

Grade 2
Listed Building

Footpath

Potentially
Contaminated Land

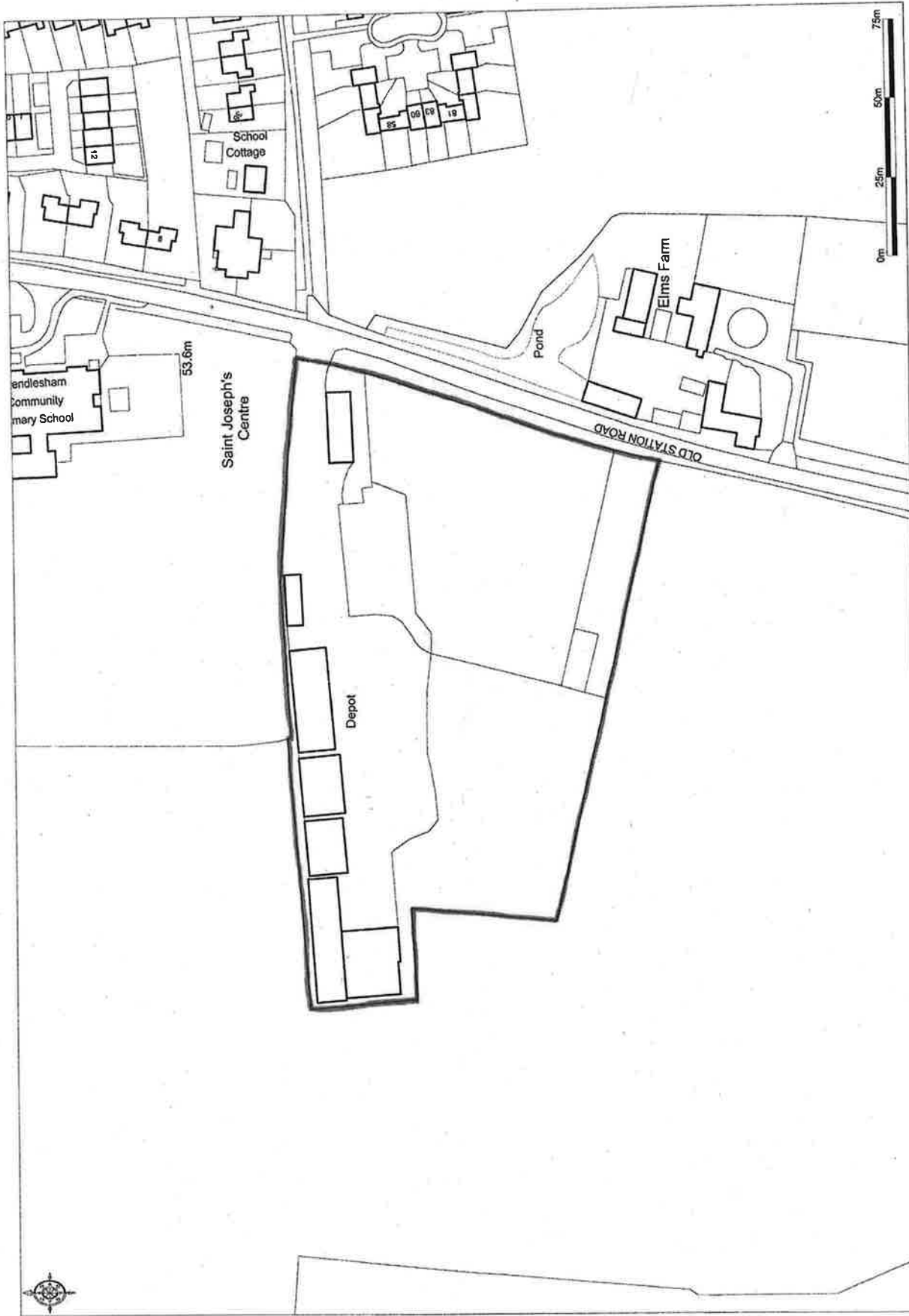
Site

Grade 1
Listed Building

Flood Zone

SCALE 1:2500

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Date