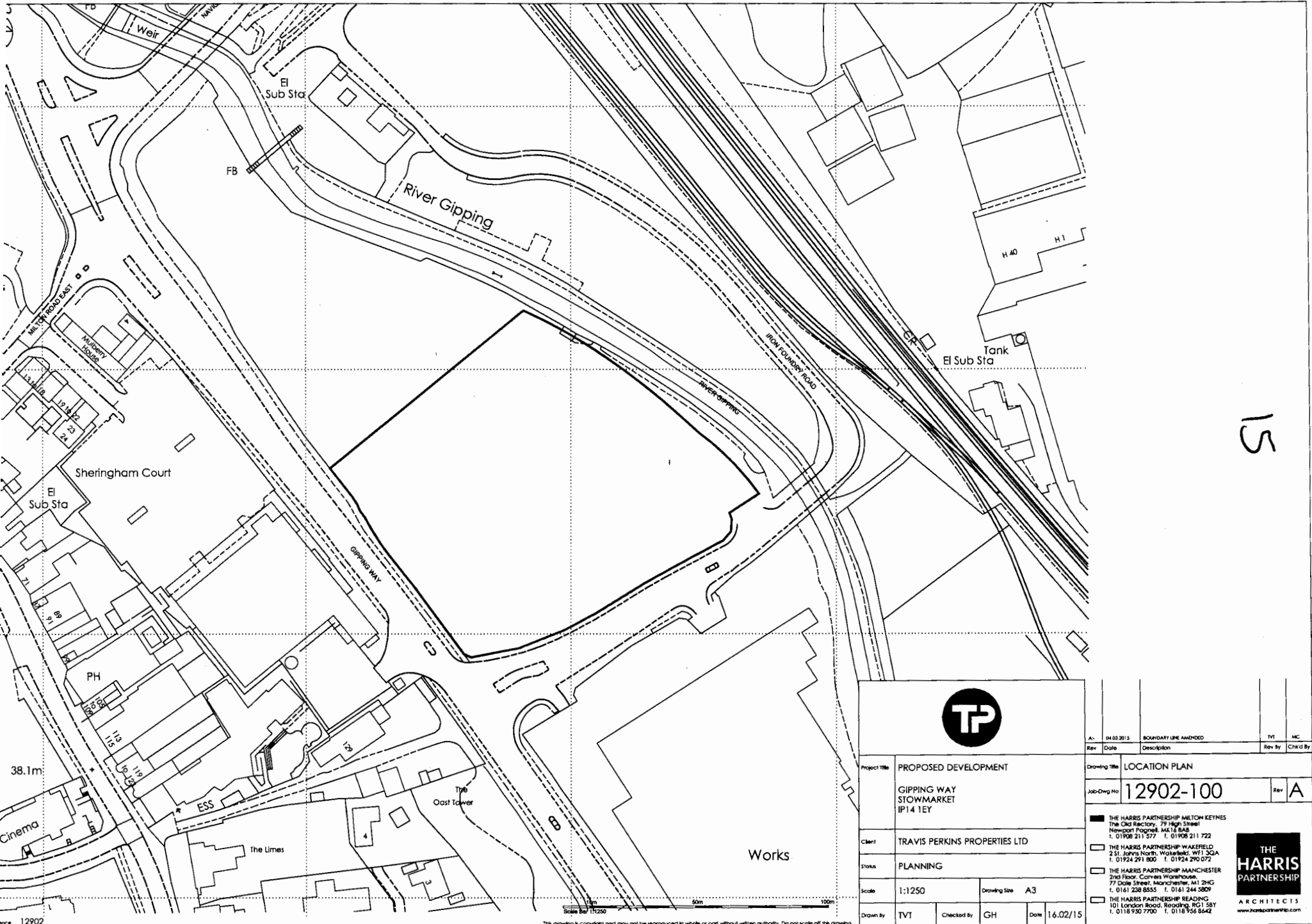
Protected
Species

Listed Buildings

Conservation
Area

Protected Trees





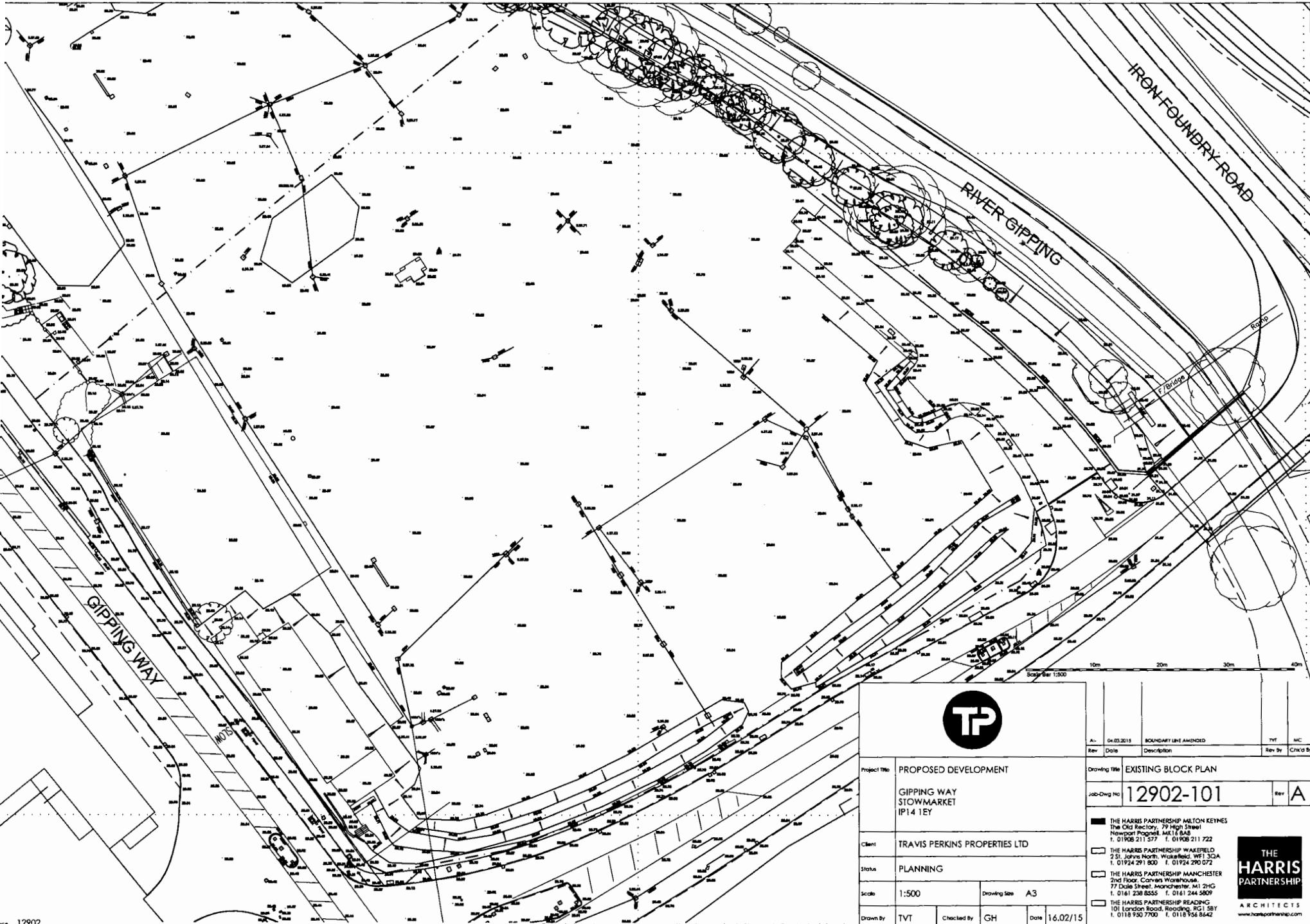
15



Project Title		PROPOSED DEVELOPMENT	
Client		TRAVIS PERKINS PROPERTIES LTD	
Status		PLANNING	
Scale	1:1250	Drawing Size	A3
Drawn By	TVT	Checked by	GH
Date	16.02/15		

Rev	Date	Description	Rev By	CHKD By
A1	04.03.2015	BOUNDARY LINE AMENDED	TVT	MC
Drawing Title		LOCATION PLAN		
Job-Dwg No	12902-100	Rev	A	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> THE HARRIS PARTNERSHIP MILTON KEYNES The Old Rectory, 79 High Street Newport Pagnall, MK16 8AB t. 01908 211 577 f. 01908 211 722 <input type="checkbox"/> THE HARRIS PARTNERSHIP WAKEFIELD 231, Johns North, Wakefield, WF1 2QA t. 01924 291 800 f. 01924 290 072 <input type="checkbox"/> THE HARRIS PARTNERSHIP MANCHESTER 2nd Floor, Cornes Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 238 8555 f. 0161 244 5809 <input type="checkbox"/> THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5BJ t. 0118 950 7700 f. 0118 956 6642 				

This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.

