

**Title:** DC Committee Constraints

**Reference:** 1662/14

**Site:** Land adjoining roundabout, Bury Road, Stowmarket



**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk

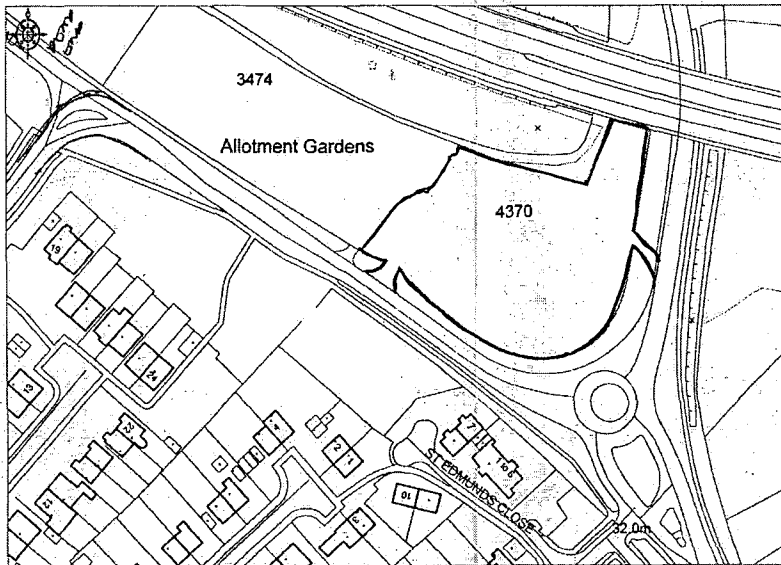


**SCALE 1:1250**

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Date Printed : 01/12/2014

1662/14



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This map was created with Promap

As a condition of use, the user agrees to indemnify the Council for any and all costs, including legal costs, incurred by the Council in connection with the development of the site.

#11/13/14

MID-SUFFOLK DISTRICT COUNCIL  
PLANNING CONTROL  
RECEIVED  
18 JUL 2014  
ACKNOWLEDGED  
DATE  
BASE TO

PLANNING

BDG DESIGN  
800 DESIGN SOLUTIONS LTD  
Unit 10, Bury Road, Bury, Greater Manchester, M8 1JG  
Tel: 0161 254 1111  
Fax: 0161 254 1112  
www.bdgdesign.co.uk



PROJECT  
Proposed Residential Development  
Bury Road Roundabout, Stewermarket

CONTR. NO.  
Site Location Plan

DATE: 14.01.14  
SCALE: 1:1250  
DATE: Mar 14  
JOB NO: 14.013/100

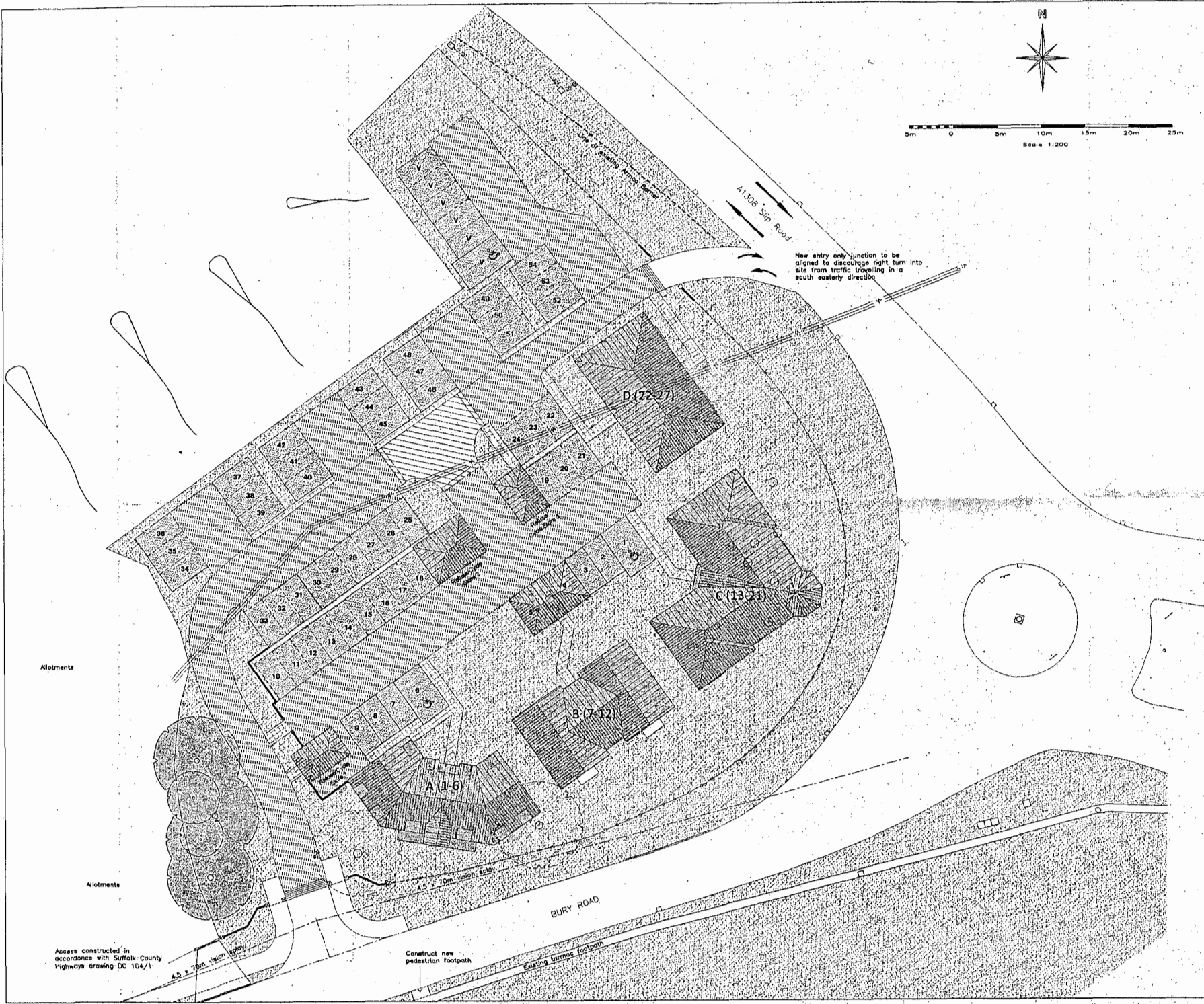
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 and any discrepancies notified immediately to BDG



**Landscaping key.**

- Riven paving slabs.
- Block paving, Herringbone pattern, Colour- Brindle
- General circulation areas, Black Bitmac finish.
- Soft landscaping (see detailed soft landscaping plan).
- Existing overhead electricity cables to be diverted underground.
- Brick wall with pier at site entrances.
- 1200mm high estate rail.
- Existing trees to be checked.
- Existing trees to be retained.

New entry only junction to be aligned to discourage right turn into site from traffic travelling in a south easterly direction



- REVISIONS 1662/01
- A. 15.07.14 Flats B & C configuration revised, Wall & parking to SW of site revised.
  - B. 21.07.14 Layout and direction arrows removed at southern site entry. Associated notes removed.

**Planning Control  
 Received**  
 24 JUL 2014

Address: .....  
 Date: .....  
 Page 72

DRAWING STATUS  
**PLANNING**

**BDG DESIGN** (SOUTH) Ltd  
 Anglia House  
 North Station Road Colchester  
 Essex CO1 1SB  
 Tel: 0206 561436  
 Fax: 0206 574051  
 E-Mail: cad@bdg-design.co.uk