Printed: 31/03/2015



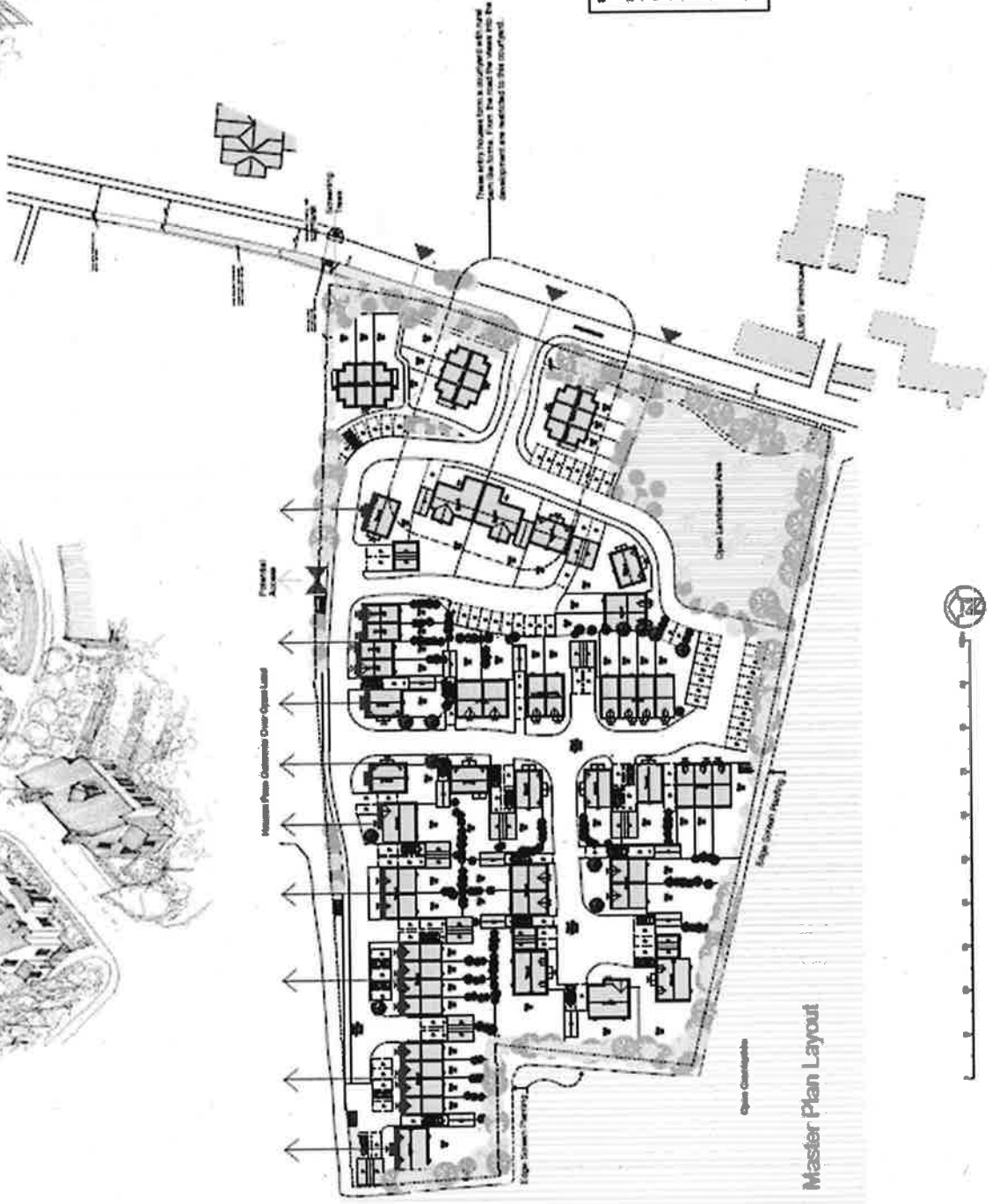
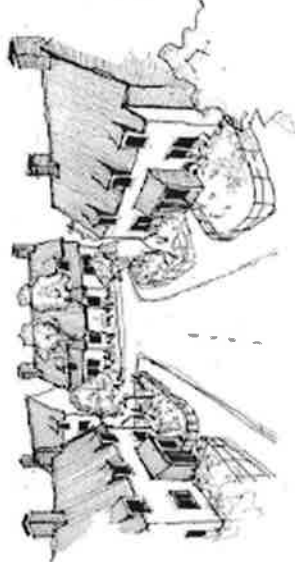
Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100023445. Printed Scale - 1:1250



