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- A design code for building, lighting, highway and landscape design
- Phasing and delivery of landscape infrastructure and advance planting
- Details of all open spaces include play areas
- SUDS details
- Ecological mitigation strategy
- Landscape and ecological management plan (Ref Para 5.18 and 6.26 LVIA) for all public areas for a minimum 20 year period
- Arboricultural method statement and implementation
- Tree protection
- Detailed soft landscape scheme for both plot and public areas plus implementation
- Detailed hard landscape scheme for both the plot and public areas
- It may be useful to separate out private and public for the above two conditions.
- Waste management for construction and domestic refuse storage/collection
- Energy and water efficiency
- External lighting

I would be pleased to contribute to discussion or negotiation on the aspects I have identified in this response.

Please let me know if you need clarification on any matters I have raised.

Yours sincerely

**Anne Westover BA Dip LA CMLI**  
Landscape Planning Officer

## **Mid Suffolk And Babergh District Council Strategic Housing Team**

Consultation Response on Outline Planning Application  
Delia Cook, Housing Development Officer

Land off Church Road, Stowupland  
Gladman Developments Limited  
Case Officer : Libby Truscott  
Planning Reference 4002/14/OUT

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### **Development Proposal**

Construction of 190 dwellings on greenfield land off Church Lane, Stowupland.

The applicant has offered to provide 40% affordable housing, however only 25% of this to be delivered on site with a commuted sum in respect of the remaining 15%. However, it is more difficult for the District Council to guarantee delivery of sufficient affordable units on alternative sites. On site delivery provides more certainty as well as economies of scale and optimum use of both Council and RP resources in allocation of completed dwellings.

Also, the applicant has raised the issue of social rents in association with MSDC policy, this policy has been revised and generally now all affordable homes delivered via S.106 agreements are to be made available at Affordable Rent (80% of open market rents).

### **Housing Need – Background Information**

The Strategic Housing Market Assessment (SHMA), up dated in 2012 provides an indication of housing needs in whole of Suffolk and in Mid Suffolk District.

There is: -

- a growing need for **smaller sized accommodation**, specifically 1 and 2 bedroom units due to changing demographics and welfare reforms
- increases in single person households and requirement for independent housing
- significant growth in need related to housing for older people, that is bungalow units, sheltered or very sheltered accommodation in all areas.

The Survey also indicated optimum housing mix across all tenure types of new housing within Mid Suffolk District.

1 bedroom (46%)    2 bedroom (36%),  
3 bedroom (16%)    4 bedroom (2%)

In addition, the 2012 updated SHMA identified net annual need for affordable housing in Mid Suffolk as 229 units, with a net annual need for all housing at 318.

The Council's housing register, Gateway to Home Choice evidenced a need for affordable housing in Stowupland (October 2014) for **45** applicants (households). However, this site will be subject to a S.106 agreement and will therefore offer affordable units on a District wide basis. The units will be made available to applicants on the Council's housing register for the whole of the District, a total of **920** applicants in need of affordable housing (August 2014) throughout Mid Suffolk. As mentioned above the majority of need is for 1 and 2 bedroom accommodation, locally 89% and District wide 85% respectively of registered applicants

However, this development site has swallowed up a site which was previously earmarked for development by one of the Councils' partnering Registered Providers, Hastoe Housing, for delivery of a Rural Exception Scheme to provide affordable homes for local people. Discussions in respect of this particular site had been ongoing for some time, the initial site finding exercise was instigated by the Parish Council that had identified a need for affordable housing for local people. Hastoe Housing were ready to start site acquisition pending the Parish Council instructing Community Action Suffolk (CAS) to undertake a refreshed Local Housing Needs Survey.

<b>Affordable Housing Offered by Developer</b>	<b>Strategic Housing Preferred Mix @ 66 units</b>
Tenure Split (75% rent/25% LCHO) recommended by SHMA 2012)	Affordable rent 75% = 50 LCHO 25% = 16
Detailed Breakdown of rented units	<b>Total 50 units to be offered at affordable rents</b>  8 x 1 bed 2 person flats @ 48 sq m 8 x 2 bed 4 person flats – these to be (GF only @ 69 sq m) 12 x 1 bed 2 person houses @ 59sq m 10 x 2 bed 4 person houses @ 77 sq m 4 x 3 bed 5 person houses @ 90 sq m 6 x 2 bed 4 person bungalow @ 69 sqm 2 x 2 bed 4 person mobility accessible bungalows @ 87 sqm
Detailed Breakdown Low Cost Home Ownership Units	<b>Total 16 units to be offered as Low Cost Home Ownership</b>  6 x 1 bed 2 person houses @ 48 sq m

	<p>4 x 2 bed 4 person houses @ 77 sq m  4 x 3 bed 5 person houses @ 90 sq m  2 x 3 bed 5 person bungalows @ 84 sqm(1 no. unit to be wheelchair accessible @ 103 sqm)</p>
	<p>The siting and phasing of the affordable housing units must be agreed with the Council to ensure the affordable housing is integrated within the proposed development according to current best practice.</p>
Other requirements	<p>Properties must be built to Homes and Communities Agency Design and Quality Standards and the Agency's minimum Level 3 of the Code for Sustainable Homes or current equivalent.</p>
	<p>Council to be granted 100% nomination rights to all the affordable units in perpetuity or the equivalent through the Choice Based Lettings System</p>
	<p>The Shared Ownership properties must have a 80% staircasing bar, to ensure they are available to successive occupiers as Affordable Housing in perpetuity.</p>
	<p>The Council will not normally support a bid for Homes and Communities Agency Social Housing Grant.</p>
	<p>Any flats must be in a separate block which can be transferred freehold to a Registered Provider.</p>
	<p>Adequate parking provision is made for the affordable units</p>
	<p>The Council would like to be given an opportunity to bid along with other of the Council's Registered Provider partners for any affordable homes delivered and secured through a S.106 agreement.</p>

### **Preferred Mix for Market Homes**

The Strategic Housing Review (2012) also provide evidence that average household size in Mid Suffolk continues to reduce from an average of 2.65 in 1981 to 2.36 in 2011. The market needs to address the need for smaller homes both for newly forming households and also for older people who are down-sizing. Wherever possible, developers should consider provision of units built to Lifetime Homes standards which can include houses and bungalows.