PROJECT  
**Bury Road Roundabout, Stowmarket**

DRAWING TITLE  
**Site Layout**

SCALE 1:200 @ A1      DATE Jan '14      DRAWN PT      CHECKED

NUMBER 14.013/101      REV B

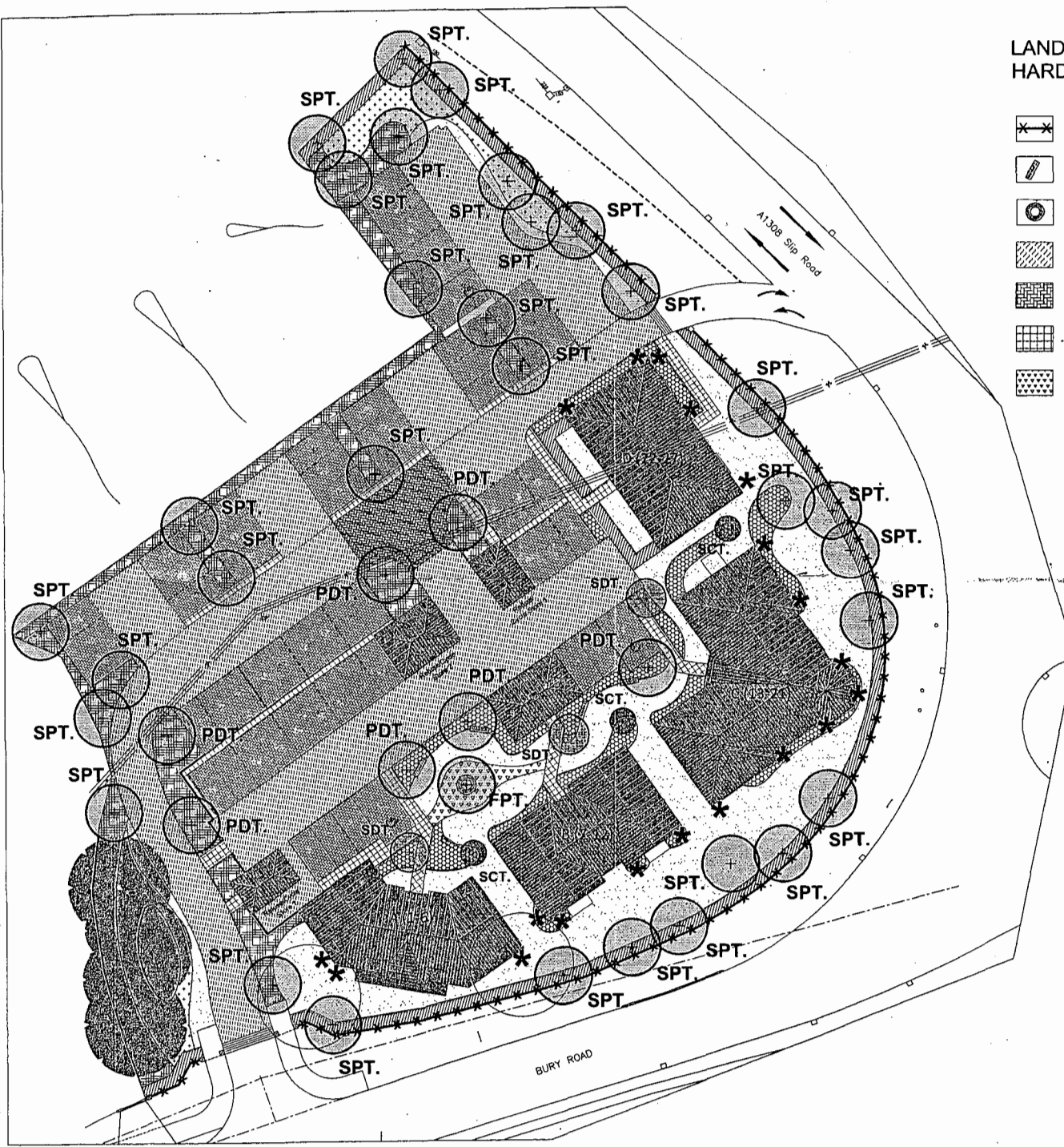
Access constructed in accordance with Suffolk County Highways drawing DC 104/1

Construct new pedestrian footpath








Existing terrace footpath

13













No dimensions are to be scaled from this drawing  
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 and any discrepancies notified immediately to BDG



**LANDSCAPE STRATEGY  
 HARDWORKS KEY.**

-  FRONTAGE RAILING.
-  SEATING.
-  CIRCULAR SEAT AROUND SPECIMEN TREE.
-  MACADAM ACCESS AND ROAD.
-  BLOCK PAVED PARKING BAYS.
-  PAVING SLABS TO PATHS AND PATIO AREAS.
-  INFORMAL PATH TO INTERNAL OPEN SPACE.

**LANDSCAPE STRATEGY  
 SOFTWORKS KEY.**

-  STRUCTURAL AND PERIMETER TREE. SPT.
-  PRIMARY DEVELOPMENT TREE. PDT.
-  SECONDARY DEVELOPMENT TREE. SDT.
-  FOCAL POINT TREE. FPT.
-  SMALL CURTILAGE TREE OR LARGE SHRUB. SCT.
-  HEDGES.
-  STRUCTURAL SHRUB PLANTING, BOUNDARY AND UNDERSTORY.
-  ORNAMENTAL RESIDENTIAL CURTILAGE, AND INTERNAL OPEN SPACE PLANTING.
-  CLIMBERS.
-  SHORT AMENITY GRASS.
-  LONG GRASS, WILD FLORA AND UNDERSTORY GRASSLAND.
-  EXISTING VEGETATION, (REMOVED)

REVISIONS:  
 A. 28.07.14 Proposals updated to fit revised site layout.

DRAWING STATUS  
**FOR APPROVAL.**

**BDG DESIGN** (SOUTH) Ltd  
 Eagle House  
 North Station Road Colchester  
 Essex CO1 1RN  
 Tel: 01206 654358 Fax: 01206 674621  
 E-Mail: [cad@bdg-design.co.uk](mailto:cad@bdg-design.co.uk)



PROJECT  
 Bury Road Roundabout, Stowmarket

DRAWING TITLE  
 Strategic Landscape Proposals.

SCALE	DATE	DRAWN	CHECKED
1:200@ A1	May '14	APM	
NUMBER	REV.		
14.013/200	A.		

14





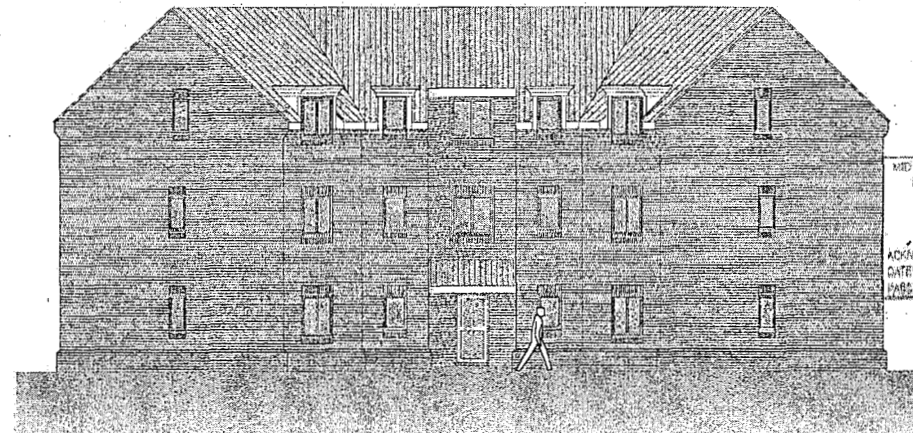
Front elevation



Front elevation



Rear elevation



Rear elevation

1602/14

MIDSUFFORD DISTRICT COUNCIL  
 PLANNING CONTROL  
 RECEIVED  
 23 MAY 2014  
 ACKNOWLEDGED  
 DATE  
 PAGE TO

15



**BDG DESIGN (SOUTH) Ltd**  
 Southway House  
 29 Southway, Colchester  
 Essex CO2 7BA  
 Tel: 01206 561436  
 Fax: 01206 574821  
 E-Mail: cad@bdg-design.co.uk



CLIENT

PROJECT

Bury Rd.