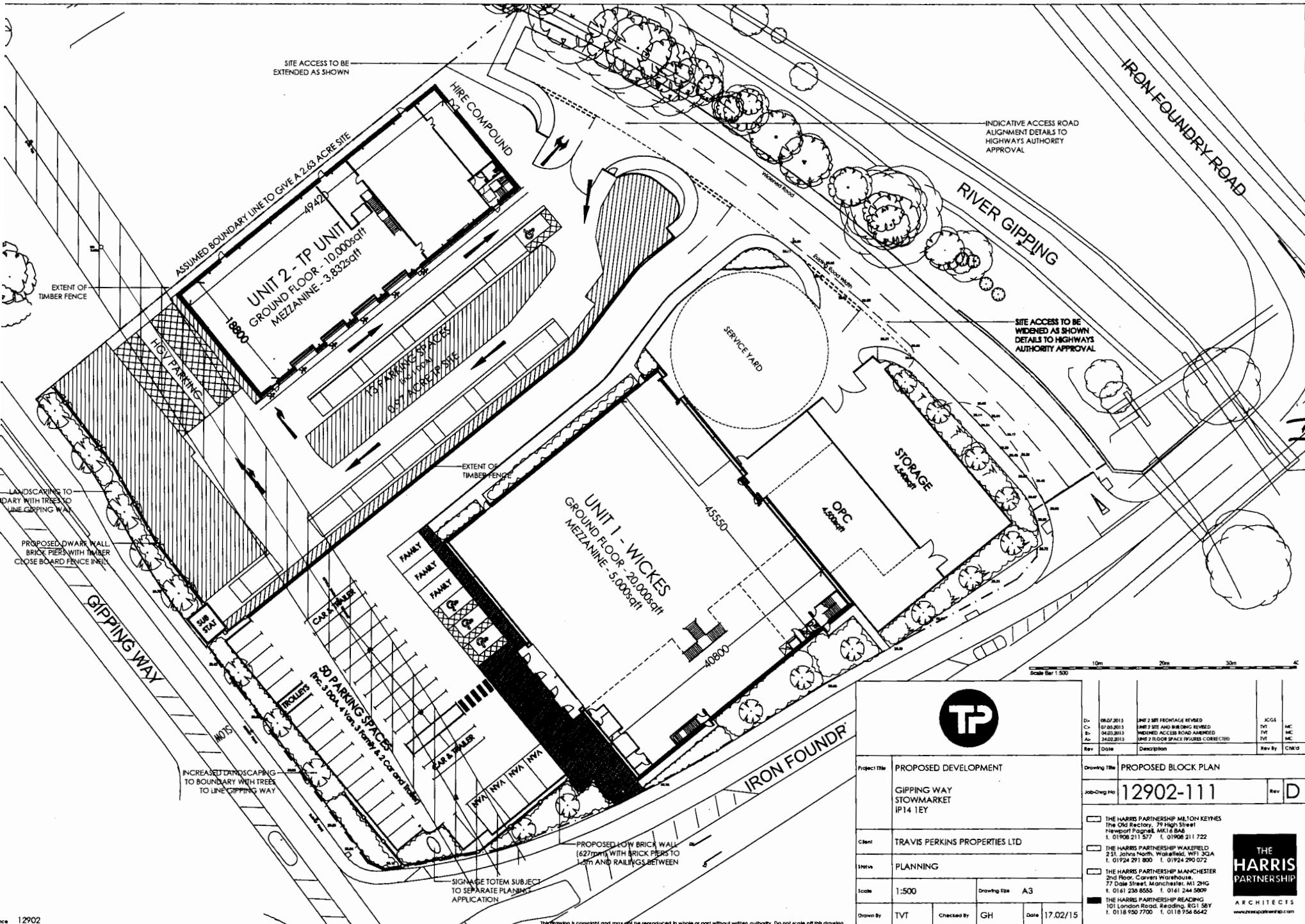


Project Title PROPOSED DEVELOPMENT GIPPING WAY STOWMARKET IP14 1EY		Drawing Title EXISTING BLOCK PLAN	
Client TRAVIS PERKINS PROPERTIES LTD		Job-Dwg No 12902-101	
Status PLANNING		Rev A	
Scale 1:500	Drawing Size A3	Date 16.02/15	
Drawn By TVT	Checked By GH	Date 16.02/15	

Rev	Date	Description	Rev By	Check By
01	03.2015	BOUNDARY LINE AMENDED	TVT	MC

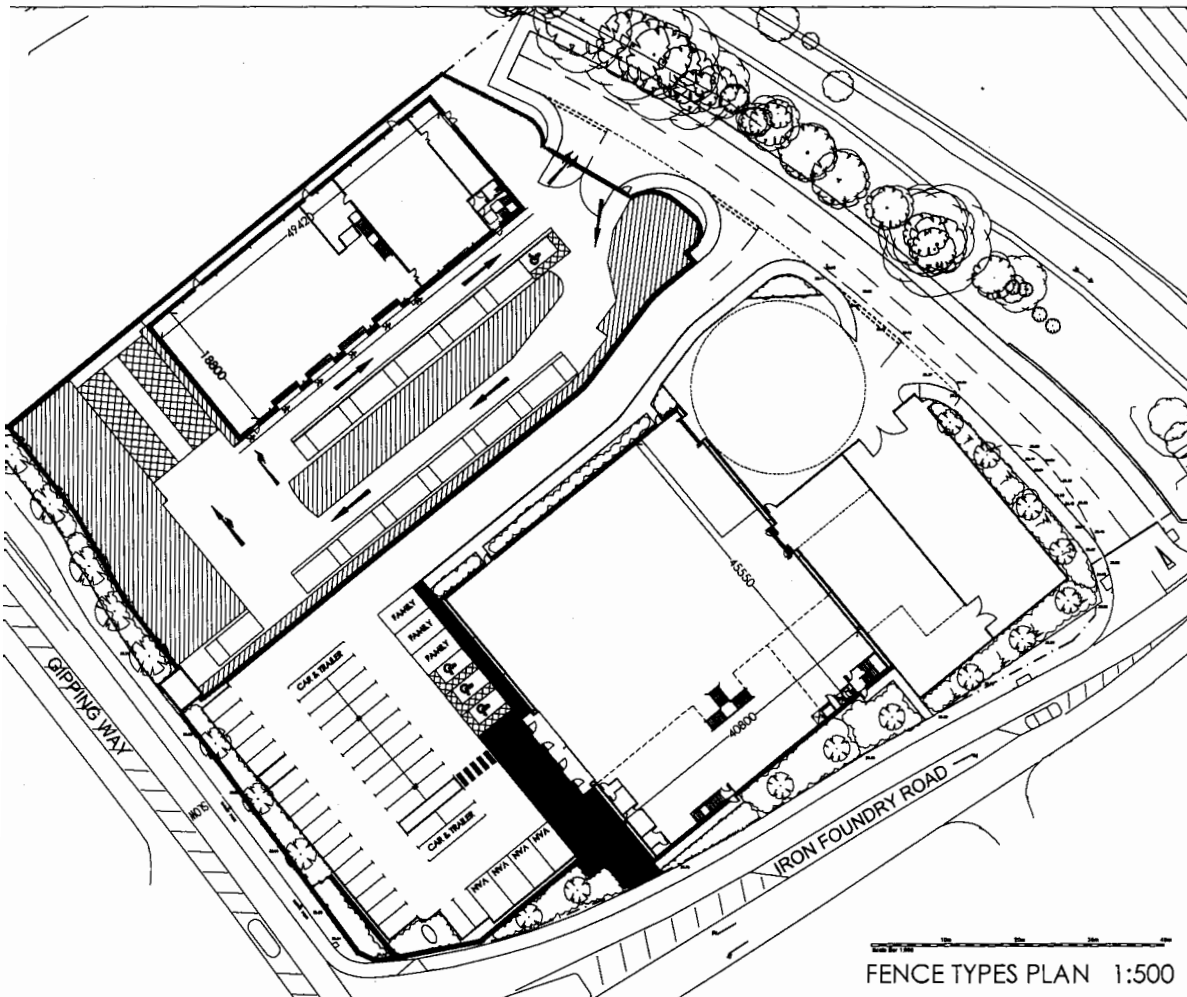
THE HARRIS PARTNERSHIP MILTON KEYNES
 The Old Rectory, 79 High Street
 Newport Pagnell, MK16 8AB
 T. 01908 211 577 F. 01908 211 722
 THE HARRIS PARTNERSHIP WAKEFIELD
 251, Johns North, Wakefield, WF1 3QA
 T. 01924 291 800 F. 01924 290 072
 THE HARRIS PARTNERSHIP MANCHESTER
 2nd Floor, Corns Warehouse
 77 Dale Street, Manchester, M1 2HG
 T. 0161 238 8555 F. 0161 244 5809
 THE HARRIS PARTNERSHIP READING
 101 London Road, Reading, RG1 5BY
 T. 0118 950 7700 F. 0118 956 8642



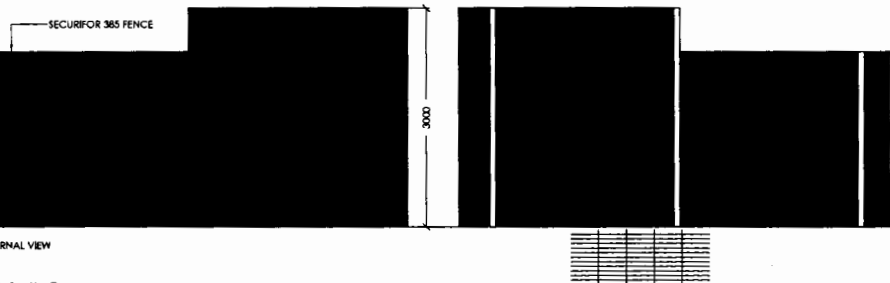


Rev	Date	Description	Rev By	Chk'd
D	08/07/2013	IMP 2 BR FRONTAGE REVISED	JCS	MC
C	07/06/2013	IMP 2 BR AND BUILDING REVISED	TVT	MC
B	04/03/2013	WIDENED ACCESS ROAD AMENDED	TVT	MC
A	24/02/2013	IMP 2 FLOOR SPACE FIGURES CORRECTED	TVT	MC

Project Title		PROPOSED DEVELOPMENT	
Client		TRAVIS PERKINS PROPERTIES LTD	
Service		PLANNING	
Scale	1:500	Drawing Size	A3
Drawn By	TVT	Checked By	GH
Date	17.02/15		
Drawing Title		PROPOSED BLOCK PLAN	
Job-Org No		12902-111	
Rev		D	
<input type="checkbox"/> THE HARRIS PARTNERSHIP MELTON KEYNES The Old Rectory, 79 High Street Newport Pagnell, MK16 8AB T: 01908 211 577 F: 01908 211 722			
<input type="checkbox"/> THE HARRIS PARTNERSHIP WAKEFIELD 231, Johns North, Wakefield, WF1 3GA T: 01924 291 800 F: 01924 290 072			
<input type="checkbox"/> THE HARRIS PARTNERSHIP MANCHESTER 2nd Floor, Corners Warehouse, 77 Dale Street, Manchester, M1 2HG T: 0161 238 8555 F: 0161 244 5909			
<input checked="" type="checkbox"/> THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5EY T: 0118 950 7700 F: 0118 756 6642			
www.theharrispartnership.co.uk			

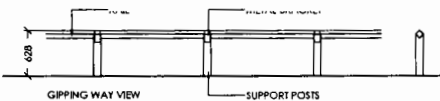


FENCE TYPES PLAN 1:500

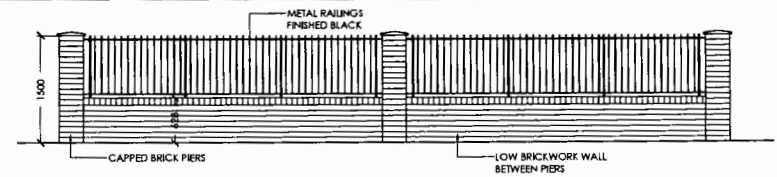


DETAIL 3
SECURIFOR 385 FENCE - 2400mm or 3000mm HIGH 1:50

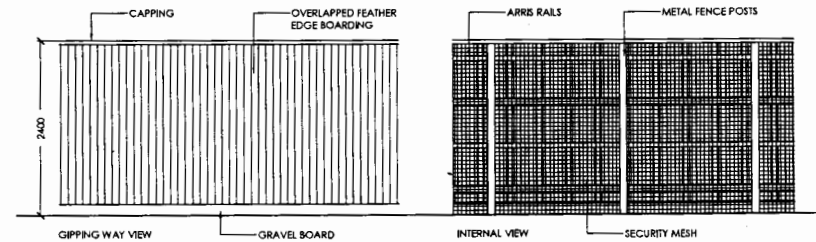
- DETAIL 1
- DETAIL 2
- DETAIL 3 (2.4m HIGH)
- DETAIL 3 (3m HIGH)
- DETAIL 4
- DETAIL 5



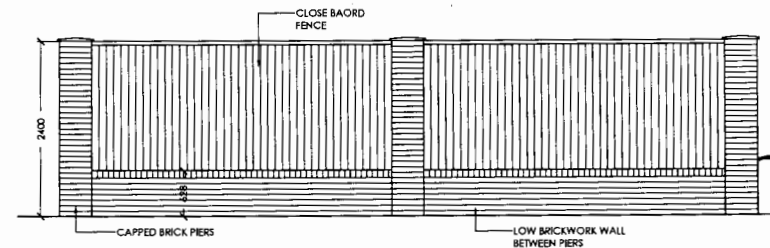
DETAIL 4
628mm HIGH TIMBER KNEE RAIL 1:50



DETAIL 1
1500mm HIGH BRICK BOUNDARY WALL 1:50



DETAIL 2
2400mm HIGH TIMBER FENCE 1:50



DETAIL 5
2400mm HIGH BRICK BOUNDARY WALL/CLOSE BOARD FENCE 1:50

BOUNDARY DETAILS 1:

DETAIL 1: GIPPING WAY BOUNDARY BESIDE UNIT 1. BRICK PIERS TO 1.5m WITH 600mm BRICKWORK PLINTHS AND RAILINGS BETWEEN.