### **Conclusion**

Strategic Housing, Mid Suffolk District Council could only support this development scheme in the following circumstances:

- All 35% affordable housing to be delivered on site unless there are viability or other issues, evidenced by the developer, that prevent this
- Developer to agree to allow allocation of a proportion of the affordable housing units (up to 12 units) to be allocated for local housing need only ( the housing mix to be established on application).
- All affordable units to be constructed to Code 3 or equivalent and bungalow accommodation to be made available to Lifetime Homes Standards.

Finally, we have substantial concerns regarding applicant capacity to deliver essential social and other infrastructure to accommodate such a significant increase to the existing population.

**Strategic Housing**  
**MSDC**  
February 2015



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

05/02/2015

Dear Elizabeth,

**RE: 4002/14 Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure. Land between Gipping Road and Church Road, Stowupland**

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey reports (Ecological Appraisal and Great Crested Newt survey, both FPCR, Dec 2014) and we note the findings of the consultant.

The hedgerows on the site have been identified as being of moderate to very high value for nature conservation and hedgerow 1 has been classified as important under the Hedgerow Regulations (1997). Although the ecological appraisal report (paragraph 4.10) states that all the hedgerows are to be retained, the indicative layout plan indicates that hedgerow 1 will be breached by both the main access road through the site and a proposed pathway. Hedgerows 4 and 8 also appear to be breached by proposed vehicular accesses. Such hedgerow loss would have an adverse impact on the biodiversity value of the site and dependent on the size of the accesses required could impact on the value of the hedgerows for foraging bats.

It is noted that this is an outline application and that the precise details of the design and layout of the development would be provided as part of a future application. However, the introduction of external lighting in this area has the potential to have an adverse impact on nocturnal wildlife, such as bats. Should any development be found acceptable in this location it should be ensured that the design includes an ecologically sensitive lighting layout. For example lights should include hoods or cowls to minimise light spill and should not be directed towards habitat features such as hedgerows or trees.

The National Planning Policy Framework (NPPF) (paragraph 118) states that opportunities to incorporate biodiversity in and around developments should be encouraged. The ecological appraisal report includes a number of recommendations for such enhancements. Should any development be found acceptable in this location it should be ensured that significant ecological enhancements are secured. It is also noted from the indicative layout plan that areas of new habitat are proposed to be created within the development. To maximise the biodiversity benefit of such features a long term habitat management plan should be produced, with its implementation secured by planning condition. It should also be ensured that sufficient financial contribution is available to enable management to be undertaken for the life of the development.

Notwithstanding the above, should planning consent be granted, the recommendations made within the ecological survey reports should be implemented in full, via a condition of planning

Suffolk Wildlife Trust,  
Brooke House, Ashbocking,  
Ipswich, IP6 9JY  
Tel: 01473 890089

[www.suffolkwildlifetrust.org](http://www.suffolkwildlifetrust.org)

[info@suffolkwildlifetrust.org](mailto:info@suffolkwildlifetrust.org)

Suffolk Wildlife Trust is a  
registered charity  
no. 262777

consent.

If you require any further information please do not hesitate to contact us.

Your sincerely

James Meyer  
Conservation Planner

**BABERGH/MID SUFFOLK DISTRICT COUNCIL****MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning (MSDC)

FROM: ^Officer Name, Environmental Protection Team DATE: 19.1.15

YOUR REF: 4002/14/OUT. EH - Land Contamination.

SUBJECT: Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure.  
Address: Land between Gipping Road and Church Road, Gipping Road, Stowupland, STOWMARKET, Suffolk.

**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**

Date: 14<sup>th</sup> January 2015  
Enquiries to: Chris Ward  
Tel: 01473 264970  
Email: [chris.ward@suffolk.gov.uk](mailto:chris.ward@suffolk.gov.uk)

Colin Bird  
Development Control  
Suffolk County Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Dear Colin

**Suffolk County Council response to Land between Church Road and Gipping Road**

Thank you for providing me the framework residential travel plan for the proposed development on land between Church Road and Gipping Road in Stowupland. I have had a chance to review the travel plan and have made some comments on the attached sheet.

As you can see that there is quite a bit of work that needs to be done for the document to be approved to support the application. There needs to be a firmer commitment to the provision of some travel plan measures to encourage the residents on the site to use the sustainable transport options that will be available to them on occupation. Also there needs to be some further information on the master plan of the site and how long the site is going to take to construct, as the updated travel plan will need to take this all into account.

If you require any clarification on the comments attached to this letter, please contact me to discuss.

I look forward to receiving the updated travel plan.

Yours sincerely

Chris Ward  
Travel Planner  
Economy, Skills and Environment

**Paragraph 1.2.2:** A copy of the full travel plan must be also submitted to Mid-Suffolk District Council.

**Paragraph 2.1.2:** Will the development be phased? What is the estimated time to fully construct the site?

**Paragraph 2.1.7:** The total number of bedrooms for the dwellings on the site must be provided in an updated travel plan to support any reserved matters, or full application.

**Paragraph 2.1.8:** Where will the cycle space be located? Will each dwelling have access to the cycle space without the need to wheel the bike through the dwelling (i.e. side gate)?

#### **4.0 Sustainable Accessibility:**

Include a list of site-specific issues or barriers for residents using sustainable transport. The objectives in the travel plan must look to overcome the issues and barriers listed in this section.

Will there be any improvements funded by the developer to improve sustainable transport accessibility?

#### **4.2 Accessibility by Walking:**

Will the site be designed so it is desirable for walking, such as having segregated access points and pathways?

Will there be any improvements to Gipping Road to include a footway that connects the site to the North of Stowupland and the Post Office/Farm Shop?

**Paragraph 4.2.6:** Appendix A is not included in the travel plan.

**Paragraph 4.2.7:** Is there a safe walking and cycling route to the primary and secondary schools?

#### **4.3 Accessibility by Cycle:**

Will the site be designed so it is desirable for cycling, such as having access points and pathways on the site that are segregated from motorised vehicles?

#### **4.4 Accessibility by Public Transport:**

Have there been any discussions with the local bus operator (Galloway) to see if they will be willing to provide an improved service to the site, as the existing services are very infrequent and not suitable for commuting to work?

Will there be any improvements to the existing local bus infrastructure that will be funded by the development?

**Paragraph 4.4.1:** Are the bus stops mentioned; flagged, covered, have timetables and are DDA compliant?

**Table 4.1:** Include information on the High Suffolk Community Transport "3" service.

Also include information on the Gipping North Demand Responsive Transport service ([www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/](http://www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/))

**Rail:**

Include a table (like **Table 4.1**) that includes the times, frequencies, first and last trains that serve Stowmarket rail station.