DRAWING TITLE

Block A (plots 1-6)  
 Elevations

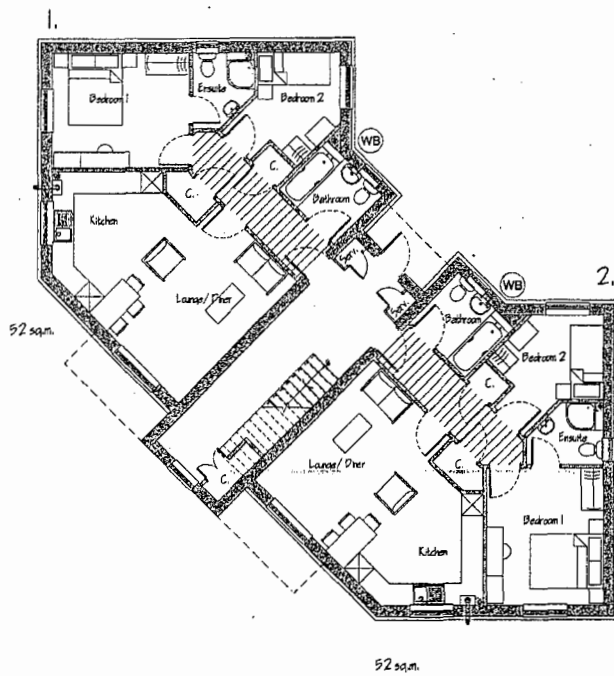
DRAWING STATUS

PLANNING

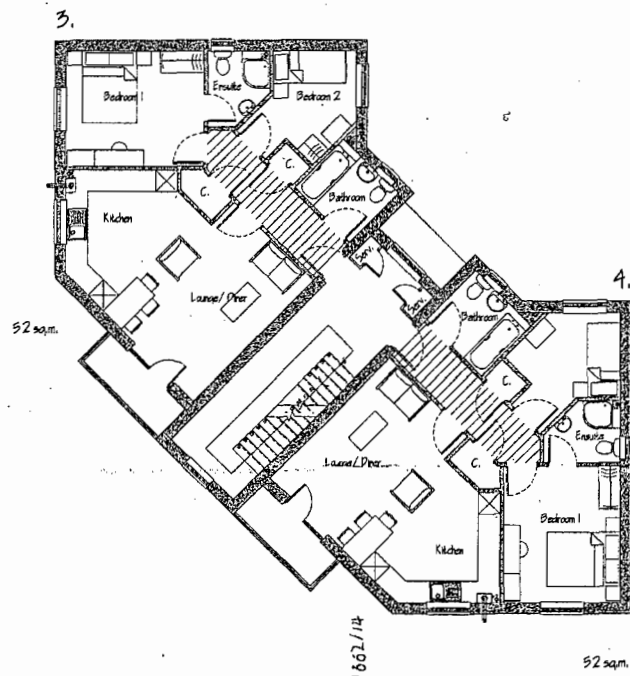
REVISIONS

No dimensions are to be scaled from this drawing  
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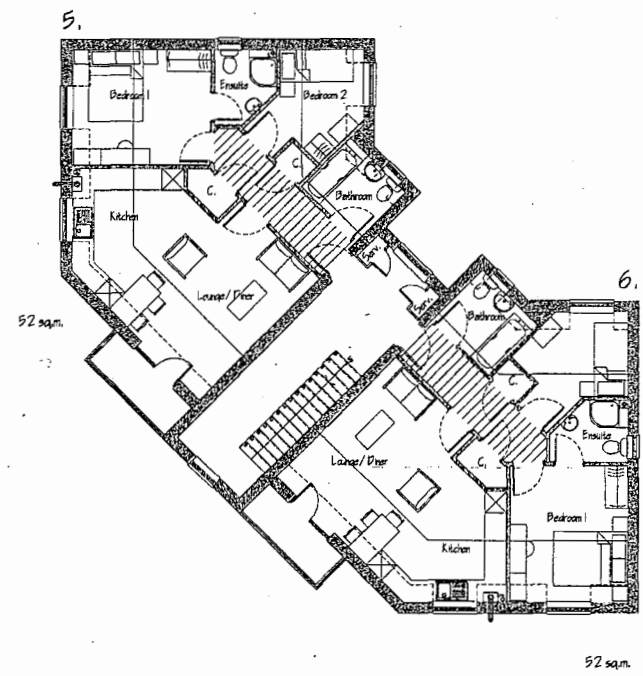
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1:100@A2	Dec '13	BDG	
NUMBER			REV.
14.013/103			



Ground Floor



First Floor



Second Floor

200ltr water butt with overflow connected to surface water system.

(WB)

Planning Control  
Received  
06 JAN 2014

Authorised By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Pass To: \_\_\_\_\_



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CLIENT



PROJECT

Bury Rd.

DRAWING TITLE

Block A (plots 1-6)  
Plans

DRAWING STATUS

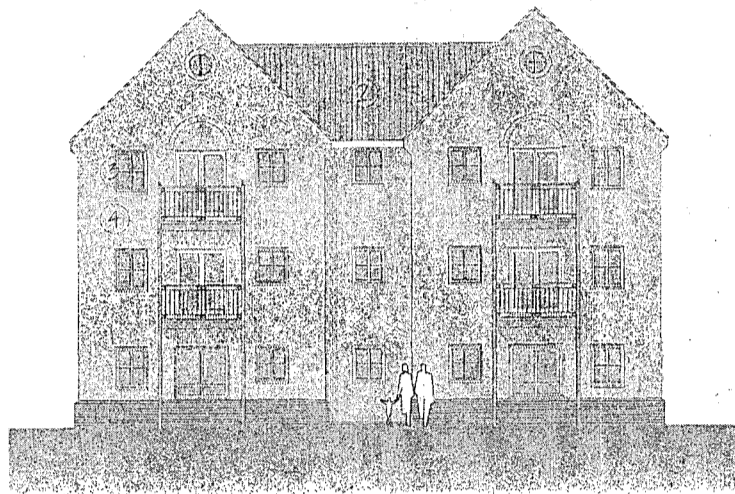
PLANNING

REVISIONS

A. 04.07.14 Water butts shown.

No dimensions are to be scaled from this drawing  
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and any discrepancies notified immediately to BDG

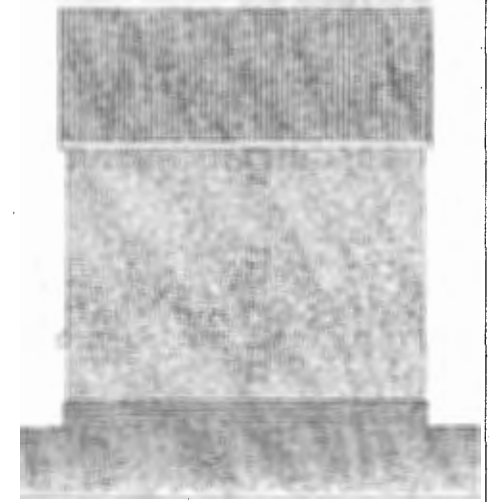
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1:100@A2	Dec '13	BOG	
NUMBER			REV.
14.013/102			A



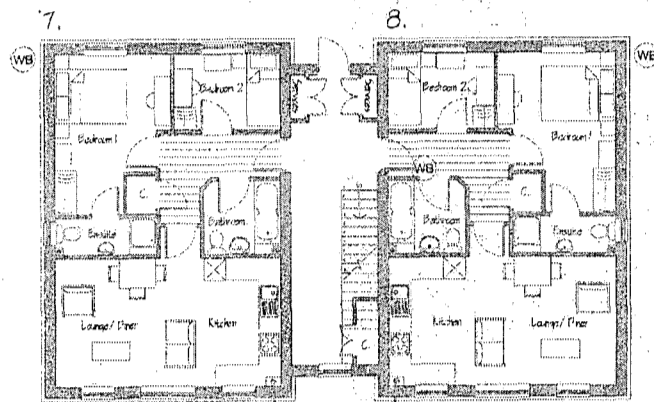
Front elevation



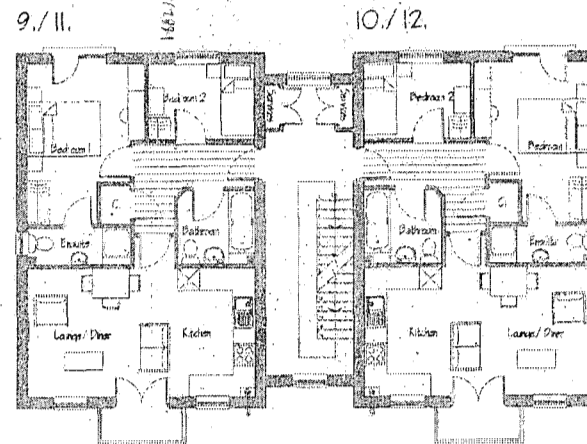
Rear elevation



Side elevation

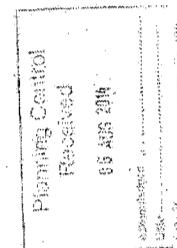


56.4 sqm.  
Ground Floor



56.4 sqm.  
56.4 sqm.  
1st & 2nd Floors

- ① Contrasting brick plinth.
- ② Slate roof tiles.
- ③ PVCu windows.
- ④ Smooth render.



- WB 200ltr water butt with overflow connected to surface water system.



**BDG DESIGN (SOUTH) Ltd**  
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 Essex CO2 7BA  
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CLIENT



PROJECT

**Bury Rd.**

DRAWING TITLE

**Block B (plots 7-12)  
 Plans & Elevations**

DRAWING STATUS

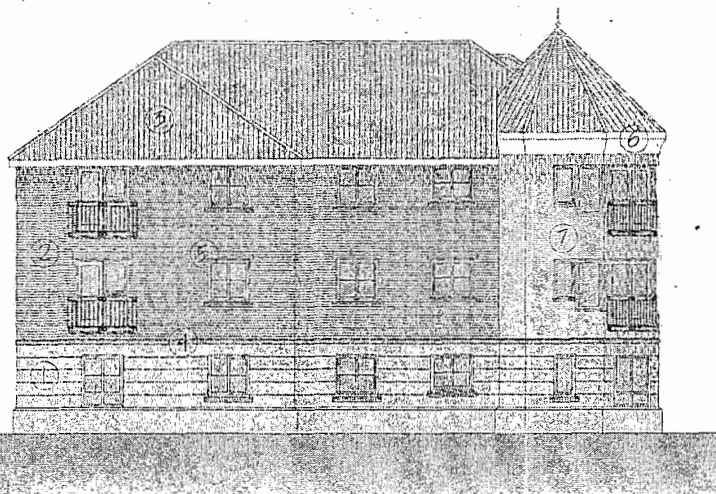
**PLANNING**

REVISIONS

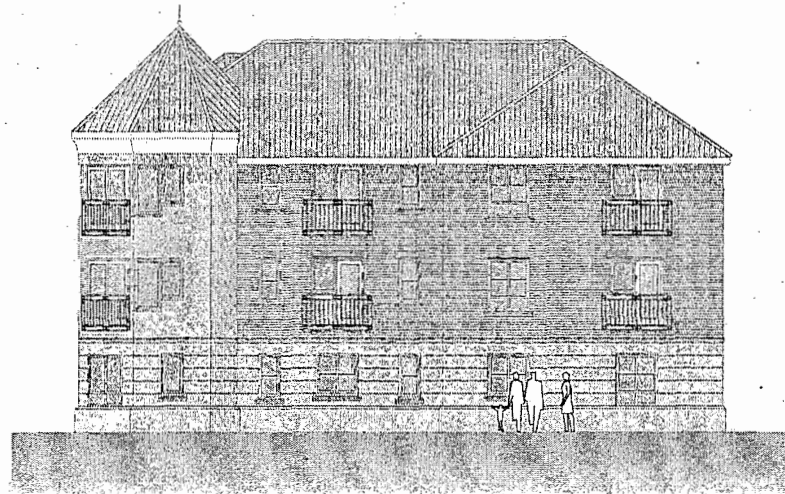
A. 15.07.14 Block redesigned & renamed. Drawing renumbered.  
 B. 04.07.14 Water butts shown.

