

PARISH COUNCIL

Comments from: Woolpit Parish Council

Planning Officer: Elizabeth Truscott

Application number: 2178/14

Proposal: The demolition of 30-40 & 50-64 Steeles road and the erection of 31 dwellings including associated external works and alterations to the highway.

Location: Land at Steeles Road, Woolpit

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Councillors support the proposal.

The proposals comply with policies GP1 and NPPF of Mid Suffolk Local Plan.

Support

Object

No Comments

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....2 September 2014

Your Ref: MS/2178/14
 Our Ref: 570/CON/1977/14
 Date: 2nd September 2014
 Enquiries to: Martin Egan
 Tel: 01473 264757
 Email: martin.egan@suffolk.gov.uk



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

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|--|
| <p>MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED</p> <p>03 SEP 2014</p> <p>ACKNOWLEDGED</p> <p>DATE</p> <p>PASS TO</p> |
|--|

For the Attention of: Elizabeth Truscott

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
 CONSULTATION RETURN MS/2178/14**

PROPOSAL: The demolition of 30-40 & 50-64 Steeles Road Woolpit and the erection of 31 dwellings including associated external works and alterations to the highway

LOCATION: Land adjacent to Steeles Road, Woolpit, Bury St Edmunds, Suffolk

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 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.

2 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number ORB.658.P01 as submitted for the purposes of 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.

4 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.

5 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities

6 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.

7 NOTE 12

Note: The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully

Mr Martin Egan
Development Management Engineer
Highway Network Improvement Services
Economy, Skills & Environment

Hi Libby

I refer to my earlier comments regarding tranche 1 below as also applicable to this application -

The arboricultural report submitted with this application provides accurate analysis of the impact of development on existing trees and landscape features. Whilst a number of trees are proposed for removal their amenity value is generally low and compensated by replacement planting as part of the overall scheme. Of more importance is hedge H2, a section of which is scheduled for removal. This provides an important function in screening and incorporating the existing and proposed development within the landscape; appropriate and successful planting to replace this boundary feature will be extremely important.

In conclusion, any significant detrimental impact to local arboricultural and landscape amenity should be avoided subject to the development being undertaken in accordance with the report recommendations. This and suitable replacement planting should be secured via use of appropriate conditions.'

I understand we have recently agreed the removal of Oak T5, this being the best quality tree on site.

I hope this is helpful but please let me know if you require any further information.

Regards

David

David Pizzey

Arboricultural Officer

Babergh and Mid Suffolk District Councils - Working Together

E: david.pizzey@babbergh.gov.uk

T: 01473 826662

www.babergh.gov.uk and www.midsuffolk.gov.uk

From: Pittam, Nathan [mailto:Nathan.Pittam@babergh.gov.uk]
Sent: 06 October 2014 12:45
To: Planning Admin
Cc: Elizabeth Truscott
Subject: 2178/14/FUL. EH - Land Contamination.

2178/14/FUL. EH - Land Contamination.

Land at, Steeles Road, Woolpit, BURY ST EDMUNDS, Suffolk.

The demolition of 30-40 & 50-64 Steeles Road, Woolpit and the erection of 31 dwellings including associated external works and alterations to the highway.

Many thanks for your request for comments in relation to the above application in light of the newly submitted contamination report. I have reviewed the contamination report and there does not appear to be any cause for concern at the site based on the information submitted. No soil samples taken from the site demonstrate concentrations of contaminants that are likely to cause concern and as such I remove my previous recommendation for a condition to be imposed on the development to further investigate the site. As with all applications we would request that developers remain vigilant during the development and contact us in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Dr. Nathan Pittam
Senior Environmental Management Officer - Environmental Protection
Babergh and Mid Suffolk District Council - Working Together
t: 01449 724715
e: nathan.pittam@babergh.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: DC

FROM: Nathan Pittam, Environmental Protection Team **DATE:** 1.9.14

YOUR REF: 2178/14/FUL. EH - Land Contamination.

SUBJECT: Land at, Steeles Road, Woolpit, BURY ST EDMUNDS, Suffolk.

~~The demolition of 30-40 & 50-64 Steeles Road, Woolpit and the erection of 31 dwellings including associated external works and alterations to the highway.~~

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- **Local Planning Authority**
- **Environmental Services**
- **Building Inspector**
- **Environment Agency**

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

**Nathan Pittam
Senior Environmental Management Officer**

Dear Elizabeth,

Thank you for consulting us on this proposal. As this site has already been the subject of an archaeological investigation, in my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.

Best wishes,
Rachael

Rachael Abraham
Archaeological Officer
Suffolk County Council Archaeological Service
9-10 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.: 01284 741230
Email: rachael.abraham@suffolk.gov.uk
www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/

NOT PROTECTIVELY MARKED


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

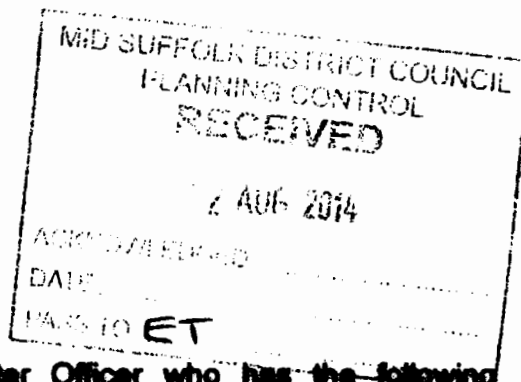
Your Ref: 2178/14
 Our Ref: FS/F310885
 Enquiries to: Angela Kempen
 Direct Line: 01473 280588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 11/08/2014

Dear Sirs

Steeles Road, Woolpit
Planning Application No: 2178/14

I refer to the above application.



The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/28 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Comment made against 2228/13 for 25 dwellings in September 2013 may remain in place for the application to increase the number of dwellings to 31 under 2178/14.