**Paragraph 4.4.5:** There are limited opportunities to travel to Stowmarket rail station by bus as the existing services are limited and infrequent.

What cycle facilities are available at Stowmarket rail station?

**5.0 Travel Plan Measures:**

Include a list of the content that will be included in the welcome packs. The welcome pack content should also include the vouchers and discounts.

**Paragraph 5.2.1:** How frequently will the travel plan be marketed? Who will be responsible for conducting the marketing?

**Paragraph 5.2.3:** Who will be responsible for keeping the noticeboards up to date?

**Paragraph 5.2.7:** How will the personalised travel planning be conducted by the Travel Plan Coordinator (i.e. use of web based personalised travel planning, or Travel Plan Coordinator writing individual travel plans for each resident)?

**5.3 Initiatives to Promote Car Sharing:**

Include the promotion of National Liftshare Week as a measure to encourage car sharing.

**Paragraph 5.4.1:** Refer to Traveline East Anglia ([www.travelineeastanglia.co.uk](http://www.travelineeastanglia.co.uk)) as the main Traveline website ([www.traveline.info](http://www.traveline.info)) is now used as a journey planning website.

Also refer to the following public transport websites:

- [www.nextbuses.mobi](http://www.nextbuses.mobi)
- [www.suffolkonboard.com](http://www.suffolkonboard.com)
- [www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/](http://www.suffolkonboard.com/buses/suffolk-links-demand-responsive-transport/suffolk-links-gipping-north/)

**Paragraph 5.4.2:** The taster tickets should provide at least four weeks travel. If the Travel Plan Coordinator cannot negotiate the free tickets from the public transport operators there must be a commitment for the developer to fund the taster tickets instead. There must also be a commitment to provide the taster tickets from the start instead of investigating them at a later stage.

Up-to-date cost and fare information of using public transport should also be included in the welcome packs and notice boards.

**Paragraph 5.6.2:** The following also need to be promoted to residents:

- Bike Week
- The cycle route planners [www.cyclestreets.net](http://www.cyclestreets.net) and [www.cycle.travel/map](http://www.cycle.travel/map)

Will any cycle vouchers be provided to residents as part of their welcome packs? If so, what will be their value?

**Paragraph 5.6.3:** Suffolk County Council does not provide a cycle training service. Please refer to the DFT Bikeability scheme ([www.bikeability.dft.gov.uk](http://www.bikeability.dft.gov.uk)) for local adult and child cycle training.

**Paragraph 5.7.1:** Will any home shopping vouchers be provided to residents as part of their welcome packs?

**Paragraph 6.2.3:** The Travel Plan Coordinator must remain in post six months prior to first occupation, and continue to remain in post until the five years have passed since the final (190<sup>th</sup>) dwelling has been occupied.

**Paragraph 6.2.4:** Include the estimated hours the Travel Plan Coordinator will spend on travel plan duties each week. This information can be based on existing residential developments of a similar size.

The contact details for the Travel Plan Coordinator must be provided to both Suffolk County Council and Mid-Suffolk District Council at the earliest possible opportunity.

**Paragraph 6.3.1:** How often will the travel steering groups take place?

**Paragraph 6.3.2:** The Travel Plan Coordinator must remain in post six months prior to first occupation, and continue to remain in post until the five years have passed since the final (190<sup>th</sup>) dwelling has been occupied to implement the travel plan. After this time period has elapsed the travel plan can then be passed on to the steering group.

**Paragraph 7.2.2:** An interim target should be included. For a development of this size and nature a 10% modal shift target should be included in the travel plan.

### **7.3 Travel Plan Objectives:**

The objectives should look at overcoming the barriers or issues for the residents using sustainable transport that should have been listed in the **4.0 Sustainable Accessibility** section of the travel plan.

### **7.4 Travel Plan Targets:**

There should be a target to undertake the resident travel surveys on occupation of the 100<sup>th</sup> dwelling.

**Paragraph 7.4.7:** There must be a commitment to update **Table 7.1** with the results from the resident travel surveys as soon as they are completed.

Also include TRICS data with the references to the sites used.

**Table 7.1:** Amend the text "2016 Mode Share Target" to "Year Five Mode Share Target" as the site is unlikely to be finished in 2016.

### **7.5 Monitoring:**

Include the name of the person responsible for undertaking the monitoring.

**Paragraph 7.5.1:** The travel surveys must be first undertaken on occupation of the 100<sup>th</sup> dwelling and must continue on an annual basis until the five years have passed since the final (190<sup>th</sup>) dwelling has been occupied.

**Paragraph 7.6.1:** The travel surveys should be undertaken on occupation of the 100<sup>th</sup> dwelling to allow a bigger sample of residents to survey from.

Include **Appendix C** in the travel plan.

**Paragraph 7.6.4:** The travel plan surveys must be undertaken on an annual basis from occupation of the 100<sup>th</sup> dwelling and continue throughout the phasing and build out, until the five years have passed since the final dwelling has been occupied.

**Paragraph 8.2.1:** Suffolk County Council will only be able to provide the additional material listed in this paragraph if they receive Travel Plan Monitoring and Support fee through the Section 106 agreement; to cover officer time and the costs of providing the promotional material.

**Paragraph 8.2.2:** Promotional events such as Walk to Work, Bike and National Liftshare Weeks should also be included on notice boards and travel packs.

Will resident newsletters and social media be used to also market the travel plan?

**Table 8.1:** The table must also include the name of the person responsible for implementing each action.

The travel welcome pack must be available prior to the first dwelling being occupied, instead of three months after.

The travel survey should be undertaken as soon as the 100<sup>th</sup> dwelling has been occupied.

List the individual travel plan initiatives that will be implemented. This must include the timescales and the name of the person responsible for implementing each initiative.

Include the frequency of the steering group meetings.

There must be a commitment to implement and monitor the travel plan throughout occupation, until the five years have passed since the final (190<sup>th</sup>) dwelling has been occupied.

#### **Appendices:**

None of the appendices (**Appendix A,B & C**) were included in the travel plan. Please include them in the revised version.