No dimensions are to be scaled from this drawing  
 All written dimensions to be checked by the contractor  
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SCALE	DATE	DRAWN	CHECKED
1:100@A2	Dec '13	BDG	
NUMBER	REV.		
14.013/104	B		

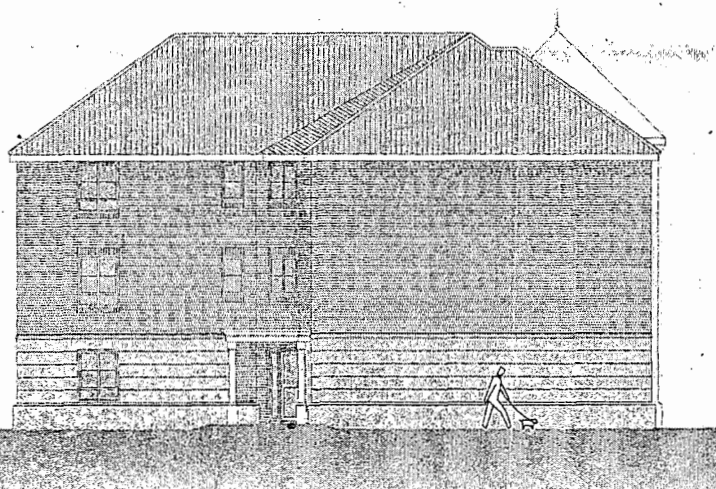


Front elevation

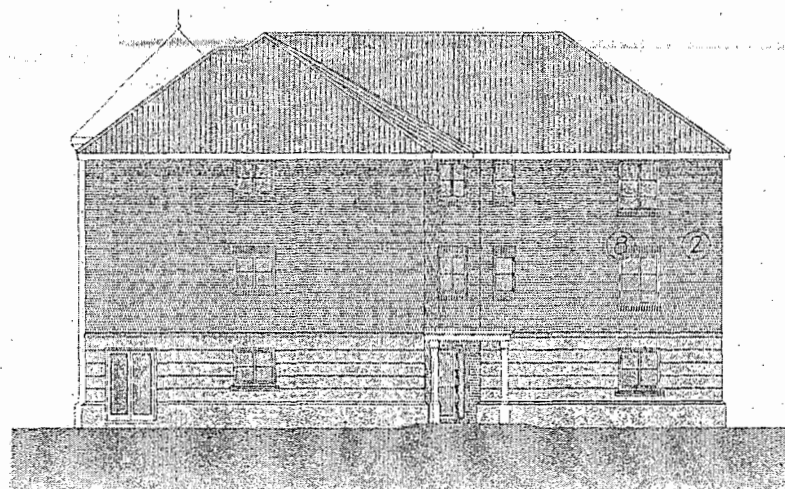


Front elevation

- ① Render with horizontal recessed joints.
- ② Facing brickwork.
- ③ Slate roof tiles.
- ④ Stone band course.
- ⑤ PVCu windows with stone lintels and cills.
- ⑥ GRP moulding.
- ⑦ Smooth render.
- ⑧ Contrasting brick soldier and cill course.



Rear elevation



Rear elevation

AMENDED DOCUMENT

MID SUFFOLK DISTRICT COUNCIL  
PLANNING CONTROL  
RECEIVED  
18 JUL 2014

**BDG DESIGN**  
BDG DESIGN (SOUTH) Ltd  
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29 Southway, Colchester  
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CLIENT



PROJECT

Bury Rd.

DRAWING TITLE

Block C (plots 13-21)  
Elevations

DRAWING STATUS

PLANNING

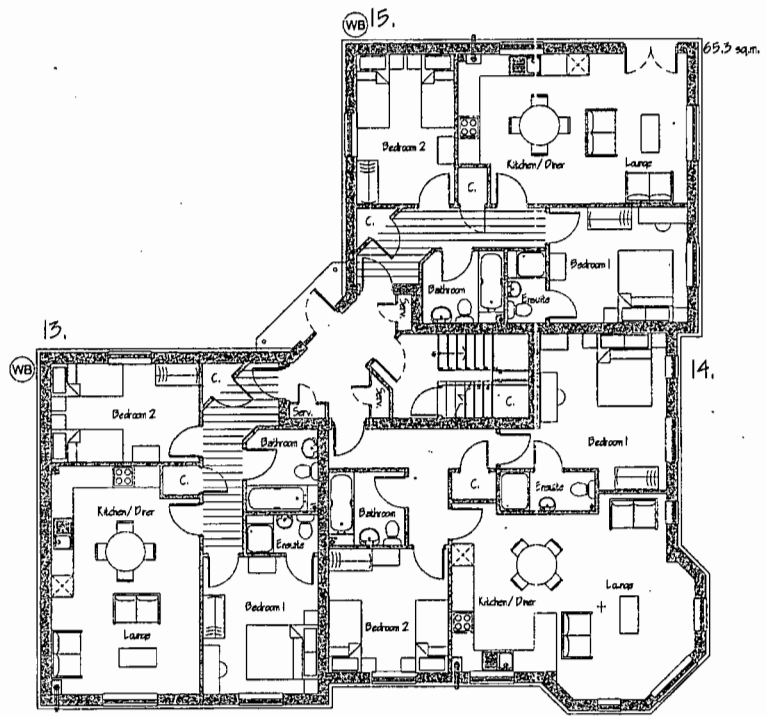
REVISIONS

A. 15.07.14 Block redesigned & renamed. Drawing renumbered.

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SCALE	DATE	DRAWN	CHECKED
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NUMBER			REV.
14.013/106			A

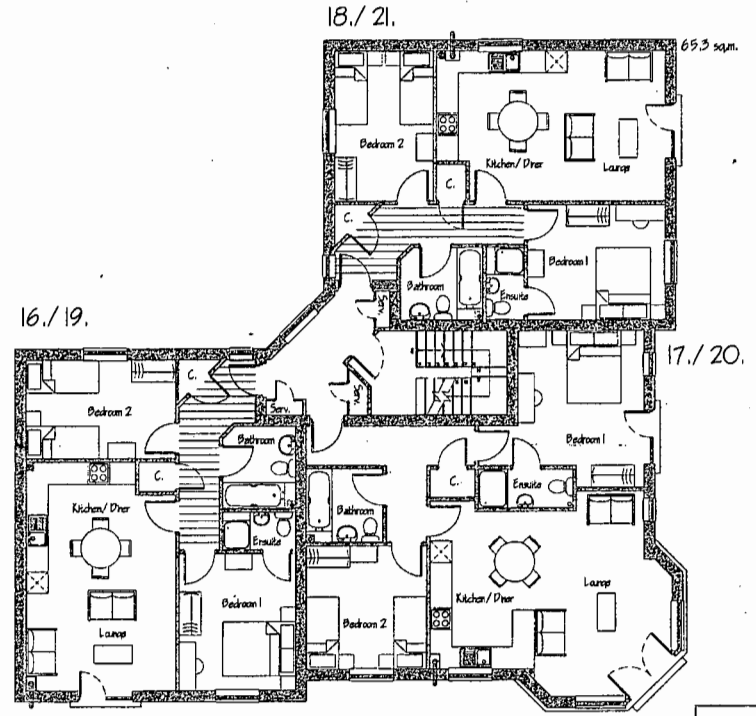




65.3 sq.m.  
Ground Floor

75.4 sq.m.

200 ltr water butt with  
 (WB) overflow connected to  
 surface water system.



65.3 sq.m.

1st & 2nd Floors

75.1 sq.m.

Planning Control  
 Received  
 06 AUG 2014  
 Acknowledged  
 Date  
 Pass To

**BDG DESIGN**  
 BDG DESIGN (SOUTH) Ltd  
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 Fax: 01206 574821  
 E-Mail: cad@bdg-design.co.uk

CLIENT



PROJECT

Bury Rd.