Continued/

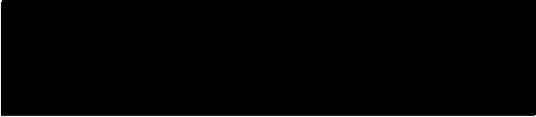
NOT PROTECTIVELY MARKED

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

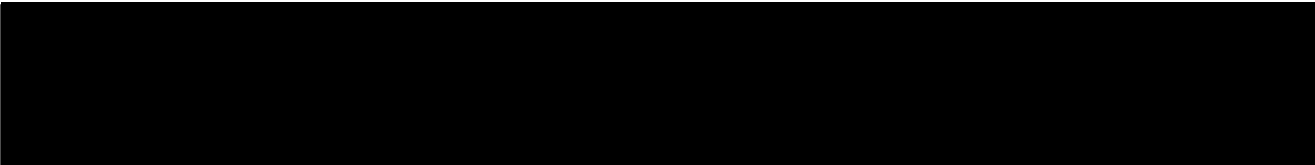
Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen
Water Officer





Ministry of Defence

Elizabeth Truscott
Mid Suffolk District Council
Planning Services
131 High Street
Needham Market
Suffolk
IP6 8DL

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 2010 Tel (MOD): 94421 2010

Fax: +44 (0)121 311 2218

E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

Your Reference: 2178/14
Our reference: DIO/SUT/43/2/89 (2014/723)

14 August 2014

Dear Elizabeth

MOD Safeguarding – Wattleham Station

Proposal: Demolition of 30-40 & 50-64 Steeles Road Woolpit, erection of 31 dwellings

Location: Land at Steeles Road, Woolpit

Grid Ref: 597647,261953

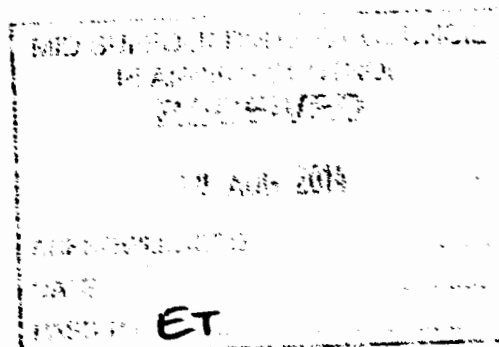
Planning Ref: 2178/14

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 08/08/2014. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely


Di Sylvester





Your ref: 2178/14
Our ref: Woolpit – land at Steeles Road
Date: 06 August 2014
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Elizabeth Truscott,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk, IP6 8DL.

Dear Elizabeth,

Woolpit: land at Steeles Road – 2178/14 - developer contributions

I refer to the above planning application for the demolition of 30-40 & 50-64 Steeles Road Woolpit and the erection of 31 dwellings on land at Steeles Road in Woolpit.

This scheme is for a net increase of 15 dwellings. We have looked at the local catchment schools which are Woolpit County Primary School and Thurston Community College and can confirm that based on current pupil forecasts there is sufficient surplus capacity to accommodate all pupils arising from this scheme. However, if the scheme is approved we still require notification in order to update our school forecasts.

However I would draw attention to the fact that this scheme is part of the Unity Project tranche 2 being delivered by Orbit Homes in partnership with Mid Suffolk which includes similar re-provision schemes in Haughley and Stowmarket as well as this scheme in Woolpit. In view of viability issues it has been agreed that whilst the infrastructure requirements will be separately assessed against each individual scheme there may be an element of cross-subsidy in terms of developer contributions i.e. the Stowmarket scheme application which is still to be submitted will require education mitigation.

I have copied to Peter Black (SCC Highways) and Jeff Horner (SCC SuDS) in case there are any matters they wish to comment on.

Yours sincerely,


Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Economy Skills & Environment

cc Peter Black, Suffolk County Council
Jeff Horner, Suffolk County Council

Strategic Housing Consultation response to application No.2178/14 – The demolition of 30 – 40 and 46 – 64 Steele’s Road, Woolpit and the erection of 31 dwellings and associated external works and alterations to the highway.

To: Elizabeth Truscott

From: Julie Abbey-Taylor

Date 12.8.2014

Key Points.

1. The Parish of Woolpit is a key service centre within the Council’s reviewed Core Strategy document, and demonstrates a significant housing need. This site triggers policy HS04 and sits mainly within the existing development boundary for Woolpit, with the exception of the adjoining strip of land to the rear of the existing Council homes which is outside the village envelope and will be considered in terms of a rural exception site. The Altered H4 policy requires the site within the village envelope to provide up to 35% affordable housing and 100% affordable housing for the element of the application which falls outside of the village envelope.
2. In this instance the whole of the site is intended for affordable housing provision as the proposal is a redevelopment of the existing sub-standard Unity homes and the erection of new homes built to code 3+. The initial decision to proceed with a redevelopment of this site was taken by the Council’s Executive Committee in late 2010. The redevelopment of this housing stock has been back to Executive Committee several times since then and its progress has been seen as a corporate priority to deliver.
3. Tranche 1 of the redevelopment already has planning permission and the applicant (Orbit Housing Association) is already on site building the 25 new homes approved in application No. 2228/13.

Affordable Housing Needs Assessment.

4. The proposed mix has been reached following a detailed analysis of the needs of the existing tenants and owner occupiers on the site and the spread of applicants on the Council’s Housing register awaiting rehousing. The priority has been to get the right mix for the existing tenants and our Allocations and Strategic Housing teams have worked closely with Orbit HA to get the right mix of units to meet existing and future housing needs. The type of property in highest need on the housing register is one and two bed roomed units. The type of units most in need for existing tenants is for 2, 3 and 4 bed units – so hence a balance has been struck between the two needs groups.

5. The unit mix proposed in this application is for 31 new homes, consisting of:
 - 2 x 1 bed 2 person bungalows
 - 2 x 2 bed 3 person bungalows
 - 4 x 1 bed 2 person houses
 - 14 x 2 bed 4 person houses
 - 8 x 3 bed 5 person houses
 - 1 x 4 bed 6 person houses
6. Parking has been a problem in this part of Steele's Road for many years – the application proposes in curtilage parking for most of the homes. This will provide a tangible visual improvement and assist with an improved traffic flow and access for emergency vehicles.
7. This second tranche of redevelopment is designed to continue on from the Tranche 1 development which is on site, with demolition, if the application is successful being planned for March/April 2015.
8. Of the dwellings included in the demolition schedule – 7 are already empty leaving 9 households to be accommodated in the new development – most of whom will move into the tranche 1 dwellings currently being built.
9. Orbit HA submitted this scheme to the Homes & Communities Agency for grant funding in the 2015 – 18 Affordable Homes Programme and at the end of July, Orbit were advised that their grant application had been accepted. Grant levels have generally reduced over the past 10 years and grant rate averages allocated for 2015-18 seem to be in the region of £15k - £20k per unit. The allocation for this scheme is higher than the average in recognition of the higher development costs which include demolition of existing units and the cost of relocating the existing tenants and owner occupiers.

The Strategic Housing Team have no hesitation in supporting this application and granting of planning permission will end the uncertainty experienced by the existing residents during the past 3 - 4 years.

Regards,

Julie Abbey-Taylor

Corporate Manager – Strategic Housing

Your Ref:2178/14
Our Ref: Min/Gen
Date:18th August 2014
Enquiries to: Terry Burns

Tel: 01473 264764
Email: terry.burns@suffolk.gov.uk

Philip Isabel
Corporate Manager - Development
Management
Planning Services
Mid Suffolk District Council, 131 High Street
Needham Market, Suffolk
IP6 8DL

FAO Elizabeth Truscott

Dear Ms Truscott,

**Proposed demolition of properties at Steeles Road and erection of 31 dwellings.
Land at Steeles Road, Woolpit
Application No: 2178/14**

I refer to your consultation dated 6th August 2014 concerning the above and the application details have been viewed online.