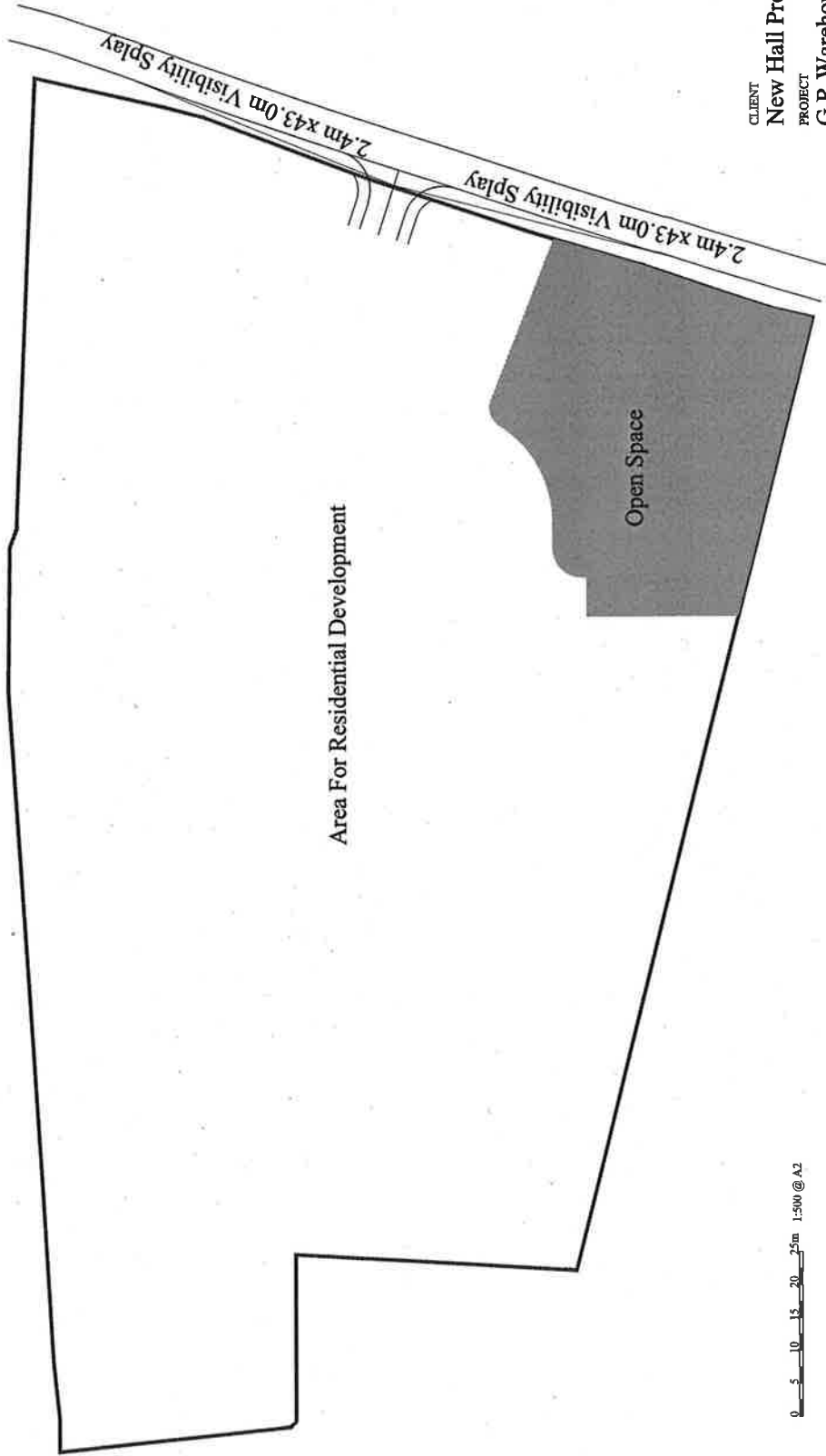
Site: Old Eastern Street
 New: New Properties Ltd
 Project: Old Eastern Street
 Scale: 1:500 @ A2
 Drawing: 102202 Rev. A

Symbol	Description
[Symbol]	Proposed Footpath
[Symbol]	Proposed Cycleway
[Symbol]	Proposed Green Space
[Symbol]	Proposed Open Space
[Symbol]	Proposed Parking
[Symbol]	Proposed Building
[Symbol]	Proposed Wall
[Symbol]	Proposed Fencing
[Symbol]	Proposed Tree
[Symbol]	Proposed Planting
[Symbol]	Proposed Landmark
[Symbol]	Proposed Boundary
[Symbol]	Proposed Access
[Symbol]	Proposed Drainage
[Symbol]	Proposed Utility
[Symbol]	Proposed Other