DRAWING TITLE

Block C (plots 13-21)  
 Plans

DRAWING STATUS

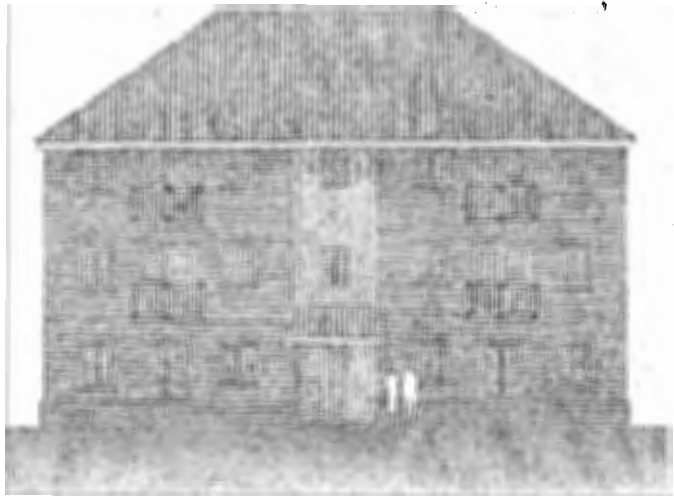
PLANNING

REVISIONS

A. 15.07.14 Block redesigned & renamed. Drawing renumbered.  
 B. 04.07.14 Water butts shown.

No dimensions are to be scaled from this drawing  
 All written dimensions to be checked by the contractor  
 and any discrepancies notified immediately to BDG

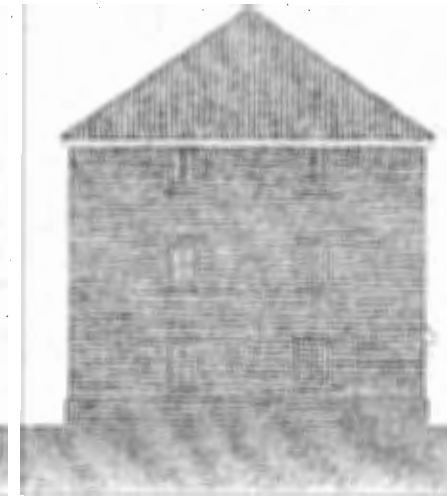
SCALE 1:100@A2	DATE Dec '13	DRAWN BDG	CHECKED
NUMBER 14.013/105			REV. B



Front elevation



Rear elevation

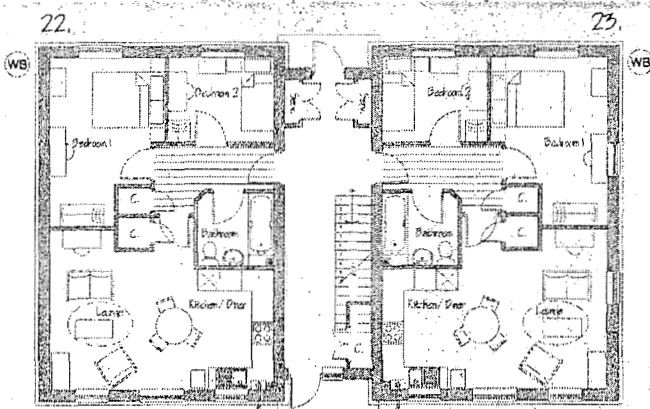


Side elevation

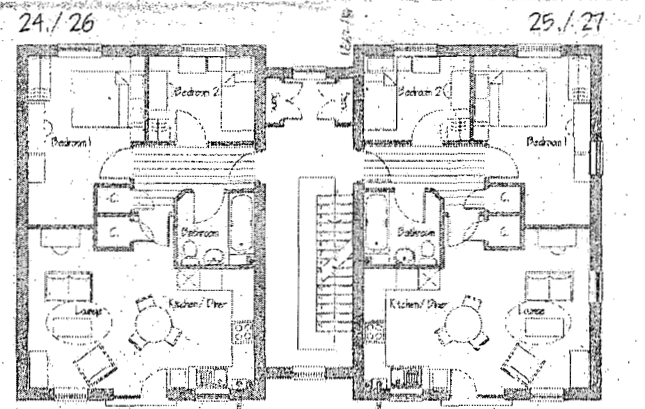
- ① Contrasting brick plinth.
- ② Facing brickwork.
- ③ Slate roof tiles.
- ④ PVCu windows with stone lintels and cills.
- ⑤ Smooth render.
- ⑥ Contrasting brick soldier and cill course.

200 ltr water butt with overflow connected to surface water system.

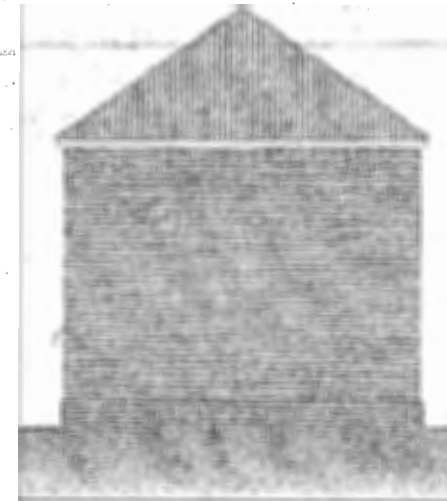
(WB)



56.9 sqm.  
Ground Floor



56.9 sqm.  
1st & 2nd Floors



Side elevation

Planning Control  
 Approved  
 06 AUG 2014  
 14.013/107



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 Southway House  
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 Essex CO2 7BA  
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CLIENT



PROJECT

Bury Rd.

DRAWING TITLE

Block D Aff. housing (plots 22-27)  
 Plans & Elevations

DRAWING STATUS

PLANNING

REVISIONS

A: 15.07.14 Windows revised. Block renamed.  
 B: 04.07.14 Water butts shown.

No dimensions are to be scaled from this drawing  
 All written dimensions to be checked by the contractor  
 and any discrepancies notified immediately to BDG

SCALE	DATE	DRAWN	CHECKED
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1:100@A2	Dec '13	BDG	
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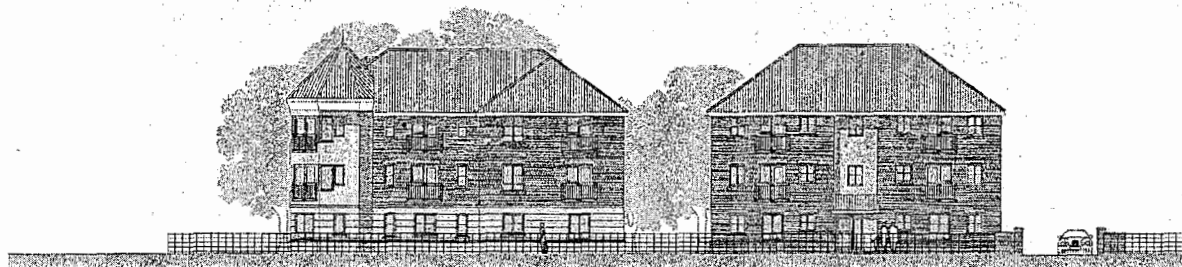
NUMBER	REV.
14.013/107	B

1662/14

INDUSTRIAL DISTRICT COUNCIL  
PLANNING DEPARTMENT  
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18 JUL 2014  
ADDRESS ONLY  
COURT HOUSE  
10000



Southbank elevation



Northeast elevation

21

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BDG DESIGN (SOUTH) Ltd  
Southway House  
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E-Mail: cad@bdg-design.co.uk

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PROJECT

Bury Rd.

DRAWING TITLE

Street Elevations

DRAWING STATUS

PLANNING

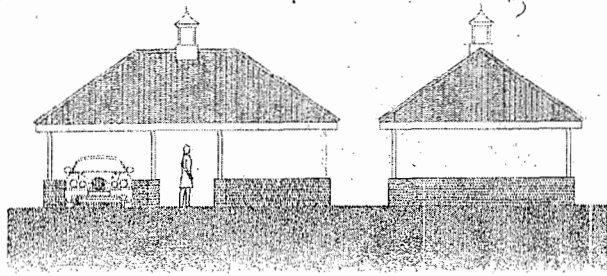
REVISIONS

A. 15.07.14 Elevations updated to show revised apartments.

No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
and any discrepancies notified immediately to BDG

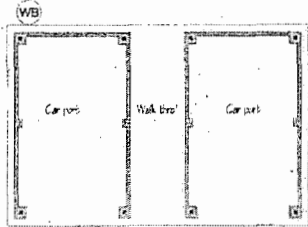
SCALE 1:100@A2	DATE Dec '13	DRAWN BDG	CHECKED
NUMBER 14.013/109			REV. A

200 ltr water butt with overflow connected to surface water system.