Also the following additional appendices must be included:

- Finance Plan – that details the estimated cost of fully implementing the travel plan prior to occupation, throughout occupation, until five years have passed after the final (190<sup>th</sup>) dwelling has been occupied. The costs should include the cost of employing the Travel Plan Coordinator, printing costs, vouchers, monitoring, etc.
- Development Timetable – that details the phasing and estimated build out time of the whole development
- Site Master Plan
- Public Transport Timetables

**From:** floods  
**Sent:** 07 January 2015 12:07  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 4002/14 - SCC Flood & Water Team Comments

Hi Elizabeth,

Here are SCC Flood & Water Team comments:-

General Comments:-

**They should obtain a pluvial and fluvial flood maps from Suffolk County Council, as we've the local lead flood authority under the Flood & Water Management Act. Request can be made in writing to via email to [floods@suffolk.gov.uk](mailto:floods@suffolk.gov.uk) or by letter sent to:**

Suffolk County Council  
Flood & Water Team  
Endeavour House  
8 Russell Rd  
Ipswich  
Suffolk  
IP1 2BX

Flood Risk Assessment

3.5.2 Ordnance Survey mapping shows that there is an unnamed land drain considered an 'Ordinary Watercourse', **which is maintained by the Local Drainage Authority**, flowing in a southerly direction along the north-east boundary of the site. There also appears to be a land drain flowing part way along the northern boundary, which flows into the aforementioned watercourse.

**Comment this is incorrect statement, the riparian owners are legally obliged to maintain the watercourse.**

**Suffolk County Council is under the Land Drainage Act, the consenting body and if works affecting the watercourse are to be carried out they will require written consent.**

4.3.6 The trash screen covering the entrance to Church Road culvert needs to be kept clear to ensure the full capacity of the culvert is maintained. However, as can be seen in Figure 5.3 below, in spite of a large build-up of wooded debris on the trash screen of the culvert, flow was not abated under low-flow conditions.

**Who is responsible for maintaining the screen?**

7.2 Assessment of Flood Risk

**Has exceedance routes been identified/designed to avoid all residential, commercial and infrastructure?**

Regards

Jason Skilton

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

Philip Isbell  
Corporate Manager – Development Management  
Mid Suffolk District Council  
131 High St  
Needham Market  
IP33 2AR

Enquiries to: Judith Plouviez  
Direct Line: 01284 741235  
Email: [jude.plouviez@suffolk.gov.uk](mailto:jude.plouviez@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2014\_4002  
Date: 9 January 2015

For the Attention of Elizabeth Truscott

Dear Mr Isbell

**Planning Application 4002/14 – Land between Gipping Road and Church Road,  
Stowupland**

The proposed development site lies in an area of high archaeological potential as recorded by information held by the County Historic Environment Record (HER) and supplemented by information in the desk based application submitted by the applicant. Although no pre-medieval features are recorded on the site I would suggest that there is moderate potential for later Iron Age and Roman deposits – it lies at the head of a minor valley that has good evidence for an Iron Age and Roman farmstead some 1.2km to the south (recorded as SUP 009 on the Historic Environment Record), about the average distance between such sites recorded elsewhere in intensive surveys in Suffolk. In the medieval period Stowupland is characterised by dispersed settlement – work around Stowmarket has shown that areas of medieval activity along the roadsides frequently survive, so the plot identified as a possible moat in the desk based assessment may be one of several properties along both the NW and the SE frontages of the proposed development area. This location offers potential for the discovery of hitherto unknown important features and deposits. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

In order to establish the full archaeological implications of the site, the applicant should be required to provide for a field evaluation to assess the potential for below ground heritage assets before the determination of a planning application (in accordance with paragraphs 128 and 129 of the National Planning Policy Framework). This will establish whether there are any remains of significance worthy of protection and preservation *in situ*, which need to be considered in the development design. This evaluation should comprise a geophysical survey and a programme of trial trenching (4-5% of the development area, subject to the results of the geophysical survey).



The Conservation Team of the Suffolk County Council Archaeological Service would be pleased to offer guidance on the archaeological work required and will, on request, 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

Jude Plouviez

Senior Archaeological Officer  
Conservation Team

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

Philip Isbell  
Corporate Manager – Development Management  
Mid Suffolk District Council  
131 High St  
Needham Market  
IP33 2AR

Enquiries to: Judith Plouviez  
Direct Line: 01284 741235  
Email: [jude.plouviez@suffolk.gov.uk](mailto:jude.plouviez@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2014\_4002  
Date: 17 February 2015

For the Attention of Elizabeth Truscott

Dear Mr Isbell

**Planning Application 4002/14 – Land between Gipping Road and Church Road, Stowupland**

Further to my letter of January 9<sup>th</sup>. I have now received the geophysics report on this site, which gives a largely negative impression. This is very likely not showing all possible features, and probably confirms that there is some activity of medieval or post medieval date in the north-west corner of the development area. However I think it is reasonable to agree at this stage that further archaeological evaluation can be done after the application has been determined if permission is granted.

In accordance with the *National Planning Policy Framework* (Paragraph 141), 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.

In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

The Conservation Team of the Suffolk County Council Archaeological Service would be pleased to offer guidance on the archaeological work required and will, on request, 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

Jude Plouviez

Senior Archaeological Officer  
Archaeological Service

**From:** PROW Planning  
**Sent:** 20 January 2015 11:02  
**To:** Planning Admin  
**Cc:** enquiries@gladman.co.uk; Peter Black  
**Subject:** RE: Consultation on Planning Application 4002/14

**Our Ref: W499/049/ROW525/14**

**For The Attention of: Elizabeth Truscott**

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public Footpaths 45, 49, 50 and 52 are recorded through the proposed development site, Public Footpaths 46, 51, 53 and 54 are adjacent; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

We have **no objection** to the proposed works but would draw the applicant's attention to the attached "Public Rights of Way Planning Application Response - Applicant Responsibility".

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Regards

**Jackie Gillis**  
**Rights of Way Support Officer**  
**Countryside Access Development Team**  
Rights of Way and Access  
Economy Skills and Environment, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

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🌐 <http://publicrightsofway.onesuffolk.net/>

For great ideas on visiting Suffolk's countryside visit [www.discoverysuffolk.org.uk](http://www.discoverysuffolk.org.uk)

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 05 January 2015 10:30  
**To:** PROW Planning  
**Subject:** Consultation on Planning Application 4002/14

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

Our ref: AE/2015/118686/01-L01  
Your ref: 4002/14  
Date: 14 January 2015

Dear Sir/Madam

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 190 DWELLINGS WITH ACCESS, LANDSCAPE, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE. LAND BETWEEN GIPPING ROAD AND CHURCH ROAD, STOWUPLAND**

Thank you for consulting us about the above planning application which we have reviewed and offer the following advisory comments.