DETAIL 2: UNIT 2 SIDE BOUNDARY. TIMBER FENCE TO 2.4m HIGH WITH METAL POSTS AND SECURITY MESH INTERNALLY.

DETAIL 3: UNIT 2 BOUNDARY ALONGSIDE TOOL HIRE AREA, ALONG THE BOUNDARY DIRECTLY BEHIND UNIT 2 AND ALONG THE BOUNDARY WITH UNIT 2 TO 6m BACK FROM THE UNIT 1 FRONT FACADE. SECURIFOR 385 SECURITY MESH OR SIMILAR, 2.4m OR 3m HIGH AS STATED.

DETAIL 4: GIPPING WAY BOUNDARY FOR UNIT 1. LOW 628mm TIMBER KNEE RAIL FENCE WITH TIMBER SUPPORTS.

DETAIL 5: GIPPING WAY BOUNDARY BESIDE UNIT 2. BRICK PIERS TO 2.4m WITH 600mm BRICKWORK PLINTHS AND CLOSE BOARD FENCING BETWEEN.

A 08.07.15 UNIT 2 GIPPING WAY BOUNDARY JCGS		Rev By	CHK 01
Rev	Date	Description	Rev By

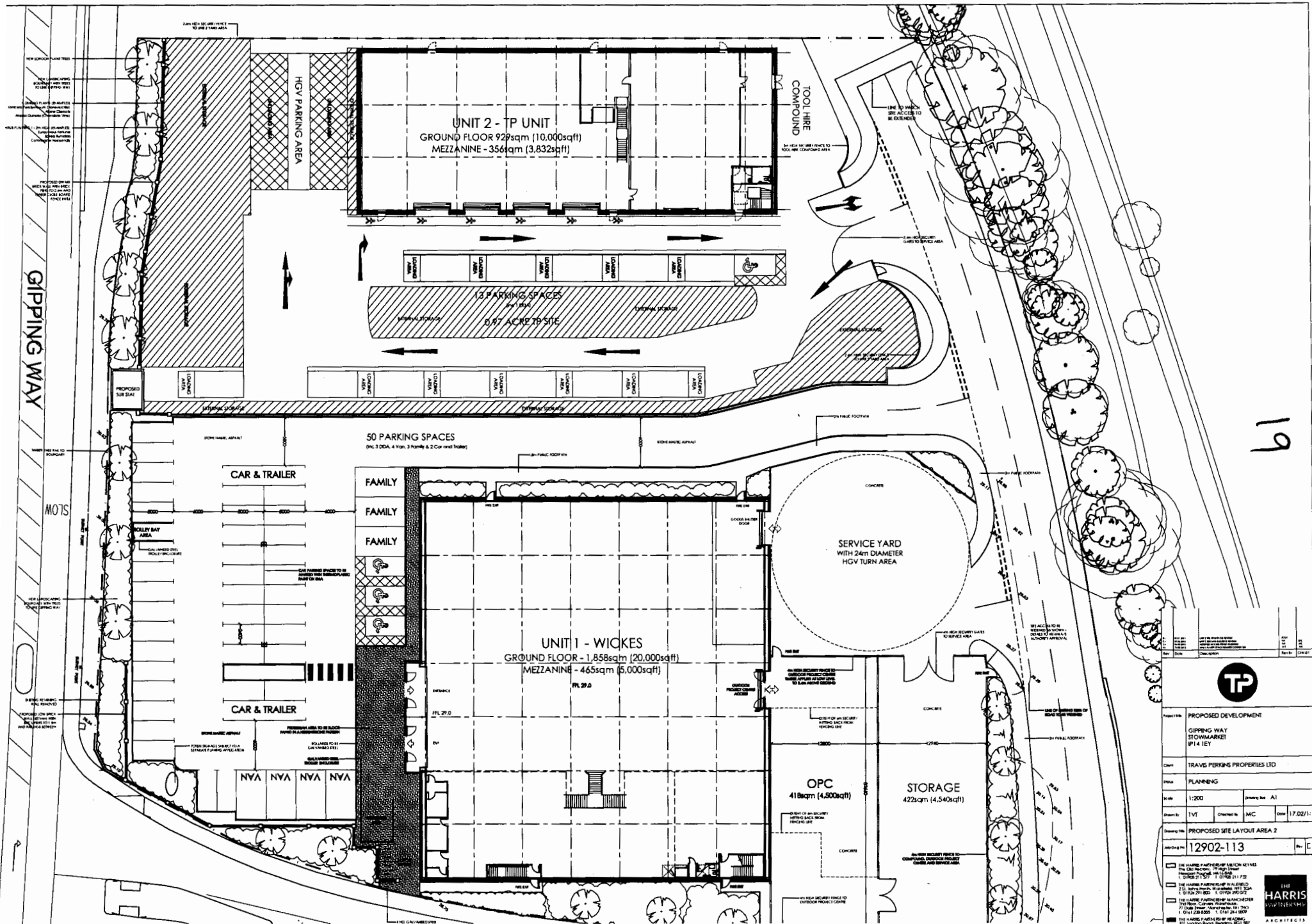


Project Title	PROPOSED DEVELOPMENT		
	GIPPING WAY STOWMARKET IP14 1EY		
Client	TRAVIS PERKINS PLC		
Status	PLANNING		
Scale	1:500, 1:50	Drawing Size	A2
Drawn By	TVT	Checked By	IDC Date 07.05/15
Drawing Title	PROPOSED BOUNDARY DETAILS		
Job-Draw No.	12902-120	Rev	A

- THE HARRIS PARTNERSHIP MILTON KEYNES
The Old Rectory, 79 High Street
Milton Keynes, MK8 4AS
T: 01908 211 577 F: 01908 211 722
- THE HARRIS PARTNERSHIP WAKEFIELD
251, John North, Wakefields, WF1 3GA
T: 01954 291 800 F: 01954 290 472
- THE HARRIS PARTNERSHIP MANCHESTER
2nd Floor, Corners Warehouse,
77 Duke Street, Manchester, M1 3UG
T: 0161 238 6555 F: 0161 244 5809
- THE HARRIS PARTNERSHIP READING
101 London Road, Reading, RG1 5BT
T: 0118 950 7700 F: 0118 956 5442



This drawing is copyright and not to be reproduced or used in any way without written authority. Do not scale off the drawing.



19

TP

PROPOSED DEVELOPMENT
GIPPING WAY
STOWMARKET
SP14 1ET

Client: TRAVIS PERKINS PROPERTIES LTD

Phase: PLANNING

Scale: 1:200 Drawing No: A1

Drawn by: TVT Checked by: MC Date: 17.02/17

Drawing No: PROPOSED SITE LAYOUT AREA 2

Ref: 12902-113

THE HARRIS PARTNERSHIP ARCHITECTS
The Old Rectory, High Street
Stowmarket, Suffolk IP11 1JZ
Tel: 01473 811800 Fax: 01473 811801
www.harrispartnership.co.uk

THE HARRIS PARTNERSHIP ARCHITECTS
210, South Street, Ipswich, Suffolk IP1 1DB
Tel: 01473 236555 Fax: 01473 241267

THE HARRIS PARTNERSHIP ARCHITECTS
10, Victoria Road, Ipswich, Suffolk IP1 1JZ
Tel: 01473 236555 Fax: 01473 241267