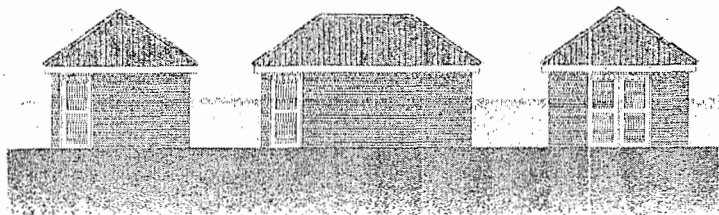


Front elevation

Side elevation



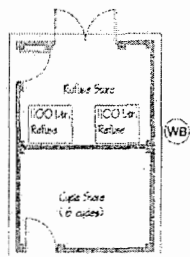
Car port



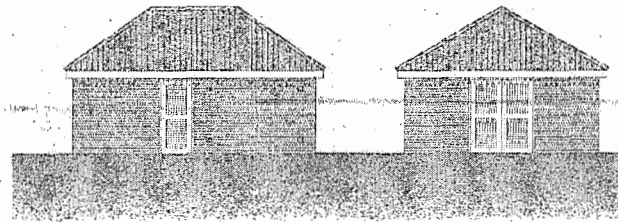
Front elevation

Side elevation

Rear elevation

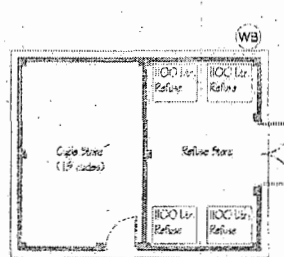


Refuse/  
cycle store 1

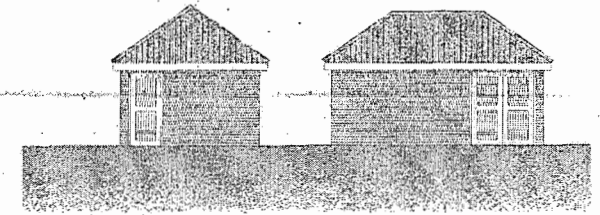


Front elevation

Side elevation

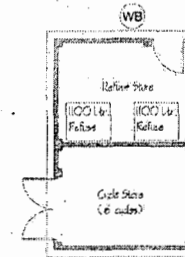


Refuse/  
cycle store 2

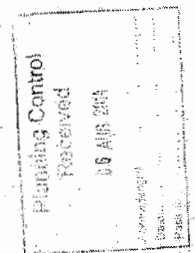


Front elevation

Side elevation



Refuse/  
cycle store 3



**BDG DESIGN** (SOUTH) Ltd  
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 E-Mail: [cad@bdg-design.co.uk](mailto:cad@bdg-design.co.uk)

CLIENT



PROJECT

Bury Rd.

DRAWING TITLE

Car port & Bin Stores  
 Plans & Elevations

DRAWING STATUS

PLANNING

REVISIONS

A. 04.07.14 Water butts shown.

No dimensions are to be scaled from this drawing  
 All written dimensions to be checked by the contractor  
 and any discrepancies notified immediately to BDG

SCALE 1:100@A2	DATE Dec '13	DRAWN BDG	CHECKED
NUMBER 14.013/108			REV. A



**From:** Michelle Marshall [mailto:Michellelm@stowmarket.org]  
**Sent:** 20 June 2014 17:09  
**To:** Planning Admin  
**Subject:** Planning applications

Ref. No.	Details	Site & Applicant	Comments
1662/14	Erection of residential development consisting of 27 no two bed flats, fifty-four allocated car parking spaces and five visitor spaces. Associated refuse and cycle stores.	Land adjoining roundabout, Bury Road for Laurence Homes	<p>RESOLVED: That no objection to the grant of planning permission be raised subject to the following:</p> <ul style="list-style-type: none"> <li>i) That the access and egress routes be amended to prevent egress from the site on to the A1308 slip road as this will have a detrimental effect on highway safety contrary to planning policy T10;</li> <li>ii) That a Traffic Impact Assessment is undertaken prior to the grant of planning permission;</li> <li>iii) That any s.106 contributions raised from the development be used to make improvements at the proposed Chilton Fields Play Area;</li> <li>iv) That although the importance of the site as a gateway to Stowmarket has been acknowledged in the Design and Access Statement, the proposed design falls short of the 'high quality scheme providing an active frontage with articulated facades'. The Town Council would wish to see a revised design for the buildings to be more in keeping with important gateway buildings of this nature.</li> </ul>

Michelle Marshall  
Deputy Town Clerk

<b>Application Reference:</b> 1662/14/FUL	<b>Officer Allocated to:</b> PJS
<b>Location of Proposed Development:</b> Land adjoining roundabout, Bury Road, Stowmarket	
<b>Details:</b> Erection of residential development consisting of 27 No two bed flats, fifty-four allocated car parking spaces and five visitor spaces. Associated refuse and cycle stores	
<b>Date Documents Received:</b> 06/06/2014	<b>Date Reply Required by Planning:</b> 27/06/2014
<b>Objections:</b>	
<p><b>Recommendations/Comments:</b></p> <p>Thank you for the opportunity to comment on the above planning application.</p> <p>I note the content of the Hodgson &amp; Hodgson Group Ltd Noise Assessment Report, dated 21 March 2014, and recommend that the specification detailed in section 5.3 is made a condition if planning permission is granted.</p> <p>I would also recommend the details of 5.4 are made a requirement through an appropriately worded condition.</p> <p>Please contact me if assistance is required.</p> <p><b>Signed:</b> Philippa Stroud</p> <p><b>Date:</b> 4 July 2014</p>	

## PLANNING CONSULTATION RESPONSE

### COMMUNITIES OFFICER (SPORT)

#### OPEN SPACE, SPORT AND RECREATION STRATEGY

##### 1662/14 – STOWMARKET

#### 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. 1662/14 – Stowmarket

- 2.1 The contribution for 27 x 2 bedroom dwellings (81 persons) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £148,635.00. This broken down as follows:

Play Areas	£	25839
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£	56457
Informal recreation space	£	8265
Village Halls and Community Centre	£	23004
Swimming pools	£	7776
Sports Halls	£	14580

Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£	10935
STP	£	1782
Total	£	148635

### 3. Justification of Need

- 3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing facilities in the ward of Stowmarket. There are current projects to provide improvements across the town. There is a need to improve the existing Community Centre at Combs Ford and there is also a new community-based Arts Centre in the old Corn Exchange which needs further funding to improve its provision.

Stowmarket Football Club also provide space for a significant number of community events and activities and they are about to embark on a project to replace the existing portacabins with a more permanent building. Red Gables, which provides office and meeting space for community groups are also fundraising for extensions and improvements to their buildings so they can better serve the growing needs of the community.

There is a generally recognised shortage of Community Buildings within the town, as identified by consultations for the Stowmarket Community Board and Stowmarket Area Action Plan.

There is a shortfall in play areas across the town with many needing improvements and with the population of Stowmarket increasing significantly due to new developments the problem will be exacerbated which is why funding is sought.

Local sports facilities require investment including at the Bowls Clubs, Football Clubs, Tennis Club, Rugby club and Cricket club to ensure they can better serve the growing needs of the community. Both the playing facilities and ancillary facilities including car parking at these sites require investment.

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. There is also the proposal to provide a new artificial pitch within the town.

The Sports Hall and swimming pool in Stowmarket will both need replacing in the medium term and funds are currently being collected for this purpose. In any case both facilities will require in the very least significant refurbishment in the future because of age, deterioration and changing demands.

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. There are existing plans in the Stowmarket sub area for this provision.

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 150m<sup>2</sup> 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 <sup>2</sup> /1000
STPs	0.03 pitches/1000
Village/community halls	150 m <sup>2</sup> /1000

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

<b>Individual dwellings and up to 9 dwellings will contribute to:-</b>			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	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
<b>TOTAL CONTRIBUTION PER PERSON</b>			<b>717</b>

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):

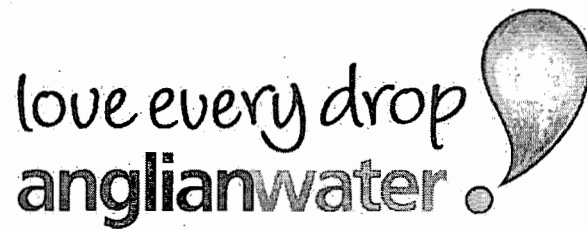
<b>Ten or more dwellings will also contribute to:-</b>			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	Contribution cost: £ per person
Play Areas	2.0	159.5	319
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	16.0	43.6	697
Informal recreation space	6.0	17	102
<b>ADDITIONAL CONTRIBUTION PER PERSON</b>			<b>1118</b>

<b>Community Facilities, Open Space, Sport and Recreation Contributions</b>			
Category	m <sup>2</sup> per person	Provision cost: £ per m <sup>2</sup>	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
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1835
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**Planning Applications – Suggested Informative  
Statements and Conditions Report**

AW Reference: 1404/SP137(001)  
Local Planning Authority: Mid Suffolk District Council  
Site: Land adjoining roundabout, Bury Road,  
STOWMARKET  
Proposal: Erection of 27 dwellings  
Planning Application: 1662/14

**Prepared by Catherine McArdle**

**Date 19 Aug 2014**

If you would like to discuss any of the points in this document please contact me  
on 01733 414669 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre (formerly Sewage Treatment Works) that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

### **Section 4 – Surface Water Disposal**

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

### **Section 6 – Suggested Planning Conditions**

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

**Foul Sewerage Network (Section 3)****CONDITION**

*No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.*

**REASON**

*To prevent environmental and amenity problems arising from flooding.*

**Surface Water Disposal (Section 4)****CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

**REASON**

*To prevent environmental and amenity problems arising from flooding.*

Date: 12 June 2014  
 Our ref: 123184  
 Your ref: 1662/14



Mark Pickrell  
 Mid Suffolk District Council Offices  
 131 High Street  
 Needham Market  
 Ipswich  
 Suffolk  
 IP6 8DL

Sustainable Development  
 Hornbeam House  
 Crewe Business Park  
 Electra Way  
 Crewe  
 Cheshire  
 CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Mr Pickrell,

**Planning consultation:** Erection of residential development consisting of 27 No two bed flats, fifty-four allocated car parking spaces and five visitor spaces. Associated refuse and cycle stores.