**Flood Risk – Surface Water Management**

The development site lies, according to our Flood Map, in Flood Zone 1 which is the area of low flood probability, as defined in the Planning Practice Guidance<sup>1</sup>. Whilst the site is outside the floodplain, development in this category i.e. more vulnerable development greater than 1 hectare, can generate significant volumes of surface water. The impact and risk posed by this will vary according to both the type of development and the characteristics of the catchment and needs to be addressed by a Flood Risk Assessment (FRA).

**Environment Agency Position**

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

**Condition**

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing

<sup>1</sup> Flood Risk and Climate Change section: Flood Zones Part 25 Table 1 Paragraph: 065 Reference ID: 7-065-20140306.

by the Local Planning Authority. The principles outlined within the Flood Risk Assessment (FRA) (dated December 2014, prepared by Enzygo Ltd) should be utilised to formulate an effective surface water drainage scheme at the detailed design stage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Limiting the surface water volumes and run-off rates generated in all events, including the 1 in 1 year, 1 in 30 year and 1 in 100 year critical storm, so that they will not exceed the volumes and run-off rates from the undeveloped site and not increase the risk of flooding off-site.
2. Evidence to establish if the principles of any infiltration based surface water drainage scheme are achievable on site based on the ground conditions. Evidence must be provided that the ground conditions are suitable for the proposed methods, such as infiltration or soakaway tests which adhere to BRE365 guidance.
3. Provision of attenuation or combined infiltration/attenuation storage to manage the volume of water generated in all rainfall events up to and including the 1 in 100 year return period event including allowances for climate change.
4. The pipe diameters of the drainage network shall be determined during the detailed design stage and calculations shall be submitted which demonstrate they are sized to adequately convey the critical duration 1 in 100 year return period rainfall event, including allowances for climate change. A fully labelled network diagram showing all dimensions (pipe numbers, gradients, sizes, locations, manhole details etc.) of every element of the proposed drainage system should be submitted. An open network (swales or ditches etc) should also be considered.
5. In the event of exceedance flows that surpass the critical duration rainfall event or a blockage/failure occurs within the drainage network/flow control orifice the surface water storage area/s shall incorporate an emergency spillway and appropriate freeboard as part of their design.
6. Confirmation that the existing drainage ditches, downstream to watercourse, are free from obstruction and able to adequately drain to watercourse without causing nuisance or damage. It is proposed that all surface water runoff generated from the proposed development will be discharged to existing drainage ditches via attenuation or combined infiltration/attenuation SuDS.
7. All surface water management features must be designed in accordance with CIRIA (C697) The SuDS Manual so ecological, water quality and aesthetic benefits can be achieved in addition to the flood risk management benefits.
8. Plans and drawings showing the locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. In addition, full design details, including cross sections of the proposed attenuation area/s will be required.
9. Details of the future adoption and maintenance of all aspects of the surface water drainage scheme. The local planning authority should be satisfied that arrangements are in place for the long term maintenance and management of the surface water management scheme.
10. The finished floor levels of the proposed buildings should be set at a minimum of 150mm above external levels in accordance with section 4.3.8 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within

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the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**Reason**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in a range of rainfall events and ensure the system operates as designed for the lifetime of the development.

A technical explanation is given in Appendix A attached to this letter.

**Sustainable Design and Construction**

Climate change is one of the biggest threats to the economy, environment and society. New development should therefore be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply and treatment, water quality and waste disposal facilities. We also need to limit the contribution of new development to climate change and minimise the consumption of natural resources.

In the light of the above comments, we recommend that the following conditions are appended to any planning permission granted.

**Condition**

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

**Reason**

To enhance the sustainability of the development through better use of water, energy and materials.

**Condition**

Prior to the commencement of development, a scheme for the provision and implementation of rainwater harvesting shall be submitted and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

**Reason**

To enhance the sustainability of the development through efficient use of water resources.

Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>;

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<http://www.water-efficient-buildings.org.uk/>; and  
<http://www.savewatersavemoney.co.uk/>.

We consider that our recommendation is supported by Policy CS 3 Reduced contributions to Climate Change in the Mid Suffolk Core Strategy Development Plan adopted version 2008.

Further information on sustainable design and construction aspects is provided in the attached Appendix B.

### **Foul Water Disposal**

The applicant should obtain, prior to the granting of any planning permission, written confirmation from Anglian Water that there is sufficient capacity in the receiving wastewater treatment plant and sewer network to handle additional flows from this development proposal.

At this stage we consider insufficient information has been provided in relation to this matter. Therefore, we recommend that a condition for a foul water drainage scheme, as set out below, is appended to any planning permission granted.

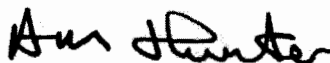
### **Condition**

Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall be constructed and completed before any discharge is generated.

### **Reason**

To ensure a satisfactory method of foul water drainage.

Yours faithfully



**Andrew Hunter**  
**Sustainable Places - Planning Advisor**

Direct dial 01473 706749

Direct fax 01473 271320

Direct e-mail [andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)

cc Gladman Developments Ltd



## **Appendix A – Technical Explanation**

The site is currently Greenfield and used for agriculture. The topography falls towards a land drain located along the western boundary of the site. This land drain connects to an ordinary watercourse to the south west of the site via a culvert.

Section 3.5 of the FRA identifies that there are some current drainage issues at the site including a lack of connectivity, undulating land drains and flow resistance. Section 3.5.7 states that maintenance of the land drains was carried out during November 2014 to improve the performance of the network. Therefore, the development may offer an opportunity to improve current drainage issues in the area.

Sections 4.1.15 to 4.1.19 of the FRA describe the overland flow risk which may affect the site. The FRA suggests that 'overland pluvial flows would be managed across the site utilising the proposed drainage design and public open space areas, in order to have no impact to the proposed development'. Surface water flood mapping shows that there are significant flow routes across the site; therefore, any proposed surface water storage areas will need to consider any existing overland flow volumes which may need to be managed. In addition, citing of surface water storage areas and exceedance flow planning will be particularly important, given the presence of these overland flow routes.