From the County's Mineral and Waste interest the land does lie within a Minerals Consultation Area. However, I note that the application relates to development within the curtilage of the village of Woolpit and is therefore unlikely to affect any mineral interests.

Whilst I am not mindful to raise any objection to this proposal I would support, should planning approval be forthcoming, for the long term management of any tree planting on the site.

You will no doubt be addressing the control of potential noise/dust arisings.

Thank you for the opportunity to comment.

Yours sincerely

Terry Burns
Senior Policy Officer

PLANNING CONSULTATION RESPONSE
COMMUNITIES OFFICER (SPORTS)
OPEN SPACE, SPORT AND RECREATION STRATEGY

2178/14 – WOOLPIT

1. Policy background.

- 1.1 In 2006 a Leisure Consultant was commissioned by Mid Suffolk District Council to undertake an Open Space, Sport and Recreation needs assessment. This Needs Assessment, along with Consultation Statement and Sustainability Appraisal were adopted by MSDC in October 2006 (Executive summary attached). This study has been used to assist the Council in its approach to plan for future provision and the protection of sports and play facilities across the District. This assessment has been a key document feeding into the production of the Local Development Framework. In particular the policies covering developers contributions to facility development.
- 1.2 The above documents provided the evidence base for the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (implemented February 2007). It provides details of the required facilities under each of the categories for which developer contributions are required.
- 1.3 As a result of the above an 'Open Space, Sport and Recreation Strategy' has been adopted informing the Council of the districts current and future needs up until 2021. This strategy is a working document, which is continually monitored and updated.
- 1.4 This Strategy, as a result of significant community consultation, provides the Council with a clear indication of where new open space, sport and recreation facilities are needed in Mid Suffolk from 2007.
- 1.5 The Strategy is in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (reported to Environmental Policy Panel February 2006 and adopted in October 2006 and implemented in February 2007).
- 1.6 Consultation responses will demonstrate a clear linkage between the contribution sought and the development proposed, providing up-to-date information which meets the statutory tests set out in regulations 122 and 123 of the CIL Regulations 2010.

2. 2178/14 – Woolpit

- 2.1 This application is proposing the demolition of 16 dwellings (current number of bedrooms unknown so for the purpose of this consultation an assumption has been made that there are 8x2 bedroom dwellings -24 persons and 8x3 bedroom dwellings - 32 persons) and the erection of 31 dwellings (6x1 bed – 12 persons, 16x2 bed – 48 persons, 8x3 bed – 32 persons, 1x4 bed – 5 persons). Taking into account the existing dwellings to be demolished the contribution for this application is based on 41 persons in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £75,235.00. This broken down as follows:

| | | |
|--|---|-------|
| Play Areas | £ | 13079 |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | £ | 28577 |
| Informal recreation space | £ | 4182 |

| | |
|--|---------|
| Village Halls and Community Centre | £ 11644 |
| Swimming pools | £ 3936 |
| Sports Halls | £ 7380 |
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | £ 5535 |
| STP | £ 902 |
| Total | £ 75235 |

3. Justification of Need

3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing village hall facilities in the ward of Woolpit. The Village Hall will require improvement over the coming years and is currently exploring funding options to increase car parking, the lack of which is a locally recognised problem and would be exacerbated by growth in numbers. The Institute requires some work to improve its accessibility something that will become increasingly important to meet growing need. There is also a current project to make the Parish Church more available for broader use including community events.

Local sports facilities require investment including at the Cricket and Tennis Clubs to ensure they can better serve the growing needs of the community. Both the playing facilities and ancillary facilities require investment. The Cricket Club are currently looking for funding for pitch improvements including looking at the water supply to the pitches.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities including an STP which will serve the residents of Woolpit. There is also the proposal to provide a new artificial pitch in Mendlesham which is in the Stowupland Sub-District in which Woolpit is located.

The Swimming Pool at Stowmarket which serves the needs of Woolpit requires replacement in the medium term and funds are being collected for this purpose. The existing pool which in any case will in the very least require significant refurbishment in the future because of age, deterioration and changing demands.

All the large sport halls within the district, including those that are used by the residents of Woolpit will also require also significant upgrading in the near future.

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. There are existing plans in the Stowupland Sub-District for this provision in which Woolpit is located.

There are dedicated accounts to enable contributions to be accumulated to enable the above developments and improvements to be made.

EXECUTIVE SUMMARY (extracts from the Needs Assessment)

Playing pitches and other outdoor facilities

- **Football** - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be

alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.

- **Cricket** - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- **Rugby Union** - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- **Hockey** - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- **Bowls** - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
- **Tennis** - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- **Netball**- Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- **FMGAs** - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

Informal recreation space

- The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha. per 1000 population is proposed. Meaningful provision of informal recreation space requires an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

Play facilities

- **TOPS and JOPs**: The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit..
- **YOPS**: The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

Built facilities

- **Sports halls** - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
 - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
 - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
 - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.

- **Swimming pools** – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
 - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
 - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements
 In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.

- **Indoor bowls** - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.

- **STPs** - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
 - The provision of an additional STP in the Stowmarket area
 - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.
 By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.

- **Village/community halls.** Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m² per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

Future standards of provision

Future provision of sports and play facilities should be made in accordance with the following standards.

| Table 1 | |
|-----------------|-------------|
| Playing pitches | 1.6 ha/1000 |

| | |
|---------------------------|---------------------------|
| Other outdoor sport | 0.12 ha/1000 |
| FMGAs | 0.04 ha/1000 |
| All outdoor sport | 1.76 ha/1000 |
| Informal recreation space | 0.6 ha/1000 |
| Play | 0.2 ha/1000 |
| Sports halls | 0.26 courts/1000 |
| Swimming pools | 9.18 m ² /1000 |
| STPs | 0.03 pitches/1000 |
| Village/community halls | 150 m ² /1000 |

**Changes made to tables 2 and 3 of the SPD to account for inflationary increases
2010/11**

| Individual dwellings and up to 9 dwellings will contribute to:- | | | |
|--|---------------------------------|---|--|
| | M² per person | Provision cost £ per m² | Contribution cost: £ per person |
| Village Halls and Community Centre | 0.15 | 1,893 | 284 |
| Swimming pools | 0.00919 | 10,446 | 96 |
| Sports Halls | 0.0395 | 4,557 | 180 |
| Outdoor other sports pitches (including tennis, bowls, netball and FMGA) | 1.6 | 84.4 | 135 |
| STP | 0.18 | 122.2 | 22 |
| TOTAL CONTRIBUTION PER PERSON | | | 717 |