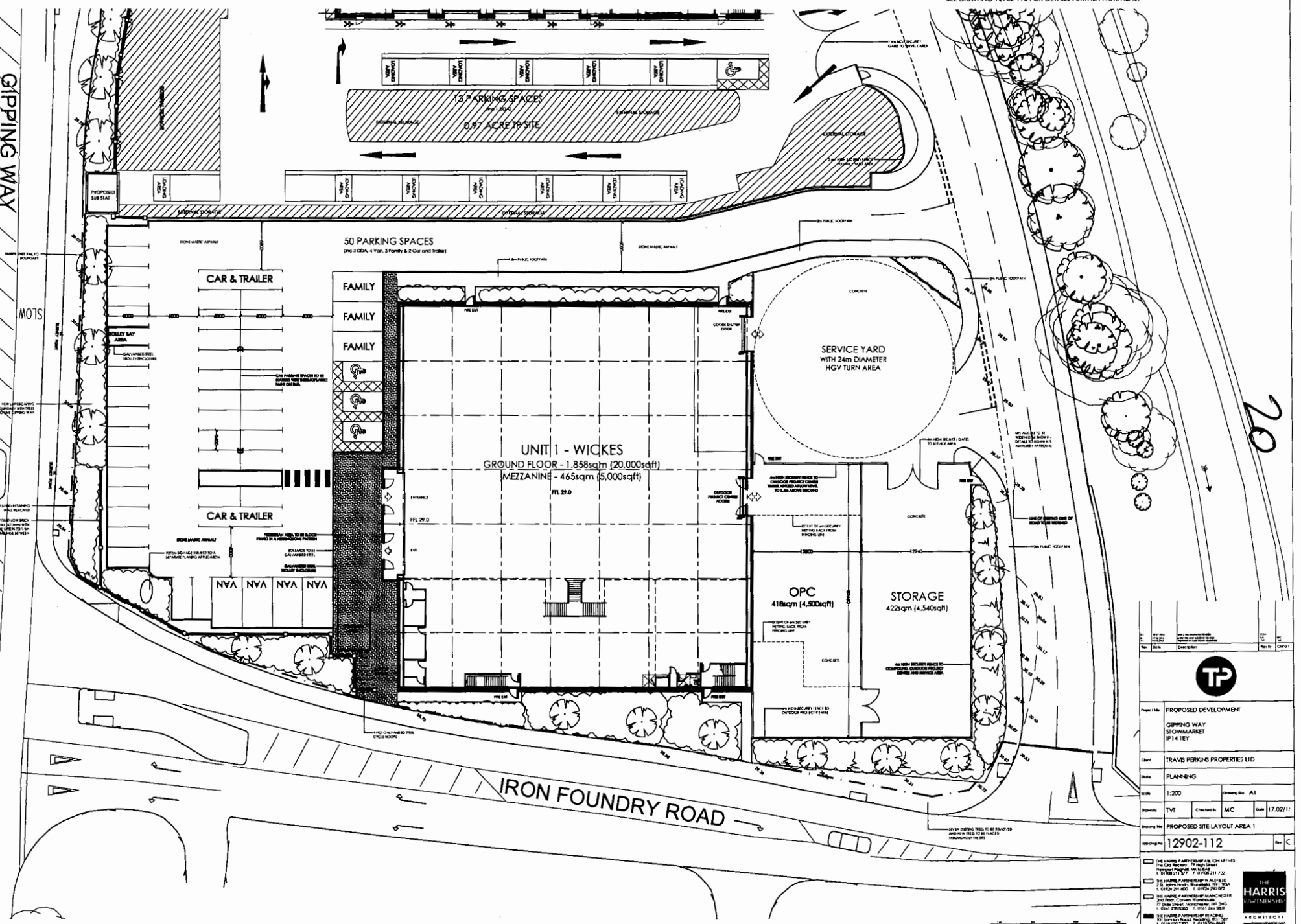
HARRIS
ARCHITECTS

GIPPING WAY

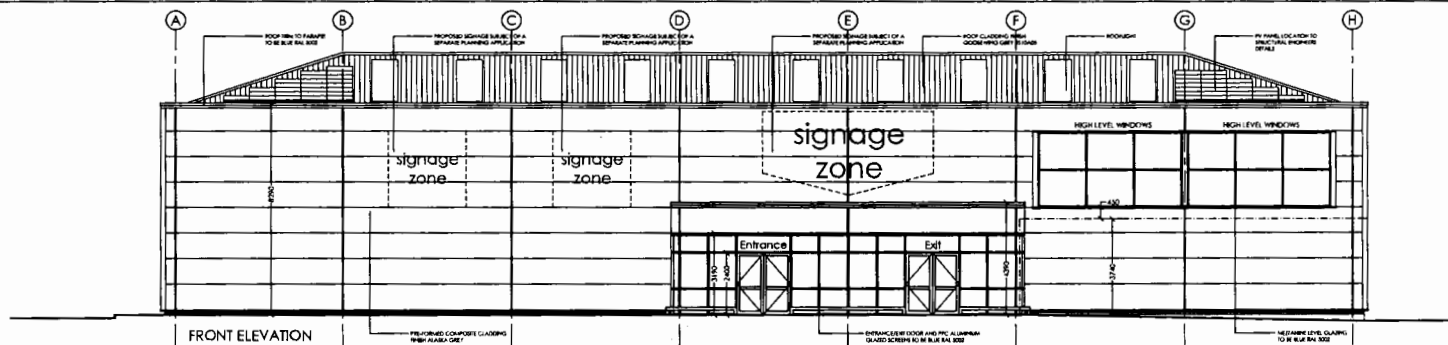
MOTS

IRON FOUNDRY ROAD

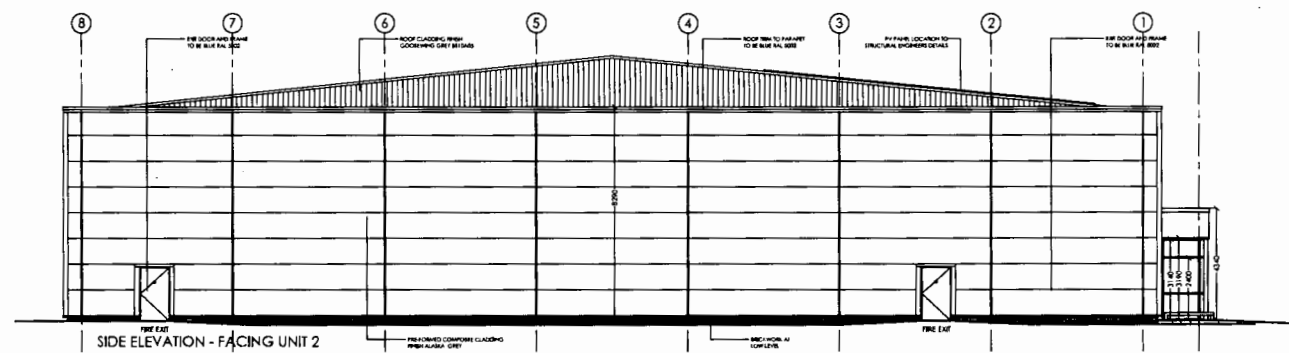
20



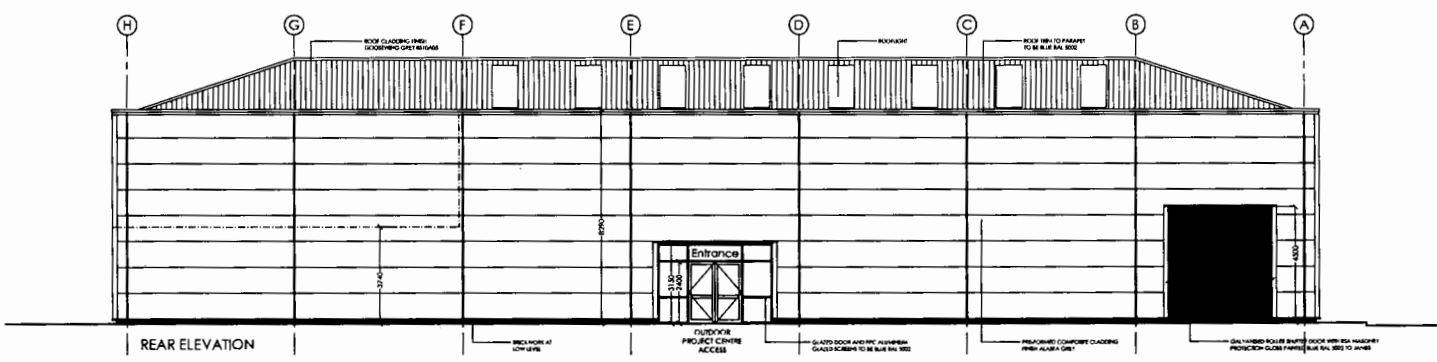
Project Name:	PROPOSED DEVELOPMENT GIPPING WAY STOWMARKET SP14 1EY
Client:	TRAVIS PERKINS PROPERTIES LTD
Stage:	PLANNING
Scale:	1:200
Drawn by:	TVI
Checked by:	MC
Date:	17.02.11
Drawing No:	PROPOSED SITE LAYOUT AREA 1 12902-112
<p>THE CLIENT'S PARTNERSHIP AGREEMENTS WITH THE CITY REGION: 19 May 2004 THE CLIENT'S PARTNERSHIP AGREEMENT WITH THE CITY REGION: 17 Oct 2011 THE CLIENT'S PARTNERSHIP AGREEMENT WITH THE CITY REGION: 17 Oct 2011 THE CLIENT'S PARTNERSHIP AGREEMENT WITH THE CITY REGION: 17 Oct 2011 THE CLIENT'S PARTNERSHIP AGREEMENT WITH THE CITY REGION: 17 Oct 2011 THE CLIENT'S PARTNERSHIP AGREEMENT WITH THE CITY REGION: 17 Oct 2011</p>	