Section 4.3.2 of the FRA recommends that 'an appropriately sized easement (minimum 4m), free from development, should be provided along the reach of all land drains associated with the site. The easement would allow access (by vehicle) for inspections and maintenance activities. It is important that the capacity of the channels/culverts inlets and outlets are maintained (i.e. remove debris and blockages) to maintain water conveyance.' We recommend that an 8m easement is maintained (in accordance with Section 7.2.1 of the FRA) and that you are satisfied that arrangements are in place for the long term maintenance and management of the surface water management scheme. In addition, it will be critical to the success of the scheme that the poorly maintained culvert and heavily vegetated channel identified in section 4.3.3 is kept clear and adequately maintained. We wish to reiterate Suffolk County Council's comment that the riparian landowners are legally obliged to maintain the watercourse. Suffolk County Council is, under the Land Drainage Act, the consenting body and if works affecting the watercourse are to be carried out the applicant will require written consent.

Section 4.3.8 of the FRA recommends that 'finished flood levels are located a minimum of 150mm above external levels to mitigate residual flooding'. We assume that this is a typo and should read 'finished floor levels'.

Section 5 assesses the performance of the downstream culvert. There are two concrete pipes within the culvert. Notably, the culvert outfall could not be accessed for inspection due to dense undergrowth surrounding the downstream section with no physical access from Church Road via third party land. The culvert is estimated to be 22m. This highlights the importance of maintenance of this culvert. The calculations demonstrate that the two culvert pipes are capable of conveying the 1 in 100 year peak flow, including allowances for climate change, when combined. The calculations also show that a 1 in 1000 year peak flow is likely to surcharge the culvert, even when the Greenfield runoff rate is applied. Sections 5.7.10 and 5.7.11 of the FRA assess the

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effect of this surcharging (on a properly maintained culvert) as follows: 'a total exceedance flow of  $0.464\text{m}^3/\text{s}$  would cross the road via the driveways of the neighbouring properties during a 1 in 1000 year flow event. This would result in shallow flows at low velocities across Church Road into the watercourse to the south of the culvert presenting no serious danger to anyone crossing such flows. Flow naturally routes west, away from the site boundary. The slope in the site vicinity would mean no flooding is likely to occur on or within the boundary of the site. The above would also be considered applicable in the event that the culvert inlet becomes blocked'. We recommend that further information regarding these exceedance depths and likely velocities is provided at the detailed design stage, although we acknowledge that this is only predicted to occur during the extreme (1 in 1000 year) rainfall event.

The surface water management scheme considers two possible scenarios for the disposal of surface water; a combined infiltration/attenuation approach and sole attenuation. Section 6.8.2 of the FRA states that if an infiltration system is proposed, it is recommended that a series of infiltration/soakaway tests are carried out on site to BRE Digest 365 Guidelines to confirm the assumptions made in the calculations. The FRA has taken a precautionary approach and calculated the storage required to manage the volume of water generated in the 1 in 100 year return period event, including allowances for climate change, when considering an outfall discharging at the 1 in 1 year Greenfield runoff rate. This volume is calculated to be  $3,417\text{m}^3$  within Table 6.4; however, during detailed design the system could be designed to attenuate to the 1 in 1, 1 in 30 and 1 in 100 year events, in accordance with the Interim Code of Practice for SuDS.

#### **Advice to the Applicant**

At the detailed design stage further drawings and calculations will be required demonstrating the finalised locations and dimensions of the proposed surface water storage area/s to show that the required sizes are able to be accommodated on the site. Cross sections of the proposed surface water storage area/s, with levels and outfalls/inflows will be required, with confirmation that there is the required volume available to manage the surface water when working to the restricted discharge rates for all events. It will also be important to demonstrate on the drainage scheme plan where the contributing areas to each network are, and the assumptions made in establishing the area that will contribute flows to the surface water network. You may also wish to consider an open network, if practicable (swales or ditches etc), rather than a piped network. Details should also be provided of the storage area/s bank heights and maximum water levels in a range of rainfall events. The design should also be in accordance with best practice contained in the SuDS Manual (C697). Consideration should be given to the ability to access the storage area/s for future maintenance, the provision of a sediment forebay, erosion control if necessary, and a 300mm freeboard to the emergency spillway. The side slopes should also be designed to allow for maintenance.

As described within the technical appendix, the long term maintenance of the surface water drainage scheme is essential for the long term success of the scheme. Therefore, it will be important to clearly establish where each surface water storage area is out-falling to and that the route is clear to watercourse. Confirmation will be required that the culvert will be maintained and kept clear from debris and that the existing drainage ditches, downstream to watercourse, are free from obstruction and able to adequately drain to watercourse without causing nuisance or damage. This is not an attempt to ask developers to improve downstream watercourses but to adequately characterise the

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existing situation and demonstrate that any current issues will not be exacerbated.

Erection or replacement of flow control structures or any culverting of an ordinary watercourse requires consent from the relevant Lead Local Flood Authority (LLFA) (Suffolk County Council). You may wish to consult the LLFA, given their future role as SuDS Approval Body (SAB); especially if the proposals will seek to offer SuDS features for adoption to the LLFA. It is best to discuss proposals for any works with them at an early stage.

## **Appendix B: Sustainable Design and Construction**

Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:

- **Overall sustainability:** a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions.
- **Resource efficiency:** a reduction in the use of resources (including water, energy, waste and materials) should be encouraged to a level which is sustainable in the long term. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year.
- **Net gains for nature:** opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area.
- **Sustainable energy use:** the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated, while ensuring that adverse impacts are satisfactorily addressed.

Ideas can be obtained from the various Communities and Local Government publications associated with the 'Code for Sustainable Homes'. This initiative introduces minimum requirements for both water and energy efficiency for every different rating, as well as minimum requirements for materials, surface water run-off and waste. The Code is designed to assist in achieving Government's objectives for achieving zero carbon emission developments by 2016. For more information please see:

[http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/code\\_sustainable/](http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/code_sustainable/)

Increased water efficiency will directly reduce consumer water and energy bills and reduce carbon dioxide emissions. Measures such as spray taps, water efficient showers and appliances, low flush toilets and outdoor water butts can achieve the water efficiency levels specified above. Water meters should also be installed by water companies. In addition, all developments should aspire to incorporate community water harvesting and reuse systems; these are needed to achieve water use of less than 95l/head/day.

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These measures are in line with the objectives of the National Planning Policy Framework as set out in paragraphs 7 and 93-108.

End

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**From:** David Pizzey  
**Sent:** 13 January 2015 12:04  
**To:** Elizabeth Truscott  
**Cc:** Planning Admin  
**Subject:** 4002/14 land between Gipping Rd and Church Rd, Stowupland.