The table below shows the additional contributions required per person for developments of 10 or more dwellings (these will be combined with the table above):

| Ten or more dwellings will also contribute to :- | | | |
|---|---------------------------------|---|--|
| | M² per person | Provision cost £ per m² | Contribution cost: £ per person |
| Play Areas | 2.0 | 159.5 | 319 |
| Outdoor Pitches (Football, Cricket, Rugby, Hockey) | 16.0 | 43.6 | 697 |
| Informal recreation space | 6.0 | 17 | 102 |
| ADDITIONAL CONTRIBUTION PER PERSON | | | 1118 |

| Community Facilities, Open Space, Sport and Recreation Contributions | | | |
|---|---------------------------------|--|--|
| Category | m² per person | Provision cost: £ per m² | Contribution cost: £ per person |
| Outdoor pitches | 16.0 | 43.6 | 697 |
| Outdoor other sports facilities | 1.6 | 84.4 | 135 |
| Children's Play | 2.0 | 159.5 | 319 |
| Village halls and community centres | 0.15 | 1,893 | 284 |
| Swimming pools | 0.00919 | 10,446 | 96 |
| Sports halls | 0.0395 | 4,557 | 180 |
| STP | 0.18 | 122.2 | 22 |

| | | | |
|---|-----|----|-------------|
| Informal recreation space | 6.0 | 17 | 102 |
| TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS | | | 1835 |



Ministry
of Defence

Elizabeth Truscott
Mid Suffolk District Council
Planning Services
131 High Street
Needham Market
Suffolk
IP6 8DL

Defence
Infrastructure
Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 2010 Tel (MOD): 94421 2010

Fax: +44 (0)121 311 2218

E-mail: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

14 August 2014

Your Reference: **2178/14**
Our reference: DIO/SUT/43/2/89 (2014/723)

Dear Elizabeth

MOD Safeguarding – Wattisham Station

Proposal: Demolition of 30-40 & 50-64 Steeles Road Woolpit, erection of 31 dwellings

Location: Land at Steeles Road, Woolpit

Grid Ref: 597647,261953

Planning Ref: 2178/14

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 06/08/2014. I can confirm that the MOD has no safeguarding objections to this proposal.

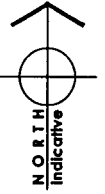
I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

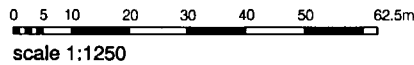

Di Sylvester

| | |
|------------------------------|---------|
| MID SUFFOLK DISTRICT COUNCIL | |
| PLANNING & CONTROL | |
| RECEIVED | |
| 18 AUG 2014 | |
| ACKNOWLEDGED | TL |
| DATE | 18/8/14 |
| PASS TO | ET |

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



LOCATION PLAN



The Design Partnership

The Design Partnership (Ely) Ltd.
100 High Street, Chatteris
Cambridgeshire PE16 6NN

Tel: 01354 693111
Fax: 01354 694672

Job Title

Proposed Development of 31 Affordable Dwellings at
Steeles Road, Woolpit for Orbit Homes

Drawing Title

PLANNING SUBMISSION
Location Plan

Date

July 2014

Scale

1:1250 @ A4

Drwn

GL

Dwg. No.

ORB.658.P02

Rev.

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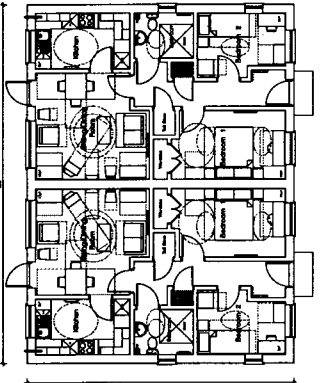
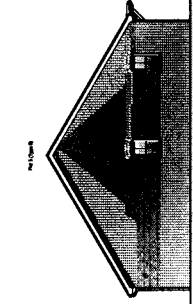
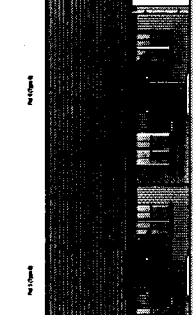
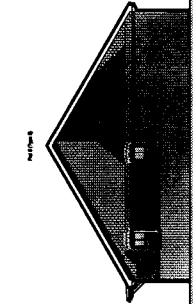
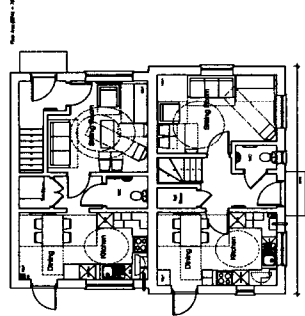
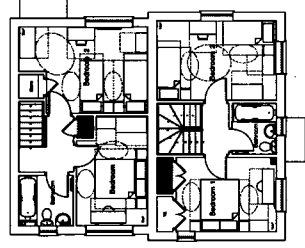
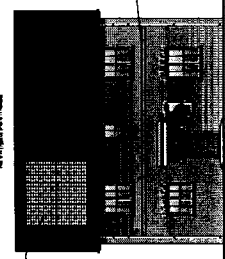
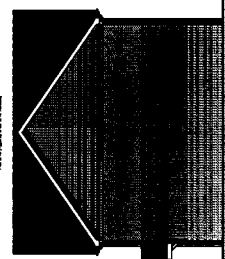
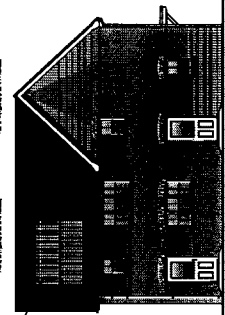
- Materials**
- 1. All exterior walls shall be finished with brick.
 - 2. All exterior walls shall be finished with brick.
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 - 10. All exterior walls shall be finished with brick.