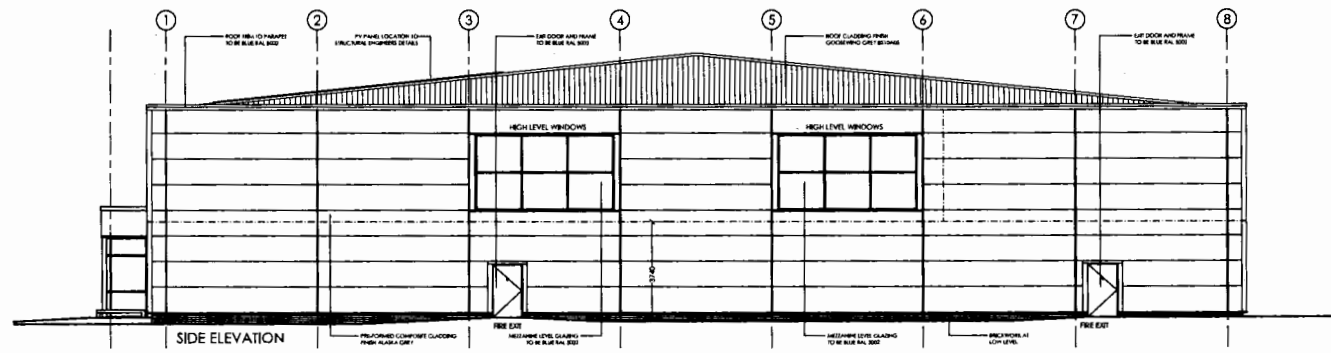
FRONT ELEVATION



SIDE ELEVATION - FACING UNIT 2



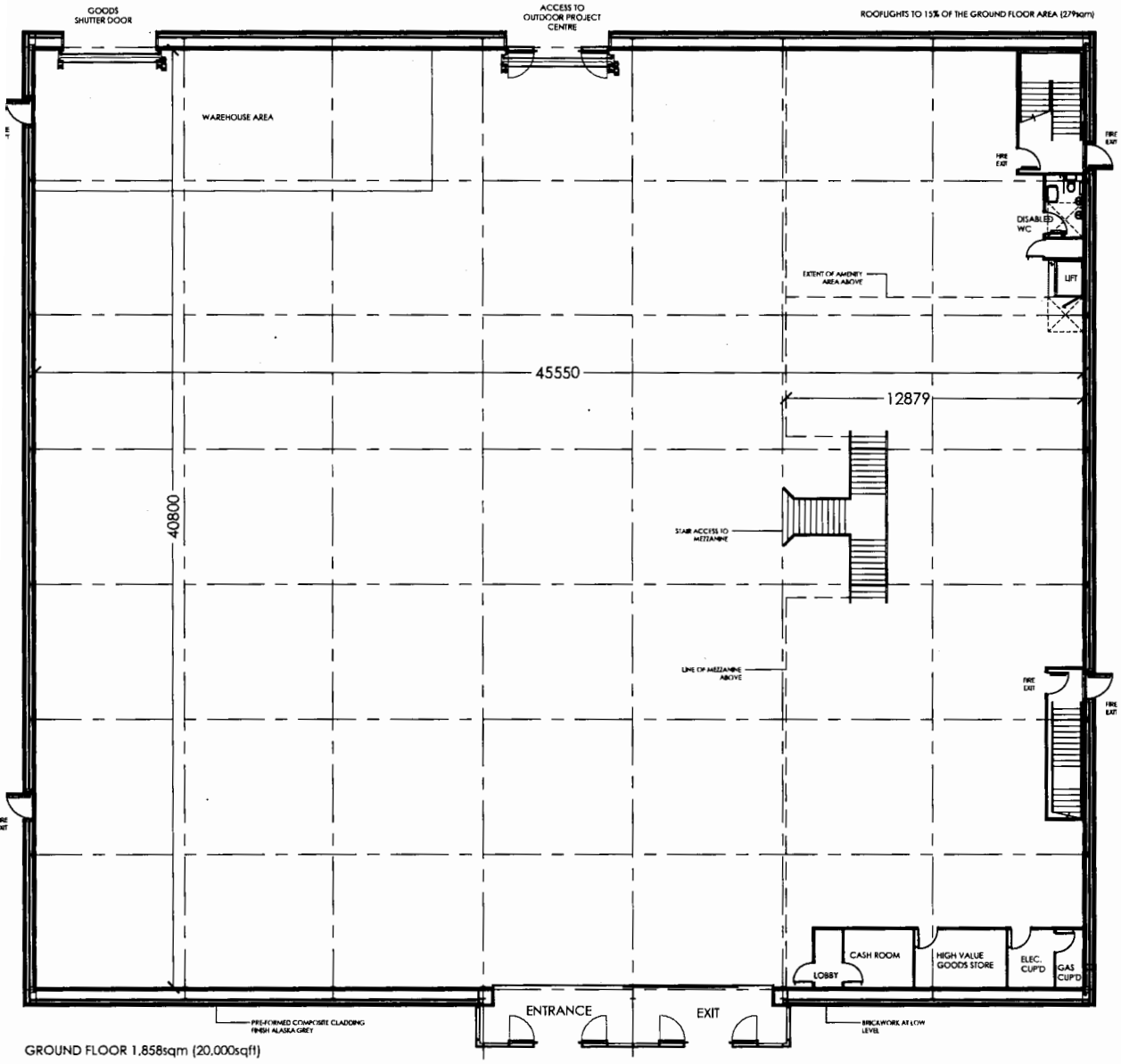
REAR ELEVATION



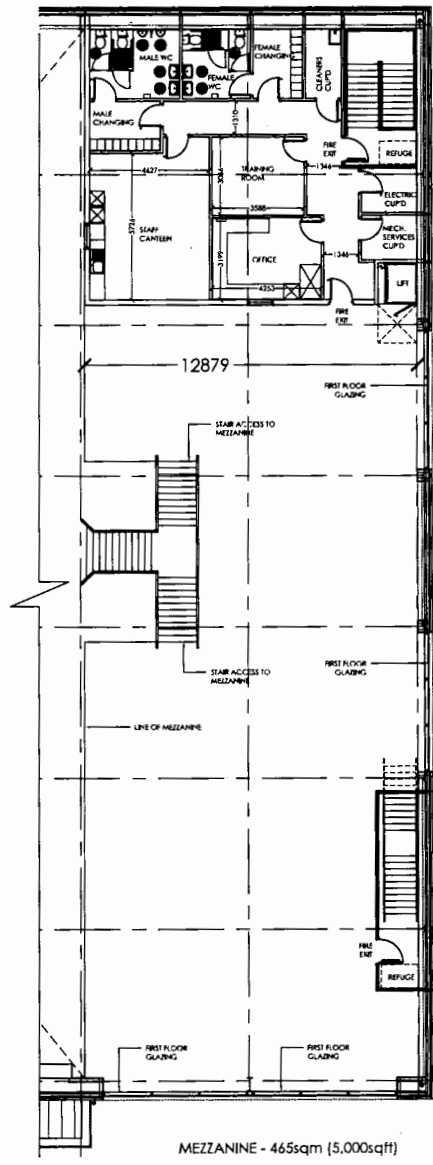
SIDE ELEVATION

21

Project No.	PROPOSED DEVELOPMENT
Client	TRAVIS PERKINS PROPERTIES LTD
Site	GIPPING WAY STOWMARKET SP14 1EY
Scale	1:100
Drawn by	TVT
Checked by	MC
Date	17.02/15
Drawing No.	PROPOSED UNIT 1 ELEVATIONS
Jobbing No.	12902-115
<input type="checkbox"/> THE HARRIS PARTNERSHIP HOLDING LIMITED The City Rectory, 78 High Street Norwich, Norfolk, NR1 1AA T: 01603 211377 F: 01603 211772	
<input type="checkbox"/> THE HARRIS PARTNERSHIP HOLDINGS LIMITED 2 St. James Street, Stowmarket, Suffolk, SP14 1EY T: 01508 291882 F: 01508 291872	
<input type="checkbox"/> THE HARRIS PARTNERSHIP HOLDINGS LIMITED The City Rectory, 78 High Street, Norwich, Norfolk, NR1 1AA T: 01603 211377 F: 01603 211772	



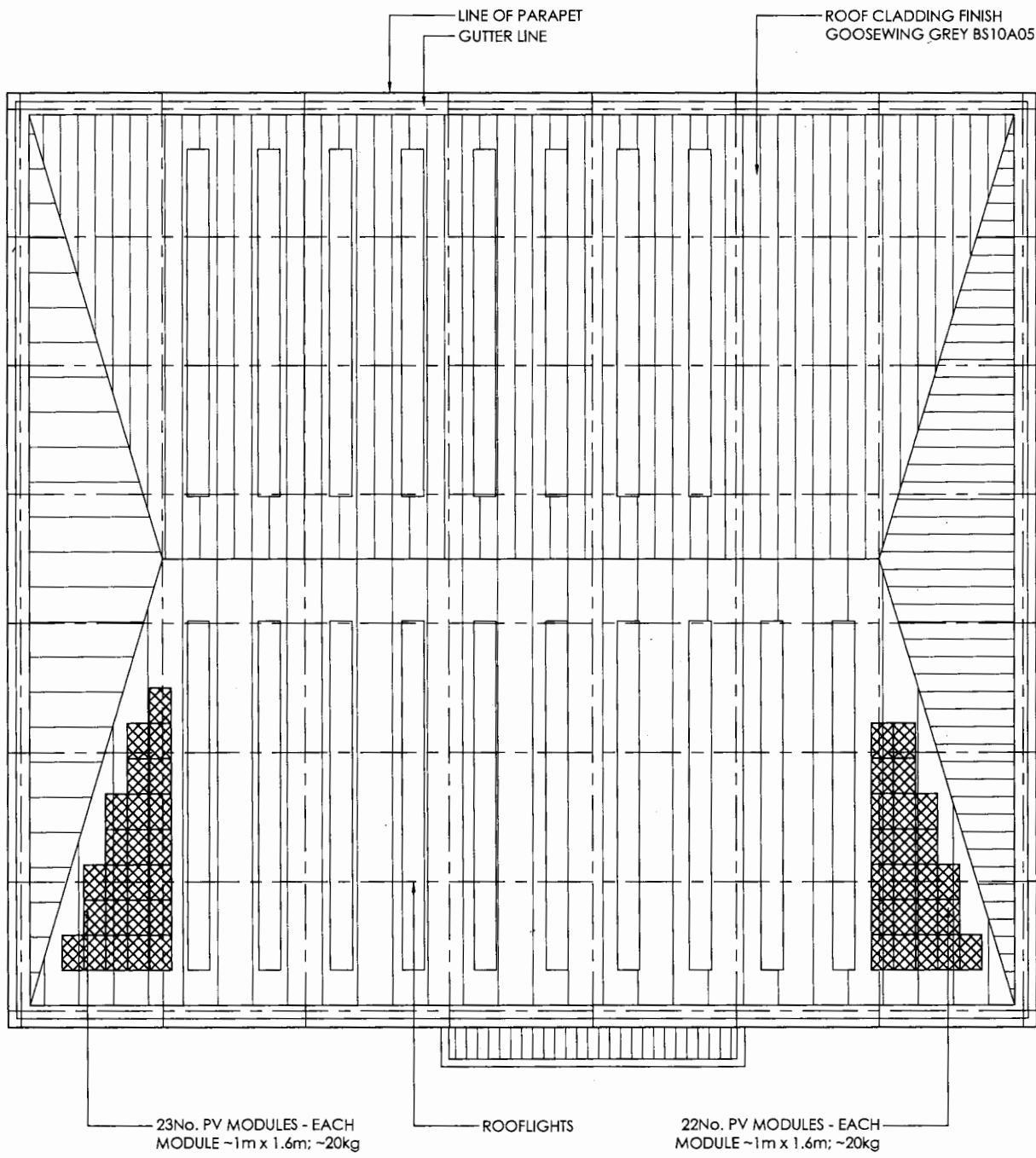
GROUND FLOOR 1,858sqm (20,000sqft)



MEZZANINE - 465sqm (5,000sqft)

22

No.	Date	Description	Rev No	Checked By
TP				
Project No.	PROPOSED DEVELOPMENT			
Client	TRAVIS PERKINS PROPERTIES LTD			
Phase	PLANNING			
Scale	1:100	Drawing No.	A1	
Drawn by	TYT	Checked by	MC	Date 17.02/15
Drawing No.	PROPOSED UNIT 1 FLOOR PLANS			
Address No.	12902-114			
<p> <input type="checkbox"/> THE HARRIS PARTNERSHIP - HULLION KEYNES 101 GILBERT ROAD, HULLION KEYNES, YORKSHIRE YO21 2JG T: 01482 215277 F: 01482 211722 </p> <p> <input type="checkbox"/> THE HARRIS PARTNERSHIP - MANCHESTER 255 SOUTH MOOR, MANCHESTER, M20 2QA T: 0161 278 5000 F: 0161 278 5052 </p> <p> <input type="checkbox"/> THE HARRIS PARTNERSHIP - MANCHESTER 71 DUNDY STREET, MANCHESTER, M4 6DU T: 0161 278 5000 F: 0161 278 5052 </p> <p> <input type="checkbox"/> THE HARRIS PARTNERSHIP - READING 116 LONDON ROAD, READING, RG1 3JY T: 0118 930 7900 F: 0118 930 5462 </p>				
THE HARRIS LOCAL TRADER SERVICES ARCHITECTS				




LOCATION OF PV PANELS ON THE SOUTHWEST ROOF AREA IN LINE WITH DETAILS PROVIDED BY THE STRUCTURAL ENGINEER

ROOFLIGHTS TO 15% OF THE GROUND FLOOR AREA (279sqm)

23




		A: 02.03.2015 PV PANELS INDICATED TVT EDC					
		Rev	Date	Description	Rev By	Chkd By	
Project Title		PROPOSED DEVELOPMENT		Drawing Title		PROPOSED ROOF PLAN UNIT 1	
Client		TRAVIS PERKINS PROPERTIES LTD		Job-Dwg No		12902-118 Rev A	
Status		PLANNING		<ul style="list-style-type: none"> <input checked="" type="checkbox"/> THE HARRIS PARTNERSHIP MILTON KEYNES The Old Rectory, 79 High Street Newport Pagnell, MK16 6AB T: 01908 211 577 F: 01908 211 722 <input type="checkbox"/> THE HARRIS PARTNERSHIP WAKEFIELD 251, Johns North, Wakefield, WF1 3QA T: 01924 291 800 F: 01924 290 072 <input type="checkbox"/> THE HARRIS PARTNERSHIP MANCHESTER 2nd Floor, Cornish Warehouse, 77 Dale Street, Manchester, M1 2HG T: 0161 228 8555 F: 0161 244 5809 <input type="checkbox"/> THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5BJ T: 0118 950 7700 F: 0118 956 8442 			
Scale		1:200		Drawing size		A3	
Drawn By		TVT		Checked by		GH	
Date		27.02/15					