Hi Libby

I offer initial comments on this outline application as follows -

The Arboricultural Assessment submitted with the application provides a generally accurate record of the trees and hedges found at/immediately adjacent to the site. As these are primarily located around the site boundaries their retention and protection should be achievable subject to an appropriate site layout design (providing adequate spacing) and a Tree Protection Plan. This will be necessary to help avoid direct and indirect impact to trees and hedges scheduled for retention as they will be crucial in helping to soften and incorporate any development within the local landscape.

A single tree and some small sections of hedgerow are proposed for removal in order to facilitate the development. Although the impact of this loss on amenity will be low due to the value of the trees/hedges affected, suitable new planting should be provided elsewhere on the site in mitigation.

I hope this is helpful, please let me know if you require further comments.

Regards

David

**David Pizzey**  
Arboricultural Officer  
Babergh and Mid Suffolk District Councils - Working Together  
E: [david.pizzey@babergh.gov.uk](mailto:david.pizzey@babergh.gov.uk)  
T: 01473 826662 & 01449 724555  
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**PLANNING CONSULTATION RESPONSE****COMMUNITIES OFFICER (SPORTS)****OPEN SPACE, SPORT AND RECREATION STRATEGY****4002/14/OUT – STOWUPLAND****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. 4002/14/OUT – Stowupland**

The contribution for 190 dwellings in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is unknown at this stage due to the outline form of the application. The Section 106 should reflect this with the standard wording for outline applications.

A contribution/on-site provision will be required for Play Areas, Informal recreation space, Village Halls/Community Centres, Outdoor Pitches (Football, Cricket, Rugby), Outdoor other sports facilities, Swimming pools, Sports halls and Synthetic turf pitches.

The exact contribution required is calculated on the occupancy level based on the maximum capacity of bed spaces by the size of dwelling. For example a two-bedroom dwelling is assumed to have occupancy of 3 persons, and a three bedroom dwelling 4 persons.

### 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 Stowupland. This includes the parishes of Stowupland and Creting St Peter. The village hall in Stowupland has recently had some improvement works carried out but still requires some further work to ensure that it can continue to meet the needs of a growing local population. There are also issues with parking at the village hall as the car park is shared by users of not only the hall but those of the Bowls Club and the Sport & Social Club. Additional growth within the village and surrounding area will exacerbate this further.

The Play area behind the village hall is in need of upgrading and a project group has been formed to address this and funding is being sought. Given the close proximity of the existing play area in relation to the proposed development I am uncertain whether play facilities are necessarily required on-site. But given the mix of housing, the new development would provide for new families which will put additional pressure on the equipment at the existing play area so will create a need for additional equipment, not only for younger children but the 13+ age group.

Local sports facilities require investment including those at the Football, Cricket and Bowls Clubs and the local sports centre which is a dual use community facility at the high school.

The Football club are fortunate to have the Village Hall, the Sports & Social Club, the High School and use of the village green who provide facilities for them to use but they are currently at maximum capacity. The key issues being the quantity and quality of not only the playing pitches but ancillary facilities as well. Currently there are quality issues with the pitch surfaces in terms of drainage and grass quality and due to this a number of games are having to be postponed and abandoned during the worst winter months. With regards to ancillary facilities the club currently have the use of two changing rooms which on the whole are adequate but are in need of upgrading, but due to the current size of the club additional changing rooms are needed. As a consequence the club are currently having to turn away new members and to resolve this in the very short term additional teams could be formed but due to the lack of facilities this is not possible. The additional new homes that are being proposed will cause even more demand exacerbating the problem further.

The Cricket Club also use same the facilities as the football club and the impact of the new development will also have an impact on their membership putting additional pressure on the current facilities.

Stowupland Bowls Club are also located on the same site as the football and cricket club although they are self-contained with their own facilities. The proposed new development will also put additional pressure on these facilities due to an increase in membership. For the club to be able to accommodate this investment will be required to ensure they can serve the needs of a growing community.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities. With Stowupland's close proximity to Stowmarket these facilities will be used by residents from Stowupland. There is a need to provide a new artificial pitch (STP) in the Stowmarket area, which will serve the residents of Stowupland and this will help ease some of the pressure on Stowupland's football club with regards to capacity to take on additional memberships due to the need that will arise from the proposed new development.

The Sports Halls in the locality, along with the swimming pool in Stowmarket will need replacing in the long term for which funds are currently being collected. But at the very least these facilities will require 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 Stowupland 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.

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

Individual dwellings and up to 9 dwellings will contribute to:-			
	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):

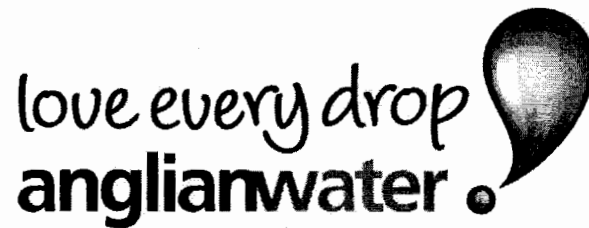
Ten or more dwellings will also contribute to :-

	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>

Community Facilities, Open Space, Sport and Recreation Contributions

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
<b>TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS</b>			<b>1835</b>

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**Planning Applications – Suggested Informative  
Statements and Conditions Report**

AW Reference:	00005168
Local Planning Authority:	Mid Suffolk District
Site:	Land between Gipping Road and Church Road, Stowupland
Proposal:	Erection of 190 dwellings
Planning Application:	4002/14

**Prepared by Olivia Powter**

**Date 26 January 2015**

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

*"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."*

## **WASTEWATER SERVICES**

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

- 2.1 The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre 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 surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We request that the agreed strategy is conditioned in the planning approval.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.
-

**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.*

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**Developments Affecting Trunk Roads and Special Roads  
 Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Delivery and Development, East of England, Highways Agency.