The Design Partnership
The Design Partnership, 8011 1st
Columbia Road, 100 South Road,
Columbia, Maryland 21046
Tel: 410.284.8201

July 2014
Scale: 1:100 @ A1
Drawn: JTW
Date: July 2014
Draw No: CRB-668-P03

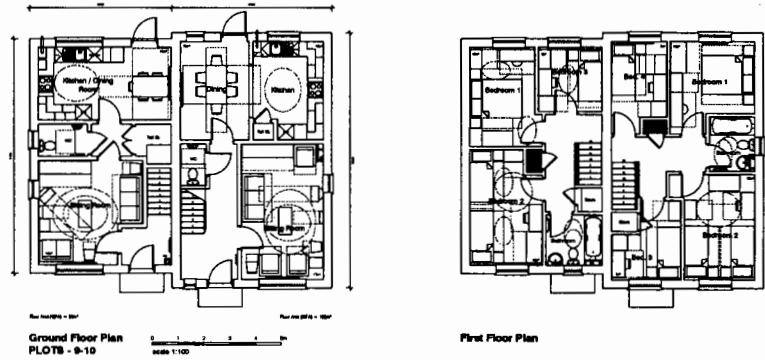
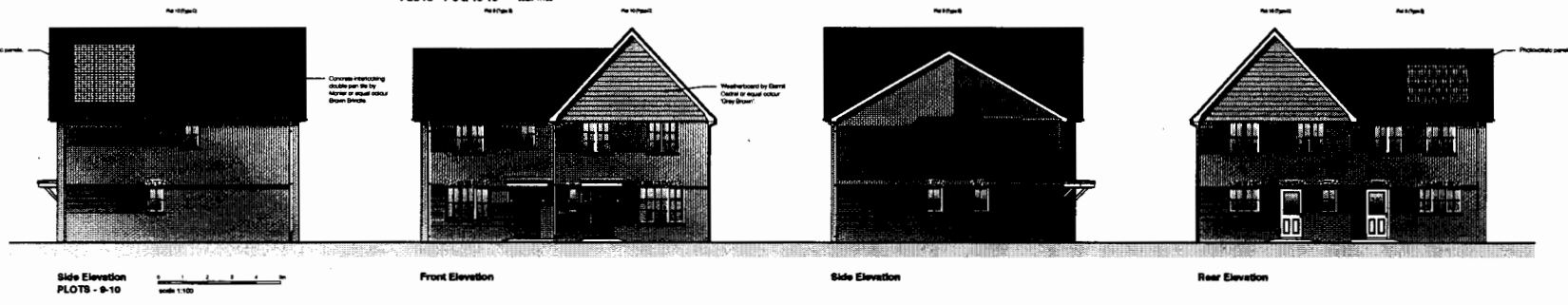
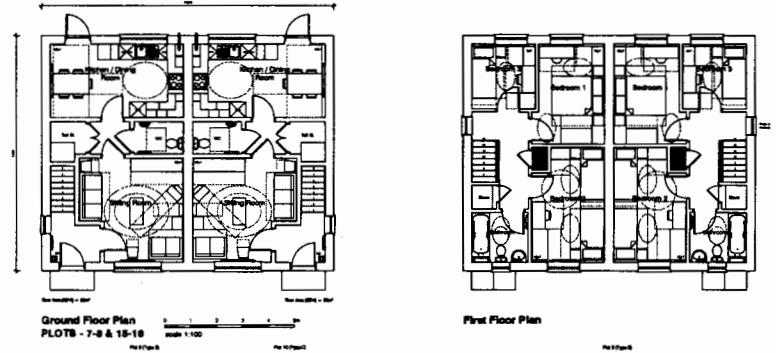
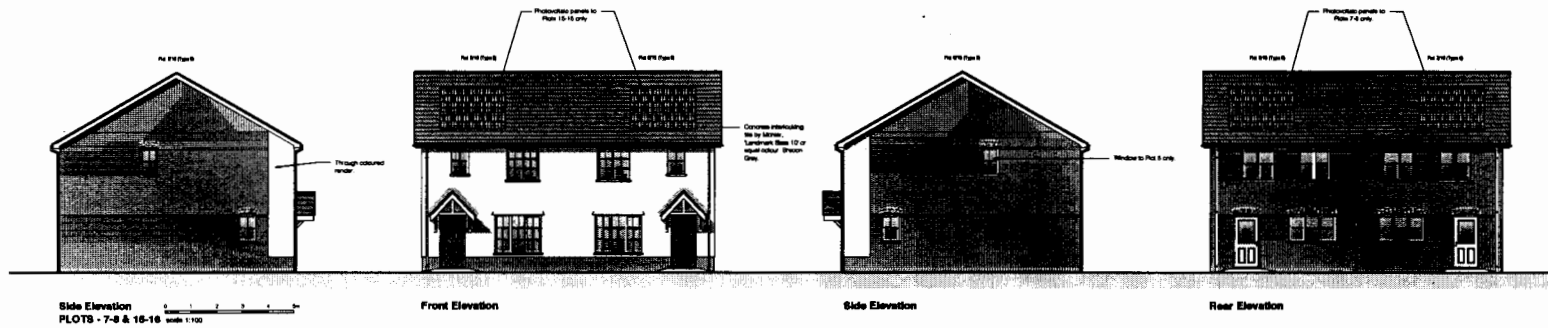
Proposed Development of 31 Affordable
Dwellings at Stakee Road, Woodpit
for Orbit Homes

Planning Submission
Plans and Elevations
P03B 1-8 & 11-14



DO NOT SCALE FROM THE DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR OFFICER.
 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.

- Materials**
- Roof Tiles - see Schedule
 - Brick - Red facing bricks to approval of local authority
 - Plank Deck - Brown facing brick to approval of local authority
 - Facades - Through coloured render, White Pk or equal, colour to be agreed with local authority
 - Windows - Clear Double or equal colour 'Grey Silver'
 - Windows - White PVCu with painted opening line based internally and externally. Frames and base work will have to provide 30mm clear reveal
 - Window Cills - Clear or white (if not supplied) Window frames to be finished with black sill
 - Window Handles - Chromed brass
 - Doors - 12 or equal dimensions door to be finished by Design Handover
 - Porches - This roof will have cladding or shingles roof with plain tile roof covering. Painted timber gullion brackets / gully in situ. PVCu bases and sills
 - Fences and Gates - White PVCu



The Design Partnership

The Design Partnership (201) Ltd.
 Cleveford House, 10 Bullock Road,
 Chatteris, Cambridgeshire PE16 5AQ
 Tel: 01254 580111

Job Title
 Special Development of 31 Affordable
 Dwellings at Steeles Road, Woolpit
 for Orbit Homes

Drawing Title
 PLANNING SUBMISSION
 Plans and Elevations
 Plots 7-10 & 15-16

| | | | | |
|-----------|----------|-------|-------------|------|
| Date | Scale | Drawn | Design No. | Rev. |
| July 2014 | 1:100@A1 | rw | ORB-656-P04 | |

37

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 REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICER.
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NOTES:

1. The contractor shall be responsible for obtaining all necessary permits.
2. The contractor shall be responsible for obtaining all necessary approvals.
3. The contractor shall be responsible for obtaining all necessary clearances.
4. The contractor shall be responsible for obtaining all necessary easements.
5. The contractor shall be responsible for obtaining all necessary rights-of-way.
6. The contractor shall be responsible for obtaining all necessary encroachments.
7. The contractor shall be responsible for obtaining all necessary setbacks.
8. The contractor shall be responsible for obtaining all necessary setbacks.
9. The contractor shall be responsible for obtaining all necessary setbacks.
10. The contractor shall be responsible for obtaining all necessary setbacks.