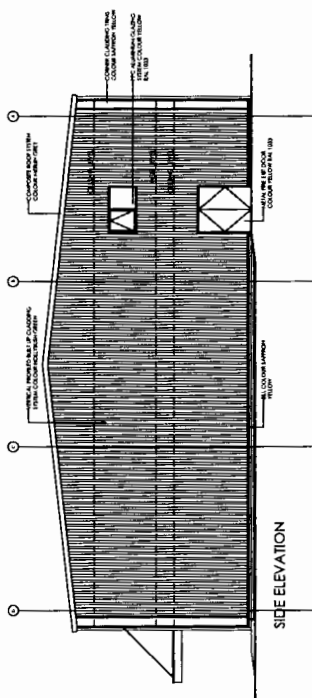
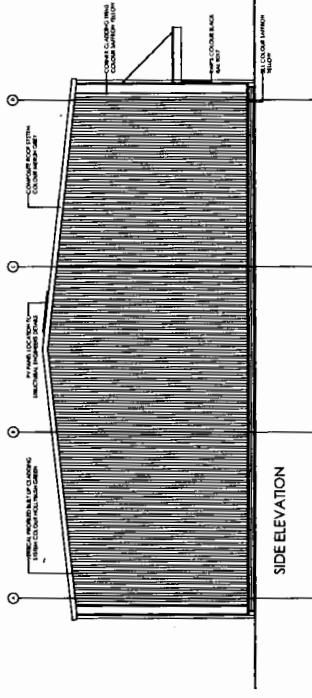
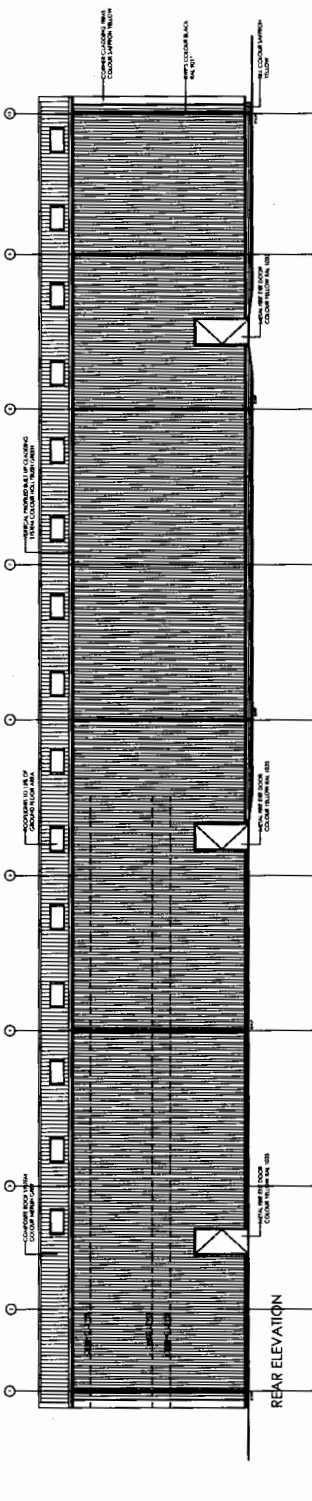
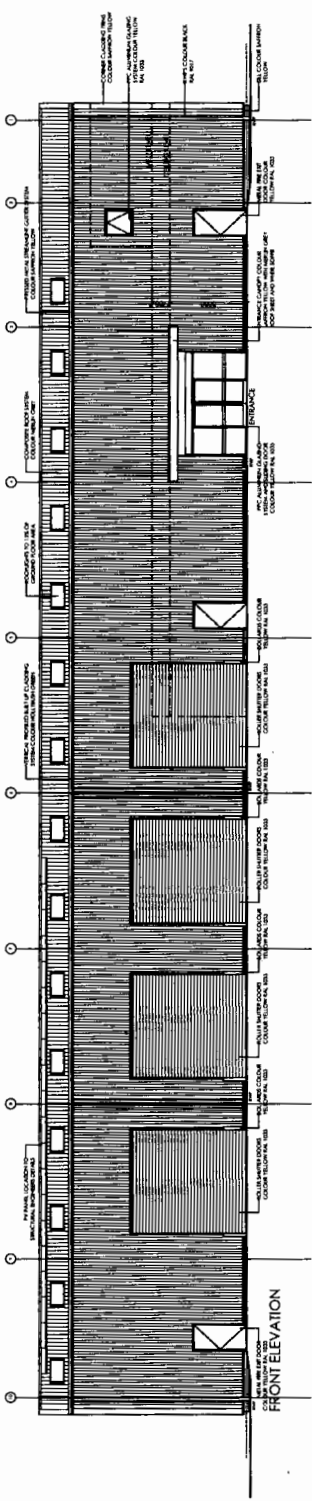


24

Project No.	12902-117
Client	TRAVIS PERINS PROPERTIES LTD
Site	CIPPING WAY STOWMARKET IP14 1ET
Phase	PLANNING
Date	17/02/15
Drawn by	MC
Checked by	MC
Scale	1:1000
Author	TP

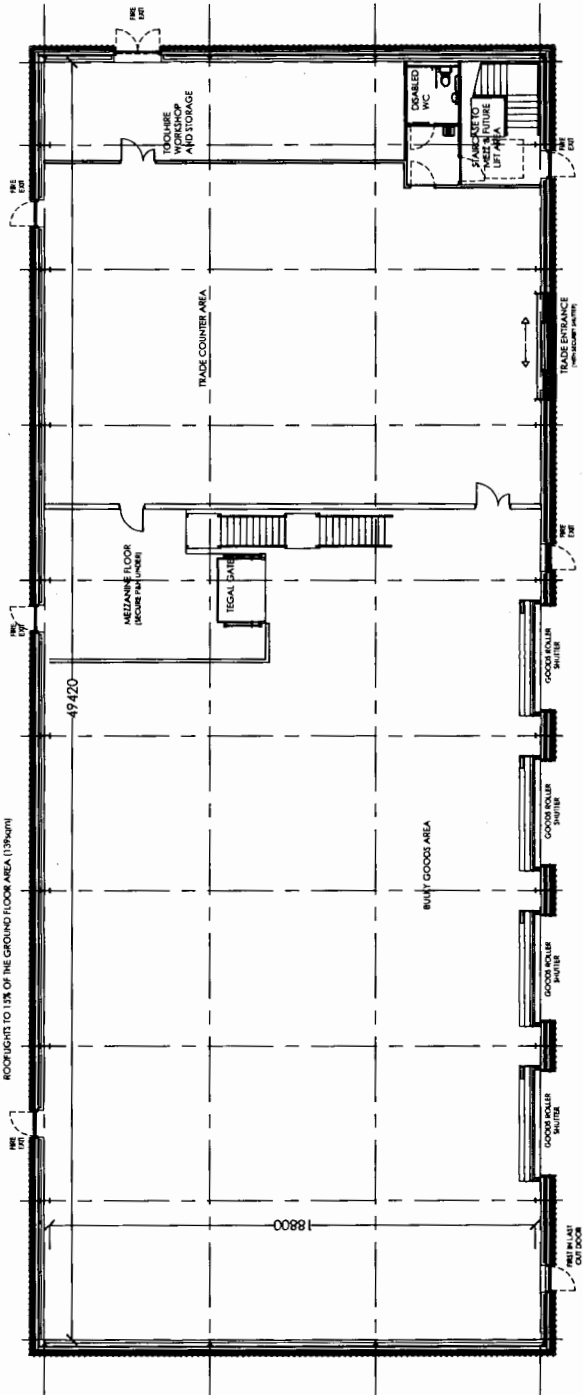
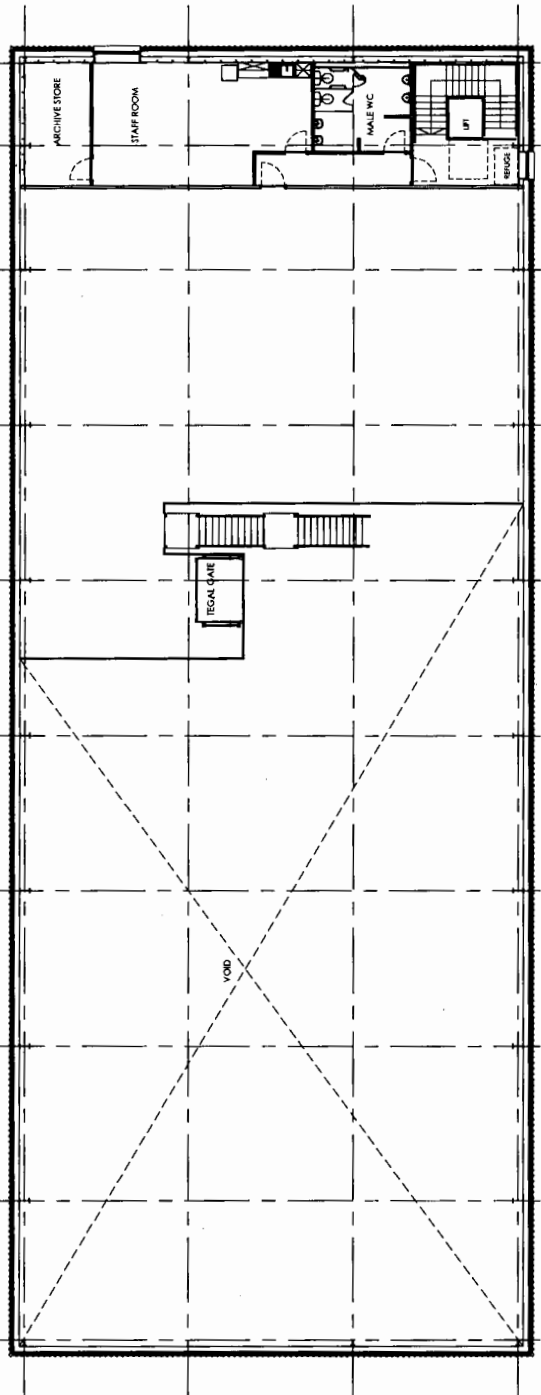


THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP
 100, THE HARRIS GROUP, THE HARRIS GROUP