**Location:** Land adjoining roundabout, Bury Road, Stowmarket

Thank you for your consultation on the above dated and received by Natural England on 06 June 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)  
 The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

**Statutory nature conservation sites – no objection**

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

**Protected species**

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.





The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

### Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

### Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

### Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Zoe Pemberton  
Sustainable Development Consultations Team



NOT PROTECTIVELY MARKED



Your ref: 1662/14  
Our ref: Stowmarket – former Atco site  
Date: 16 June 2014  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr Mark Pickrell,  
Planning Services,  
Mid Suffolk District Council,  
Council Offices,  
131 High Street,  
Needham Market,  
Ipswich,  
Suffolk, IP6 8DL.

Dear Mark,

**Stowmarket – land adjoining roundabout Bury Road – developer contributions**

I refer to planning application 1662/14 for 27 two bedroom flats being promoted in Stowmarket.

I set out below Suffolk County Council's views, which provides our infrastructure requirements that will need consideration by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be a party to any sealed Section 106 legal agreement if there are planning obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot consider to accord with relevant policies.

The Stowmarket Area Action Plan (SAAP) was adopted on 21 February 2013 and includes a number of references to infrastructure delivery. Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

In addition to the above, there is also the adopted (2012) 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk', which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers. This can be viewed at <http://www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/>

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

We would anticipate the following **minimum** pupil yields from a development of 27 dwellings, namely:

- a. Primary school age range, 5-11: 4 pupils. Cost per place is £12,181 (2014/15 costs).
- b. Secondary school age range, 11-16: 1 pupil. Cost per place is £18,355 (2014/15 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2014/15 costs).

The move from 3 tiers to 2 tiers under School Organisation Review (SOR) will be implemented in the Stowmarket/Stowupland school pyramids from September 2015.

The local catchment schools will be Chilton Primary School and Stowmarket High School. The Stowmarket Middle School will close in July 2015.

Based on existing forecasts we currently anticipate having surplus places available at the catchment secondary school to accommodate all secondary age pupils arising from this scheme. However based on existing forecasts we anticipate having no surplus places available at the catchment primary school. **Based on this current position we will require capital contributions towards providing additional education facilities for the 4 primary age pupils arising, at a total cost of £48,724 (2014/15 costs).**

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2014/15 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for disadvantaged 2 year olds. From these development proposals we would anticipate up to 3 pre-school pupils at a cost of £6,091 per place. We would request a capital contribution of £18,273 (2014/15 costs) to spend on enhancing local provision.

There are currently 9 Providers in the local area, with around 13 spaces. However 4 providers have waiting lists and there will be an increase of 17 eligible 2 year olds in the local area from September 2014, which already exceeds the availability of childcare places in the area.

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
  - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
  - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
  - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a development brief and/or any planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Peter Black.
- 5. Libraries.** A library contribution within the Section 106, to mitigate for the additional demand that increased population as a development of this scale will place on such services, is entirely satisfactory as a matter of principle; having regard to Mid Suffolk's Core Strategy Focused Review, the Stowmarket Area Action Plan, the NPPF (Section 8 Promoting healthy communities') and Regulation 122 of the CIL Regulations.

The Stowmarket Library is located in Milton Road and is a highly valued community resource, with the Friends of Stowmarket Library having recently been established. The existing library space is 599 square metres. The library serves a wide catchment area, with the combined population of Stowmarket and Stowupland being 21, 543 (Source: ONS 2011). By using our adopted standard of a minimum 30 square metres of library space per 1,000 population, a local library space requirement of 646 square metres is derived. This demonstrates an existing deficiency of 47 square metres in library space and further population growth associated with these 33 dwellings will place this community infrastructure under greater strain, thus requiring investment in the library service

Construction and initial fit out cost is estimated at £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30m x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Assuming an average of 2 persons per dwelling, the capital contribution required for local library improvements arising from this scheme is  $2 \times 27 \times £90 = £4,860$ .

6. **Waste.** A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement and the Suffolk Waste Plan.
7. **Supported Housing.** Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would also encourage all homes to be built to 'Lifetime Homes' standards. Mid Suffolk will liaise with SCC and coordinate this. Refer to the NPPF 'Section 6 Delivering a wide choice of high quality homes'.
8. **Sustainable Drainage Systems.** It is anticipated that sometime after April 2014; the sustainable drainage provisions within the Flood and Water Management Act 2010 will be implemented, requiring most developments to seek drainage approval from the county council and/or its agent alongside planning consent. At this time, the county council and/or its agent will be expected to adopt and maintain Sustainable Approval Body approved systems for more than one property and a mechanism for funding this ongoing maintenance is expected to be introduced by the Government.


In the interim, developers are urged to utilise sustainable drainage systems (SuDS) wherever possible, with the aim of reducing flood risk to surrounding areas, improving water quality entering rivers and also providing biodiversity and amenity benefits. The National SuDS guidance will be used to determine whether drainage proposals are appropriate. Under certain circumstances the County Council may consider adopting SuDS ahead of the currently unknown implementation date and if this is the case would expect the cost of ongoing maintenance to be part of the Section 106 negotiation.



9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers.
10. **High-speed broadband.** SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
11. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
12. The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 Regulations.

Yours sincerely,



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

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


**Suffolk Fire and Rescue Service**

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

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

Your Ref:  
 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: 13 June 2014

**Planning Ref: 1662/14**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land adj. roundabout, Bury Road, Stowmarket**  
**DESCRIPTION: Residential development of 27 x 2-bed flats**  
**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.

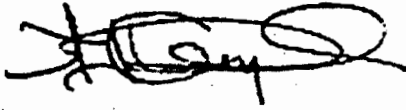
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL <b>RECEIVED</b> 16 JUN 2014 ACKNOWLEDGED ..... DATE .....	Continued/
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OFFICIAL

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

Yours faithfully



Mrs A Kempen  
Water Officer

43

1662/14

Your Ref: MS/1662/14  
Our Ref: 570\CON\1393\14  
Date: 19<sup>th</sup> June 2014  
Enquiries to: Martin Egan  
Tel: 01473 264757  
Email: martin.egan@suffolk.gov.uk



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

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 20 JUN 2014 ACKNOWLEDGED..... DATE..... PASS TO..... J.P.G.
--

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/1662/14**

**PROPOSAL:**           Erection of residential development consisting of 27 No two bed flats,  
fifty-four allocated car parking spaces and five visitor spaces.  
Associated refuse and cycle stores

**LOCATION:**           Land adjoining roundabout, Bury Road, Stowmarket

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:

**INITIAL COMMENTS**

Although the applicant claims sustainability within the Design and Access Statement at Section 2.5 and claims that the future residents will not have to rely on the private car, unfortunately there are no pedestrian or cycle access route into the site. The layout has therefore been designed such that car access only is catered for.

Provided the access arrangements are amended to allow pedestrians to gain access to the development then the conditions below will be appropriate. I would also point out that the accesses as shown on drawing number 14.013/101 as submitted will need to be revised to safely accommodate vehicular access.

1 AL 2

Condition: No part of the development shall be commenced until details of the proposed accesses (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved accesses shall be laid out and constructed in its entirety prior to first occupation of any of the flats. Thereafter the accesses shall be retained in its approved 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 AL 8

Condition: Prior to the new flats hereby permitted being first occupied, the vehicular access onto the Bury Road and the A1308 slip road shall be properly surfaced with a bound material for a minimum distance of 20 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

## 3 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

## 4 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 14.013/101 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.

## 5 V 2

Condition: Before the accesses are first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drives would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

## 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/](http://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.

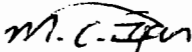
## 7 NOTE 05

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.