The Design Partnership

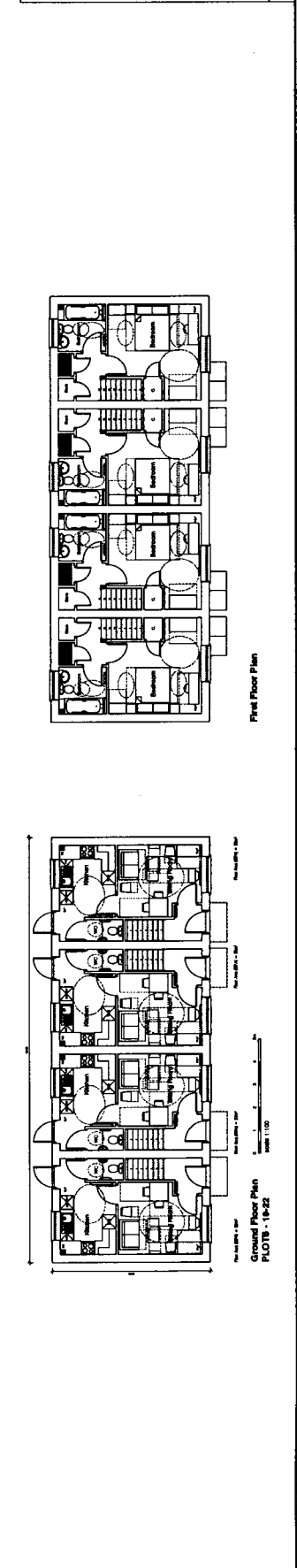
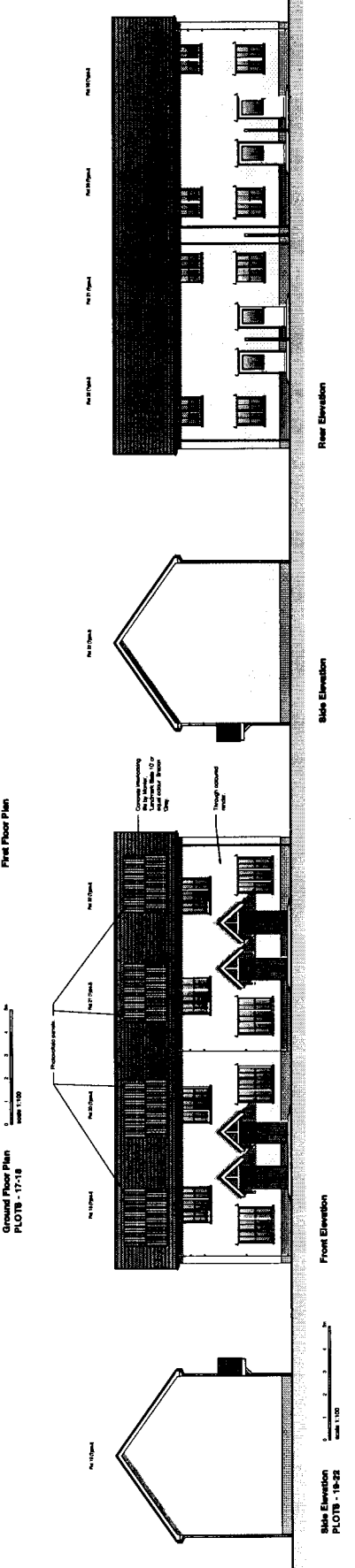
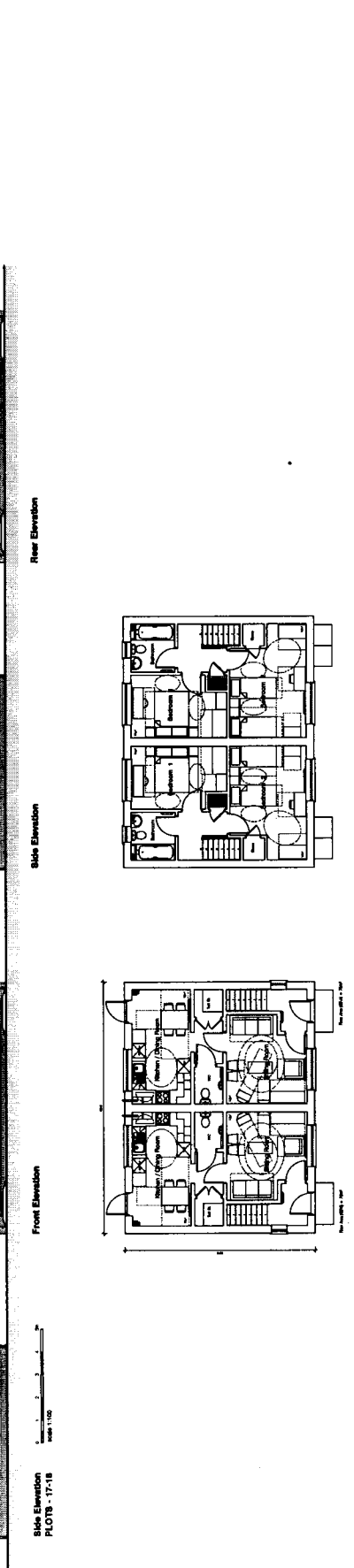
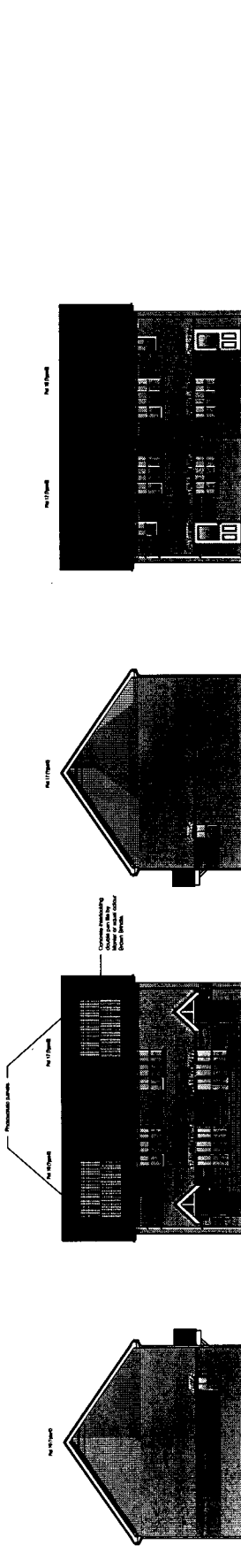
The Design Partnership (DD) Inc.
 1000 Lakeshore Blvd. East
 Suite 1000
 Scarborough, Ontario M1V 4Y4
 Tel: (416) 291-8211

Proposed Development of 31 Affordable
 Dwellings at Stables Road, Woodpit
 for Orit Homes