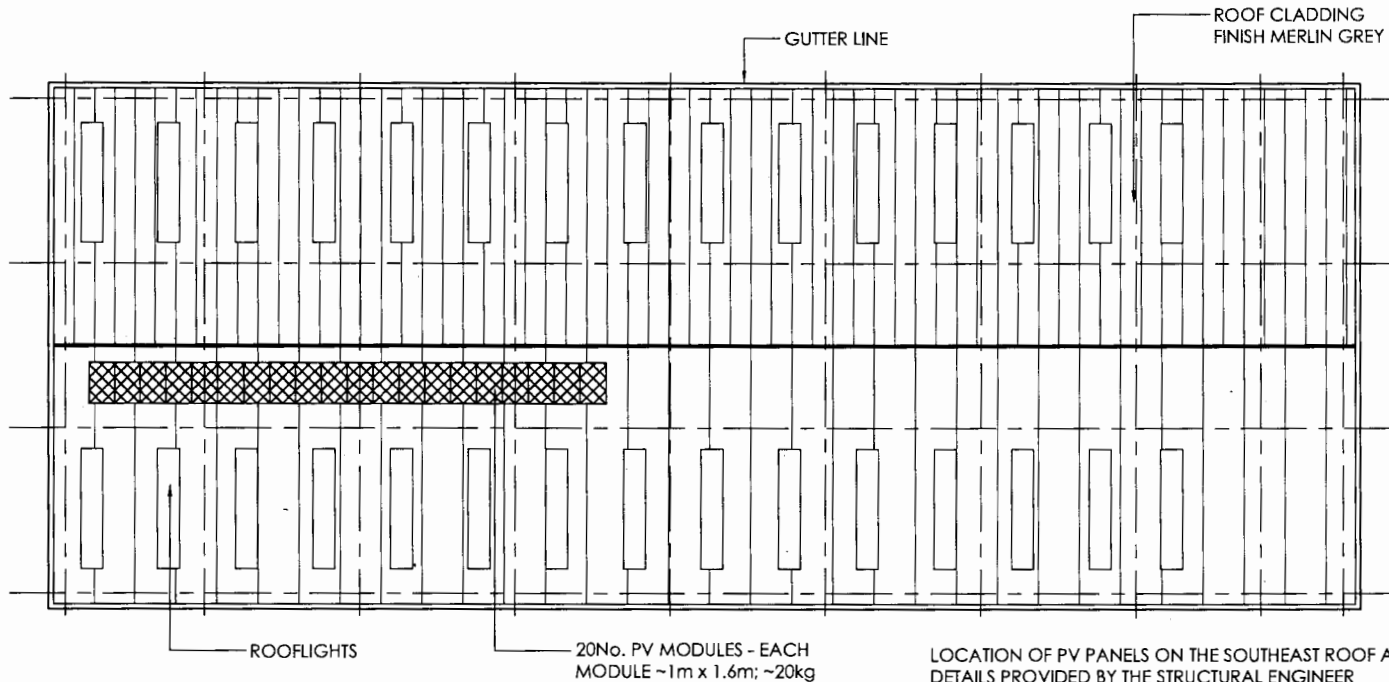


25

Project No	12902-116
Client	TRAVIS FERRETT PROPERTIES LTD
Project Name	PROPOSED DEVELOPMENT CIPPING WAY STONMARKET PHLET
Phase	PLANNING
Scale	1:100
Discipline	TYT
Contract No	MC
Drawn By	AI
Checked By	MC
Date	17/02/15
Project No	12902-116
Sheet No	B



GROUND FLOOR 929sqm (10,000sqft)




LOCATION OF PV PANELS ON THE SOUTHEAST ROOF AREA IN LINE WITH DETAILS PROVIDED BY THE STRUCTURAL ENGINEER

ROOFLIGHTS TO 15% OF THE GROUND FLOOR AREA (139sqm)

26



		B- 07.05.2015 A- 02.03.2015		UNIT 2 RECONFIGURED PV PANELS INDICATED.	TWT IWT EDC EDC
		Rev Date Description	Rev By Child By		
Project Title PROPOSED DEVELOPMENT GIPPING WAY STOWMARKET IP14 1EY	Drawing Title PROPOSED ROOF PLAN UNIT 2		Job-Dwg No 12902-119	Rev B	
Client TRAVIS PERKINS PROPERTIES LTD	Status PLANNING		<input type="checkbox"/> THE HARRIS PARTNERSHIP MILTON KEYNES The Old Factory, 79 High Street Newport Pagnell, MK16 6AB t. 01908 211577 f. 01908 211722		
Scale 1:200	Drawing Size A3	<input type="checkbox"/> THE HARRIS PARTNERSHIP WAKEFIELD 231, Johns North, Wakefield, WF1 3QA t. 01924 291800 f. 01924 290072			
Drawn By TWT	Checked By GH	Date 27.02/15	<input type="checkbox"/> THE HARRIS PARTNERSHIP MANCHESTER 2nd Floor, Curvans Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 238 8555 f. 0161 244 5809		
			<input checked="" type="checkbox"/> THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5BY t. 0118 950 7700 f. 0118 956 8642		



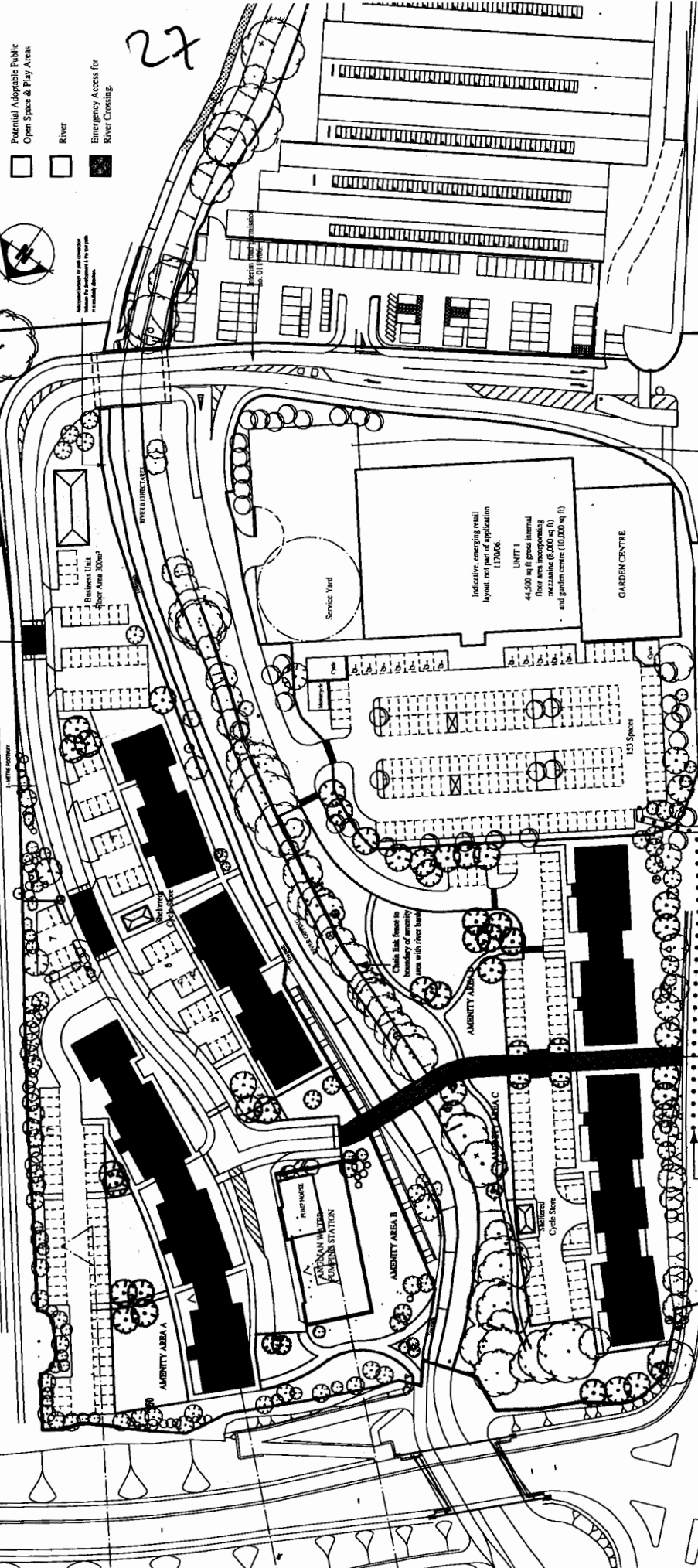
MAIN LONDON - NORWICH RAILWAY LINE

- Application Site Boundary
- Cycle Infrastructure, Pedestrian, & Towpath 'Improvements'
- Potential Adoptable Public Open Space & Play Areas
- River
- Emergency Access for River Crossing



27

Proposed development layout to be agreed with the Local Planning Authority



ARCHITECTS
 1 Gipping Way, Gipping, Norwich, Norfolk, NR11 2AA
 Tel: 01603 277777
 Fax: 01603 277778
 Email: arch@architects.co.uk

PROPOSED DEVELOPMENT
 SUFFOLK WORKS, GIPPING WAY, STOWMARKET
 PERCOCCK SHORT
 PLANNING PERMISSION 117006
 11/08/06
 11/08/06
 11/08/06

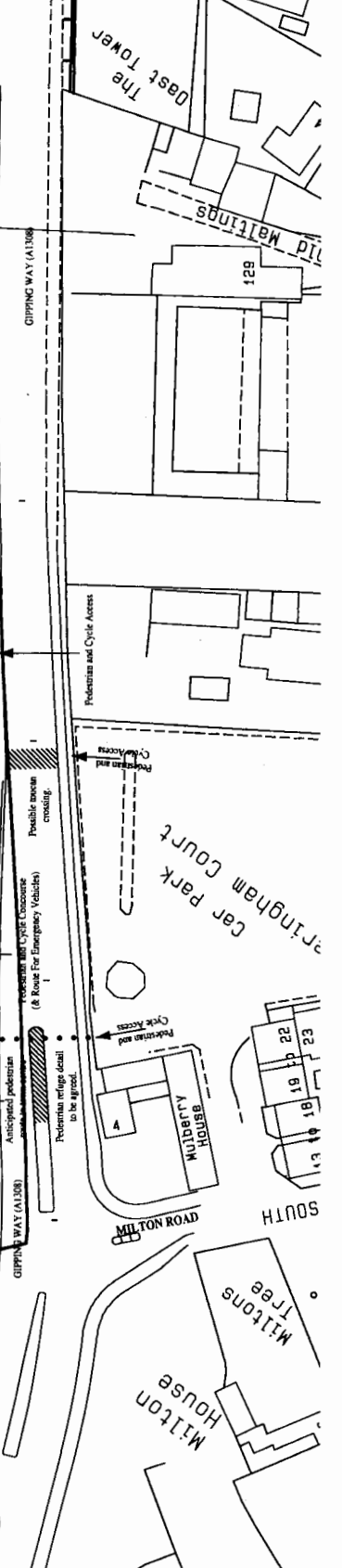
THE EAST TOWER
 621
 11/08/06

Car Park
 19, 20, 21, 22, 23
 11/08/06

MILTON HOUSE
 11/08/06

MILTON ROAD
 11/08/06

GIPPING WAY (A1308)
 11/08/06



0885/15	Redevelopment for a retail store within Class A1, a sui generis builder's merchants with open storage, an extension to the existing access road, access, parking, servicing and landscaping.	Land at Suffolk Works Site (former Bosch land), Gipping Way, for Travis Perkins (Properties) Ltd.	RESOLVED: That no objection be raised to the grant of planning permission.
---------	--	---	--

29
Your Ref: MS/0885/15
Our Ref: 570\CON\1987\15
Date: 28 July 2015
Highways Enquiries to: colin.bird@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Mark Pickrell

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0885/15

PROPOSAL: Redevelopment for a retail store within Class A1, a sui generis builder's merchants with open storage, an extension to the existing access road, access, parking, servicing and landscaping.