**8 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 01473 264929, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully



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



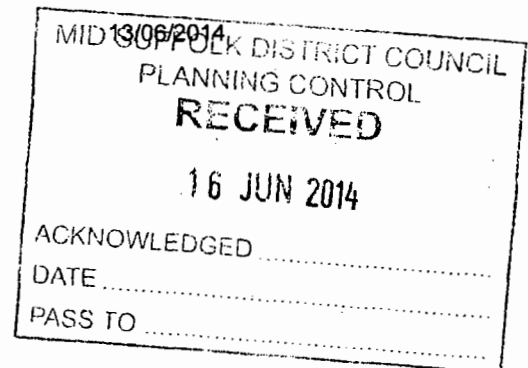
**Suffolk Fire and Rescue Service**

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: 1662/14  
Our Ref: FS/F221274  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date:



Dear Sirs

**Land adjoining roundabout, Bury Road, Stowmarket**  
**Planning Application No: 1662.14**

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 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

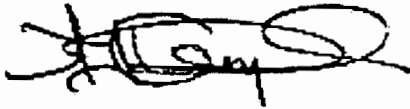
## OFFICIAL

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

Enc: PDL1

Copy: Mr G Warren, BDL Design (South) Ltd, Southway, 29 Southway, Colchester  
CO2 7BA

Enc: Domestic Sprinkler letter

**DISCLAIMER:** This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover  
Landscape Planning Officer  
Natural Environment Team  
Suffolk County Council  
Endeavour House (B2 F5 55)  
Russell Road  
Ipswich  
Suffolk IP1 2BX

Tel: 01473 264766  
Fax: 01473 216889  
Email: [anne.westover@suffolk.gov.uk](mailto:anne.westover@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Mr J Pateman-Gee  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Your Ref: 1662/14  
Our Ref: Landscape/MSDC/Stowmarket  
Date: 13<sup>th</sup> August 2014

Dear John,

**Proposal:** Erection of residential development consisting of 27 No two bed flats, fifty-four allocated parking spaces and five visitor spaces. Associated refuse and cycle stores.

**Location:** Land adjoining roundabout, Bury Road, Stowmarket

**Application No:** 1662 / 14

Thank you for your consultation letter dated 21<sup>st</sup> July 2014. Based on the information provided on the MSDC web site, I offer the following comments regarding this application. I emailed you some initial comments on 27<sup>th</sup> June based on the submitted scheme. I have now referred to an amended layout plan dated 24<sup>th</sup> July. The landscape proposals have not been updated to reflect in the current layout.

## THE SITE AND LANDSCAPE

The site lies on the edge of Stowmarket and currently forms a green space on the edge of the built up area giving a visual buffer to the A14 to the north. It comprises a mix of grass, hedges, scrub, ornamental planting and narrow ditch. The backdrop of trees/shrub on the A14 embankment are visible as one travels out of the town along the Bury Road. There is a mature hedge (mainly elm) along the southern boundary of the site and a group of large white willows adjacent to the boundary with the allotments.

One of the key characteristics of the developments along Bury Road is the presence of mature natural hedges along the road frontage. Some houses are set well back from these but some more recent blocks of flats have a closer proximity.

The site is identified in the Stowmarket Area Action Plan (Map 9.1) as a 'Key Biodiversity Area', presumably due to its combination of damp meadow, scrubby areas, trees and vegetated A14 embankment.

The link to the allotments and the A14 embankment will create valuable habitat linkages. The Ecological Scoping survey identifies potential habitat for birds, but surprisingly none for reptiles or bats.

The site benefits from a previous outline consent for business development (0233/07) with the landscape plan approved under reserved matters consent (2096/10) in 2011. I have noted the approved Soft Landscape Proposals plan 06.064/107 Rev A.

The proposal does not currently respond to the key characteristics of the site. It will produce a change in the view along the Bury Road and the green space which is currently so attractive will be lost to a series of buildings with an urban appearance. However the previous consent is of relevance with the approved three storey buildings likely to have had a similar impact on the view. The previous proposal did however leave a wider margin for planting along the roadside boundaries. The northern 'spur' of the site was left undeveloped as a planting area where parking is now proposed.

## THE PROPOSED DEVELOPMENT

The Design and Access statement states that the development will create a 'high quality scheme providing an active frontage with articulated facades'. It also refers to "internal open spaces and garden areas'. However given that the blocks of flats and parking will dominate the site it is likely that the spaces left around the blocks of flats will feel constrained and overshadowed. Careful position and tree choice will be needed to compliment the articulated facades and street scene.

It is important to understand how the landscape design and planting proposals will help to achieve the high quality scheme given the space constraints which exist. Whilst the strategic plan is useful, it is in some cases optimistic in terms of the level of planting which can be achieved. Other physical constraints to planting will apply such as service runs, lighting, drainage, SUDS and vehicle visibility. The possible need to include footpath linkages along part of the road frontage will also have an impact on space. Some trees are indicated to be located too close to parking spaces e.g. 11, 33, 34 creating an impractical relationship.

It is unfortunate that the existing hedge along the southern boundary is not retained by the development. The new hedges indicated on the Strategic Landscape Proposals plan will provide beneficial boundary softening to the scheme and could be based on native species, such as hawthorn and/or field maple with some privet added for evergreen effect. I suggest that the new hedges continue into the site alongside the access drive providing a simple definition to the parking zone.

The retention of the large white willows is important however the access road is some five metres away from the closest willow. The close proximity of development is likely to require them to be pollarded. Root damage from the construction of roads and services into the site will also be a high possibility, the protection and management of these trees will need to be carefully planned and managed.

It is important that the large oak and hedgerows on the allotment frontage are not detrimentally affected by the scheme and the visibility requirements from the access/egress point.

## CONCLUSION

The three blocks of flats and parking proposed will have a high visual impact on the appearance of this site leaving little space for landscape and habitat mitigation. The proposed scheme will appear dominant and somewhat urban within this edge of town situation.

I am not entirely satisfied that it will be possible to achieve the level planting indicated on the Strategic Landscape Proposals plan given the other constraints which will apply. However the plan sets out a good approach with desirable elements. The perimeter hedge and trees are extremely important and subject to position and species choice could enhance the view of the buildings by offering a green framework.

A reduction in the number of units, with a resulting reduction in parking provision would allow for more open space between the building units, refuse buildings, parking areas and the surrounding road. The parking indicated close to the slip road (52 – 54 and visitors) could be removed leaving a planting space as previously indicated under the business use consent.

If a planning consent is forthcoming then I advise that the following conditions relating to landscape matters should be included: tree protection, arboricultural method statement (including relationship to new services and drainage), hard and soft landscape detail, boundary details, external lighting and landscape management.

Please let me know if you have any queries relating to matters raised in this letter.

Yours sincerely

Anne Westover BA Dip LA CMLI  
Landscape Planning Officer

That no objection be raised to the grant of planning permission, however, the Town Council is disappointed to see that the access/egress on to the A1308 has not been removed.

The Town Council has grave concerns regarding the access/egress on to the A1308 which it regards to be dangerous and ill thought out. The Town Council is disappointed to learn that the Highways Agency has raised no objection to the access/egress.

The Town Council would also wish to see landscaping to be included at the front of the site to improve amenity for all as this is a gateway into the town.



Economy, Skills and Environment  
 9-10 The Churchyard, Shire Hall  
 Bury St Edmunds  
 Suffolk  
 IP33 1RX

Philip Isbell  
 Corporate Manager - Development Manager  
 Planning Services  
 Mid Suffolk District Council  
 131 High Street  
 Needham Market  
 Ipswich IP6 8DL

Enquiries to: Matthew Brudenell  
 Direct Line: 01284 741227  
 Email: [matthew.brudenell@suffolk.gov.uk](mailto:matthew.brudenell@suffolk.gov.uk)  
 Web: <http://www.suffolk.gov.uk>

Our Ref: 2014\_1662  
 Date: 02 July 2014

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 1662/14 – Land adjoining roundabout, Bury Road, Stowmarket;  
 Archaeology**

This proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). The site lies on ground within the Gipping valley, which is an area of outstanding archaeological importance for all periods. Archaeological evaluation on land c. 200m to the northwest at Chilton Leys has revealed extensive and significant occupation remains from a number of periods. Finds here included Prehistoric pits, Roman settlement features and a kiln, Saxon burials and a possible sunken-featured building (Oxford Archaeology East Report 1426, Suffolk Historic Environment Record no. HGH 052). This is indicative of wider activity in the vicinity, and there is potential for further remains to be discovered at this location. The proposed works would cause significant ground disturbance with the potential to damage any archaeological deposits that exist.

In April 2009 the Suffolk County Council Archaeology Service Conservation Team commented on this plot allocation as part of the Stowmarket Area Action Plan Issues and Options consultation. The following response was given:

'No objection in principle but will require PPG 16 condition relating to archaeological investigation attached to any planning application'.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in line with our previous recommendation and in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of a planning condition to

record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

*The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.*

In this case, a trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) will be made on the basis of the results of the evaluation.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Matthew Brudenell

Senior Archaeological Officer  
Conservation Team