Drawing Title
PLANNING SUBMISSION
 Plans and Elevations
 Pkts 17-22

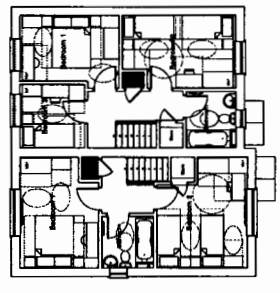
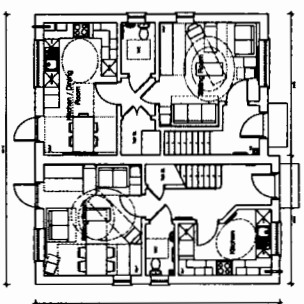
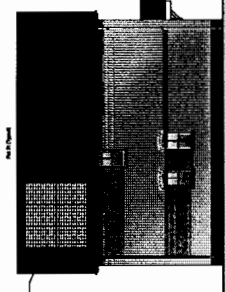
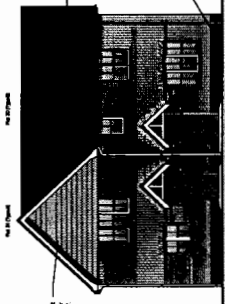
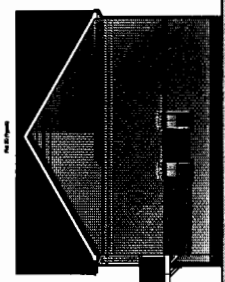
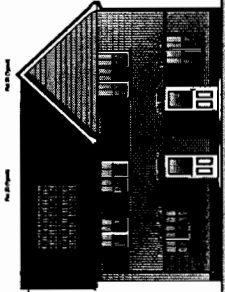
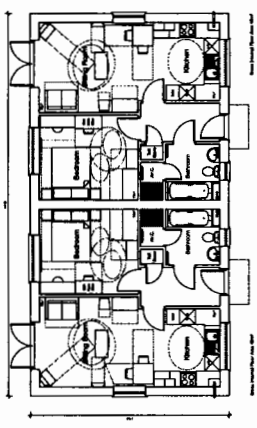
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| Date | July 2014 | Scale | 1:100@A1 | Drawn | PK | Check | PK |
| Drawn No. | CHB-104-POC | | PK | | | | |



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- Materials**
- 1. All exterior walls shall be finished with brick.
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 - 10. All exterior walls shall be finished with brick.



The Design Partnership
 The Design Partnership, Pty Ltd.
 10/100, St. Johns Road,
 Cherry Creek, QLD 4013
 Tel: (07) 4202 1111

Job Title: Proposed Development of 31 Affordable Dwellings at Siskies Road, Woodpit for Orbit Homes

Drawn By: PLANNING SUBMISSION
 Plans and Elevations
 P08 23-24 & 30-31

Date: July 2014
 Scale: 1:100@A1
 Draw No: ORB-698-P08

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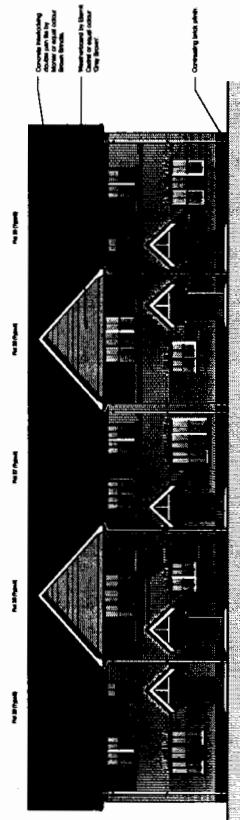
NOTE:

- 1. The site is shown as a shaded area.
- 2. The site is shown as a shaded area.
- 3. The site is shown as a shaded area.
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- 19. The site is shown as a shaded area.
- 20. The site is shown as a shaded area.

The Design Partnership
 The Design Partnership (P) Ltd.
 100, The Quadrant, London, W1R 0AS
 Tel: 020 7462 0011

Job Title: Proposed Development of 31 Affordable Dwellings at Steeles Road, Woodpit for Orbit Homes
 Drawing Title: PLANNING SUBMISSION Plans and Elevations
 Plate 25-26

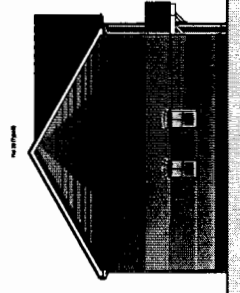
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|------|-----------|-------|----------|----------|----|-----------|-------------|



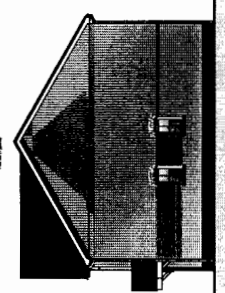
Front Elevation



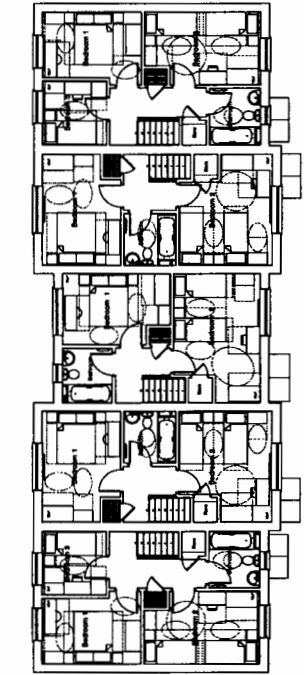
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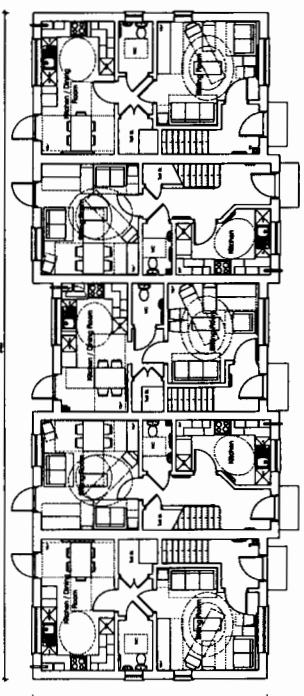
Side Elevation PLOTS - 25-29