LOCATION: Suffolk Works Site (former Bosch land), East of Gipping Way, Stowmarket, Stowmarket, Suffolk

ROAD CLASS:

Given the additional information submitted, and the fact that employees should be encouraged to travel to the site by sustainable means, I withdraw my objection based upon the level of parking provided for this development.

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

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 12902-112C and made available for use prior to occupation.

Thereafter the access shall be retained in the 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.

2 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

3 GTP 1

Condition: Before the development hereby permitted is commenced details of the travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring

approved arrangements shall be implemented before the development is first brought into use and thereafter adhered to.

Reason: In the interests of sustainable development.

4 P 1

Condition: The use shall not commence until the area(s) within the site shown on 12902-113C for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5 L 5

Condition: The lux level of the lighting at ground level at the highway boundary shall not exceed 1 lux.

Reason: In the interests of road safety to prevent uneven light levels on the highway and to prevent light pollution.

6 NOTE 02

Note 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 must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

7 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

8 NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Management Group
Economy, Skills & Environment

31



Your Ref: MS/0885/15
Our Ref: 570\CON\1095\15
Date: 28 May 2015
Enquiries to: Mr Colin Bird
Tel: 01473 260400
Email: colin.bird@suffolk.gov.uk

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

For the Attention of: Ian Ward

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/0885/15**

PROPOSAL: Redevelopment for a retail store within Class A1, a sui generis builders merchants with open storage, an extension to the existing access road, access, parking, servicing and landscaping

LOCATION: Suffolk Works Site (former Bosch land), East of Gipping Way, Stowmarket, Stowmarket, Suffolk

ROAD CLASS:

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

Further to my letter dated 27 May 2015 I have now received comments from our Street Lighting Engineer with regard to the proposed external lighting as shown on Drawing No. 2768/E/100 Rev P1. The lighting as shown is not acceptable and the position, angle and type of floodlights should be revised to ensure no more than 1 lux falls on the highway.

We await revised plans addressing the parking comments in my previous letter, and the lighting issue above, before we can recommend approval of this application.

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Management Group
Economy, Skills & Environment

32



Mr Ian Ward
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119115/01-L01
Your ref: 0885/15
Date: 5 May 2015

Dear Mr Ward

REDEVELOPMENT FOR A RETAIL STORE WITHIN CLASS A1, A SUI GENERIS BUILDERS MERCHANTS WITH OPEN STORAGE, AN EXTENSION TO THE EXISTING ACCESS ROAD, ACCESS, PARKING, SERVICING AND LANDSCAPING. LAND AT SUFFOLK WORKS SITE (FORMER BOSCH LAND), GIPPING WAY, STOWMARKET

Thank you for consulting us on the above application, received on 17 April 2015. We have reviewed the information submitted and have no objection to the proposals, but request the conditions below are appended to any permission granted. Please see our detailed comments below.

Land Contamination

The site is underlain by a Secondary A aquifer (alluvium) followed by a principal aquifer (crag). A source protection zone 3 also underlies the site and is also in an EU Water Framework Directive Drinking Water Protected Area and River Gipping runs adjacent to the site. The site is therefore considered to be in a highly environmentally sensitive location.

We agree with the conclusion of the Soiltechnics Contamination Assessment, referenced STM3037D-initial assessment, and dated March 2015, that a full Preliminary Risk Assessment (PRA) and Site Investigation (SI) are required. We would like to add that the site also overlies a Source Protection Zone (SPZ3), which further increases the sensitivity of the site location. The location of the former underground storage tank should also be accurately determined and any residual contamination assessed as part of the investigation.

The JPP Consulting Flood Risk Assessment, referenced R-FRA-WK_STO-01-B and dated March 2015, recommends that the infiltration potential is determined for the site. We agree with this approach and agree that contamination should be

considered as part of the drainage scheme, as there is shallow groundwater due to the close proximity of River Gipping, which may make infiltration unfeasible. We recommend that peak seasonal groundwater levels are determined as part of the intrusive site investigation at an early stage if infiltration SuDS is to be considered. Please see our informative on SuDS requirements in the appendix.

Additionally, if the proposal is for the site to be used as a builder's merchant, any storage of potentially contaminating materials should be adequately contained within impermeable hardstanding with sealed drainage and appropriate pollution prevention measures. The areas of car parking will also require sufficient pollution prevention measures. It is noted that the current state of the concrete is moderate to poor so will require reinstatement as part of the development.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations.

Environment Agency position

We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

<Prior to each phase of development approved by this planning permission no development / No development approved by this planning permission> (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Advice to Local Council

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

The Local Council must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

Condition 2

No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 3

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, Source Protection Zone (SPZ3), nearby groundwater abstraction, EU Water Framework Directive Drinking Water Protected Area and

River Gippng) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, Source Protection Zone (SPZ3), nearby groundwater abstraction, EU Water Framework Directive Drinking Water Protected Area and River Gippng) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

Condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

Reasons

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

Sustainable Drainage Systems (SuDS) informative

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed

porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.

2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.

3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.

4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

We also wish to offer the following comments on flood risk, and biodiversity, below.

Flood Risk

Our maps show the site is located in Flood Zone 1. We have not reviewed the submitted Flood Risk Assessment in detail as we are no longer the statutory consultee for developments over a hectare in size. The site is adjacent to an area covered by our Flood Warnings Direct system. Information regarding registering for this system can be found online here: <https://fwd.environment-agency.gov.uk/app/olr/home>

Biodiversity

It is not clear from the submitted documents what the extent of the riparian buffer beside the River Gipping is. This should be 6 metres wide as a minimum, but should ideally be at least 8 metres wide in order to provide a useful semi-natural corridor along the river to link habitats. Where native trees are planted this provides shade to keep the river cool, bank stability from the roots, food in the form of insects falling into the river and cover and habitat for protected species that might be using the river such as otter and water vole.

Any site lighting should be designed so that it is not illuminating the river corridor as this can disturb species using the river and river corridor such as fish, otters and bats.

We understand that surface water run-off is to be discharged to the river. It would be

preferable if, rather than siting the headwall for the discharge on the bank of the river, it is set back in a channel connected to the river. This will minimise the impact on existing marginal habitat within the Main River. In line with the Water Framework Directive we are required to ensure that the River Gipping waterbody (GB105035046130) is at good ecological potential by 2027. It is currently at moderate. In order to achieve this all of the mitigation measures will need to be in place including maintaining the channel bed and margins.

Please note that if any ground breaking works are required to install a new headwall on the river bank or to join a new ditch outlet a water vole survey will be required to ensure that this protected species is not harmed. Water voles and their habitat are protected under the Wildlife & Countryside Act (1981).

Flood Defence Consent

Under the terms of the Water Resources Act 1991, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank/foreshore of the River Gipping, designated a 'main river'.

The flood defence consent will control works in, over, under or adjacent to main rivers (including any culverting).

Your consent application must demonstrate that:

- there is no increase in flood risk either upstream or downstream
- access to the main river network and sea/tidal defences for maintenance and improvement is not prejudiced.
- works are carried out in such a way as to avoid unnecessary environmental damage.

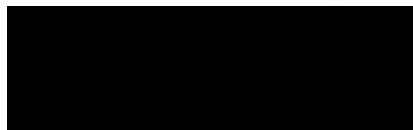
Mitigation is likely to be required to control:

- Off site flood risk

We will not be able to issue our consent until this has been demonstrated.

We trust this advice is useful.

Yours sincerely



Ms Rebecca Bromley
Sustainable Places Planning Advisor

Direct dial 01473 706081

Direct e-mail rebecca.bromley@environment-agency.gov.uk

cc Blue Sky Planning Ltd

38

From: Nathan Pittam
Sent: 03 July 2015 14:45
To: Planning Admin
Subject: 0885/15/FUL. EH - Land Contamination.

0885/15/FUL. EH - Land Contamination.

**Land at Suffolk Works Site (former Bosch land), Gipping Way, STOWMARKET, Suffolk
Redevelopment for a retail store within Class A1, a sui generis builder's merchants with open
storage, an extension to the existing access road, access, parking, servicing and landscaping.**

Following on from our discussions this afternoon I would recommend that we follow the condition recommended by the Environment Agency to ensure that the site is adequately assessed with respect to land contamination. I therefore retract my previous advice that we should require Phase I and II investigations prior to determination but this can be done by means of condition.

Regards

Nathan

39



Consultation Response Pro forma

1	Application Number	0885/15 Suffolk Works Site, Stowmarket
2	Date of Response	19.5.15
3	Responding Officer	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	Summary and 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.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it would include a harsh and unsympathetic approach to the historic core of the town. The Heritage Team recommends that alternative layouts be explored which would allow softer boundary treatments.
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>The site lies opposite the listed malting building. The Stowmarket Conservation Area extends to Gipping Way at this point, including the malting building. The site should therefore be considered to lie in the setting of the Conservation Area and the listed building. To the rear of the site runs the Gipping Navigation, which itself should be considered an undesignated heritage asset, related to the long-standing industrial uses in this area.</p> <p>There is no reason to object in principle on heritage grounds to commercial and industrial uses in the location, although some of the details would be quite intrusive.</p> <p>The boundary treatment to the Gipping Way frontage of Unit 2 is proposed to be security fencing with external storage (presumably a racking system) and HGV parking behind. At the point where the historic part of Stowmarket reaches the approach road, this would appear rather utilitarian and forbidding finish, contrasting poorly with the low-level softer treatment proposed at Unit 1.</p>
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure	It would seem worth exploring whether an alternative layout would be feasible with the retail unit occupying the Gipping Way frontage, with a soft low-level boundary, and the merchant at the rear of the site.

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.

40

	any requests are proportionate	
7	Recommended conditions	

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.

41

From: Rachael Abraham

Sent: 03 June 2015 14:50

To: Planning Admin

Subject: RE: Planning Application 0885/15 – Land at Suffolk Works Site, Gipping Way, Stowmarket:
Archaeology- FAO Ian Ward

Dear Ian,

Further to my previous advice, I have now been provided with a copy of the site investigation report.

This report shows that the site has been heavily disturbed, with deep made ground cover across most of the site and the use of a piled solution will be fairly low impact. The boreholes also give no indication that the site has high palaeo-environmental potential.

As such I would like to retract my previous advice and do not feel that conditions relating to a programme of archaeological work will be necessary in this instance.

Best wishes,

Rachael

Rachael Abraham
Senior Archaeological Officer



OFFICIAL

42

Suffolk Fire and Rescue Service

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

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

Your Ref: 0885/15
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 23 April 2015

Planning Ref: 0885/15

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Suffolk Works Site (Former Bosch land), Gipping Way, Stowmarket
DESCRIPTION: Redevelopment for a retail store
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that 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, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

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/

OFFICIAL

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

Yours faithfully



43

Mrs A Kempen
Water Officer