To: Mid Suffolk District Council

Council's Reference: 4002/14

Referring to the notification of a planning application dated 5 January 2015, your reference 4002/14, in connection with the A14, Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure. Land between Gipping road and Church Road, Stowupland. Notice is hereby given under the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Secretary of State for Transport:-

- a) offers no objection;
- ~~b) advises that planning permission should either be refused, or granted only subject to conditions~~
- ~~c) directs conditions to be attached to any planning permission which may be granted;~~
- ~~d) directs that planning permission is not granted for an indefinite period of time;~~
- ~~e) directs that planning permission not be granted for a specified period (see Annex A).~~

**Signed by authority of the Secretary of State for Transport**

Date: 26 January 2015	Signature: 
Name: Mark Knight	Position: Asset Development Team
The Highways Agency: Woodlands, Bedford Manton Lane Manton Industrial Estate Bedford, MK41 7LW	

# Suffolk

PRESERVATION SOCIETY

*Respecting the past. Shaping the future*

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email [sps@suffolksociety.org](mailto:sps@suffolksociety.org)  
[www.suffolksociety.org](http://www.suffolksociety.org)

27 January 2015

Mr Philip Isbell  
Corporate Manager - Development Management  
Mid Suffolk District Council  
High Street  
Needham Market  
IP6 8DL

FAO Elizabeth Truscott

Dear Mr. Isbell,

**Planning application reference: 4002/14**

**Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure. Land between Gipping Road and Church Road, Stowupland**

I am writing on behalf of the Suffolk Preservation Society ('the Society') to register our objection to the above outline planning application for the erection of up to 190 dwellings on a greenfield site between Gipping Road and Church Road which is outside, but adjoining, the current physical limit of Stowupland. In its current form the Society objects to the proposal on the basis of its size, site and the impact upon the setting of a highly graded heritage asset.

## Size of development

In consideration of this application the starting point is the strategy for future housing development in Mid Suffolk as set out within the Core Strategy. We note that Stowupland is classified as a key service centre and therefore has the potential to accommodate some growth. Para. 2.28 of the Core Strategy states that "*Key Service Centres have the potential to accommodate development which is sympathetic to local character and of an appropriate scale*" (my emphasis). The Society considers that the scale of the proposal is excessive as it is disproportionate in comparison to the size of the existing settlement of 812 households (ONS, 2001), representing approximately a 25% increase in the size of the settlement. We would urge for smaller incremental schemes to allow for a more sustainable growth of Stowupland.

## Development Site

The site between Gipping Road and Church Road forms site 126 and part of site 124 as defined in the 2009 SHLAA. Consideration of the sites as part of the SHLAA process discounted the whole of site 124 due to road safety and access concerns and raised some concern over road safety in reference to site 126. Furthermore, although



the applicant states that the land has an agricultural land classification of 3b, the SHLAA states that both sites are grade 2. We would remind the lpa that para. 1.40 of the Core Strategy states that *"developments will be refused on higher quality agricultural land"* and NPPF para. 112 advises that lpas *"should seek to use areas of poorer quality land in preference to that of higher quality"*. The SHLAA analysis suggests that other sites in Stowupland are grade 3 and the Society therefore recommends that the lpa is fully satisfied on the classification before considering development of this site in favour of other possibly lower grade sites.

### Heritage

Para. 128 of the NPPF requires an application for development that is likely to affect the significance of a heritage asset to be accompanied by a *'description of the significance of the asset, including any contribution made by its setting'*. Setting is a complex concept which encompasses factors beyond that of visibility to include the character of the surrounding area. This is emphasised in English Heritage's definition of setting of a heritage asset as *'the surroundings in which a heritage asset is experienced'*. It is therefore important to consider the wider relationship of the asset to the environment, not simply whether there is direct intervisibility. In its analysis on the impact of the development on setting, the heritage assessment accompanying this application does not consider the contribution made by setting on each heritage asset's significance. It simply states whether the heritage asset can be seen from the development site which is wholly inadequate.

The Society is particularly concerned that the impact on setting of grade II\* Columbine Hall has not been fully considered. Columbine Hall is a major fragment of a moated manor house, dating from the 14<sup>th</sup> century. The wider rural setting of this manor house makes a strong contribution towards its significance and has been partially eroded by the 20<sup>th</sup> century expansion of Stowupland in a north east direction. However the approach to the Hall along its driveway, accessed from Gipping Road, is currently beyond the built up boundary of the village and therefore retains a rural quality. The proposed residential development on land directly opposite the driveway will cause harm to the wider setting of Columbine Hall by changing the character of the land from rural to a suburban setting. The Society notes English Heritage's recommendation to introduce a green buffer on the north boundary, however we do not consider that screening will adequately mitigate this impact and suggest that the size of the site is significantly reduced to retain the rural setting of the heritage asset.

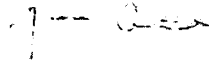
### Conclusion

The Society considers that the proposed development will harm the setting of an outstanding listed building, in this case grade II\* Columbine Hall. As such the application is contrary to policy CS5 of the Mid Suffolk Core Strategy which aims to protect and enhance the natural and built historic environment and 'saved' policy HB1 of the Local Plan which states that *'particular attention will be given to protecting the setting of listed buildings'*. Para. 132 of the NPPF states that great weight should be

given to a heritage asset's conservation and that harm can be caused by development within its setting.

Furthermore the size of the proposed residential development is disproportionate and will potentially result in the loss of best and most versatile agricultural land. For these sound planning reasons we urge that the application is resisted in its current form and revisions are sought for a substantially reduced scheme.

Yours sincerely,



Fiona Cairns  
IHBC MRTPI  
Director

Cc: Stowupland Parish Council  
Clare Evans - SPS Mid Suffolk District  
Cllr Caroline Byles - Ward Councillor

**Michelle Windsor**

**From:** Pittam, Nathan <Nathan.Pittam@babergh.gov.uk>  
**Sent:** 19 February 2015 10:04  
**To:** Planning Admin  
**Subject:** 4002/14/OUT. EH - Sustainability Issues.

**Categories:** Michelle dealing with

Planning Control Received	
19 FEB 2015	
Authorised by	mw
Date	20.02.15
By	ET

**4002/14/OUT. EH - Sustainability Issues.**

**Land between Gipping Road and Church Road, Gipping Road, Stowupland, STOWMARKET, Suffolk.**

**Outline application for residential development of up to 190 dwellings with access, landscape, open space and associated infrastructure.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application from the perspective of sustainability and our policy states that eth application should seek to achieve 10% renewable energy generation on site and the achievement of Level 4 Code for Sustainable Homes both of which should be demonstrated through supporting documents. The application has submitted a broad scale sustainability statement but this does not demonstrate accurately how the development proposes to meet its renewables obligation nor achieve the required standard of the Code for Sustainable Homes.

In order for the application to be compliant with our policy I would recommend that the application submits a full CSH report and a renewables report demonstrating anticipated on site energy use and how they propose to achieve a minimum of 10% of this from renewable technology sources.

Regards

Nathan

Dr. Nathan Pittam

Senior Environmental Management Officer - Environmental Protection

Babergh and Mid Suffolk District Council - Working Together

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