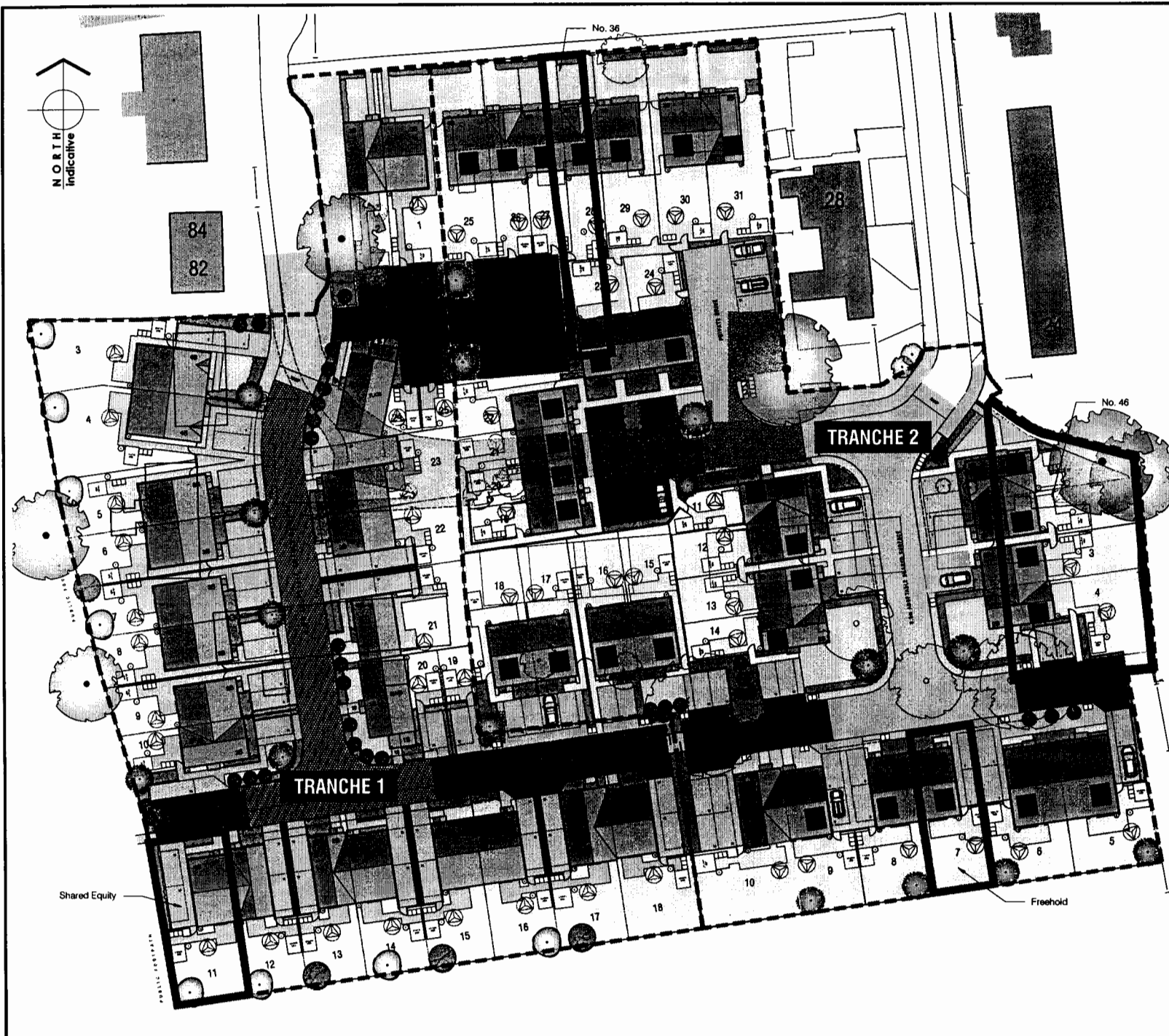
Side Elevation



First Floor Plan



Ground Floor Plan PLOTS - 25-29



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NOTES:

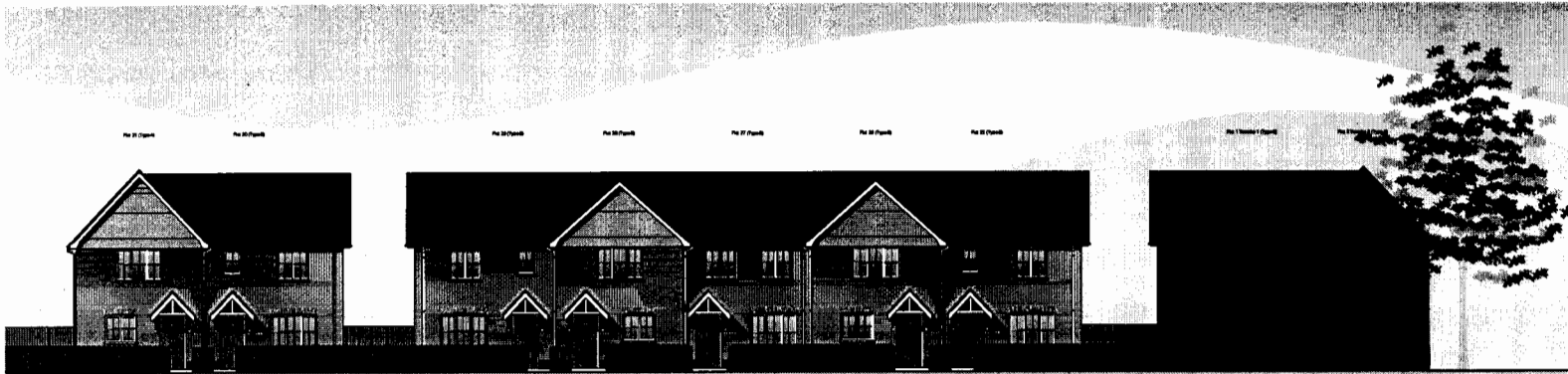
The Design Partnership
 The Design Partnership (Ely) Ltd.
 100 High Street, Chatteris
 Cambridgeshire PE16 6NN
 Tel: 01354 603111
 Fax: 01354 604672

Job Title
 Mid Suffolk District Council
 Unity Replacement Programme

Drawing Title
 TRANCHE 2 ~ Steeles Road, Woolpit
 Land Variation Plan

| Date | Scale | Dwn | Dwg. No. | Rev. |
|-----------|------------|-----|-------------|------|
| June 2014 | 1:500 @ A3 | GL | ORB-658-VAR | |

F



Great Elevation 1
PLOTS - 28-31
scale 1:100



Great Elevation 2
PLOTS - 11-14
scale 1:100



Great Elevation 3
PLOTS - 7-10
scale 1:100

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NOTES:

 The Design Partnership
The Design Partnership (S) Ltd.
Garnwood House, 10 Belfry Road,
Orbit, Cambridgeshire PE10 0AG
Tel: 01854 602111

Job Title
Proposed Development of 31 Affordable
Dwellings at Steeles Road, Woolpit
for Orbit Homes

Drawing Title
PLANNING SUBMISSION
Street Elevations

| | | | | |
|-----------|----------|-------|-------------|------|
| Date | Scale | Drawn | Dep. No. | Rev. |
| July 2014 | 1:100@A1 | rw | ORB-658-PO6 | |

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