Sketch views of entrance houses



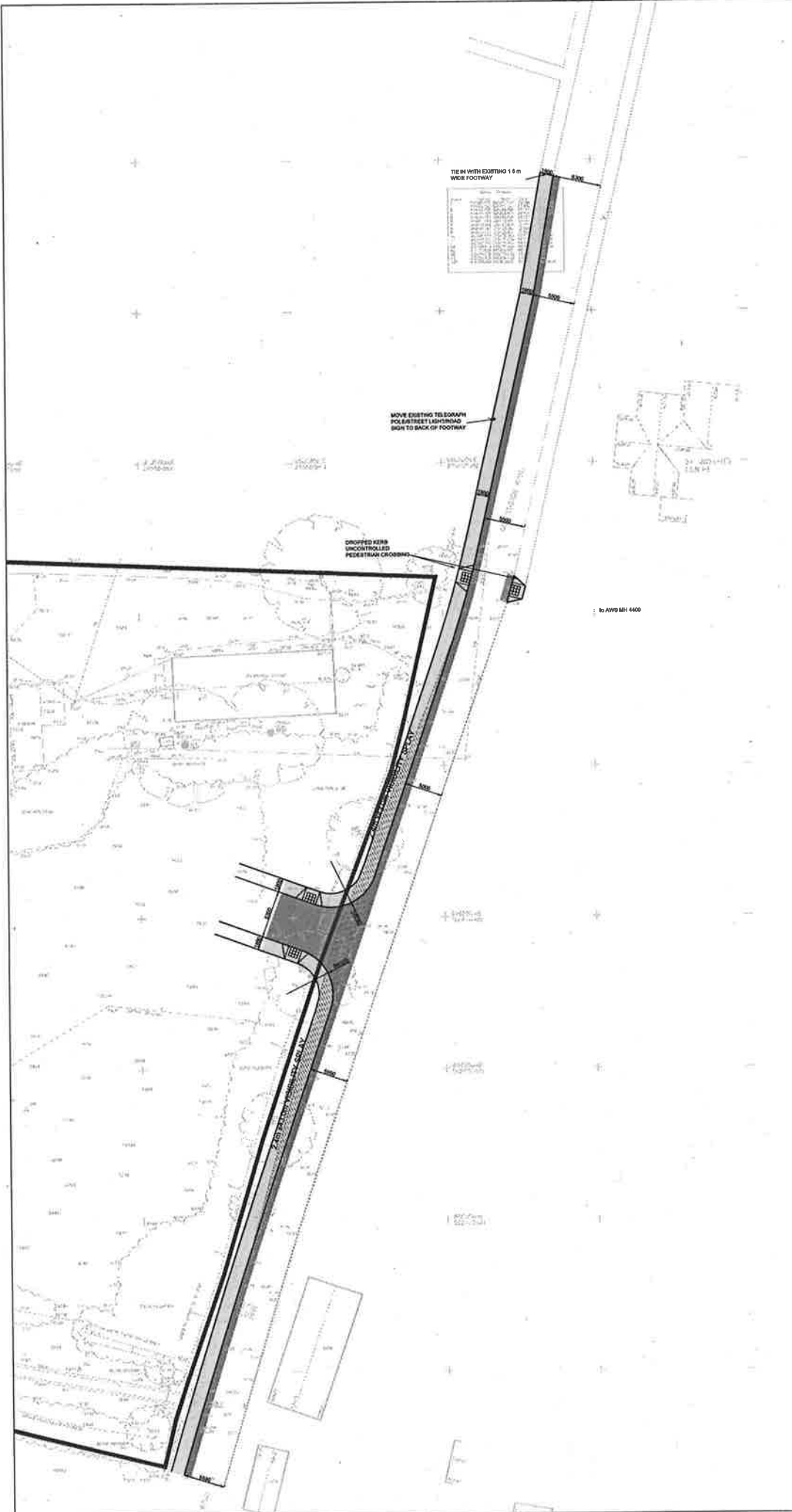
Master Plan Layout



CLIENT
New Hall Properties (Eastern) Ltd
PROJECT
G R Warehousing Site
Old Station Road
Mendelsham
Suffolk
DRAWING TITLE
Master Plan
SCALES
1:500 @ A2

DRAWING NO.
16-23-03





NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL DRAWING SERIES 111/2012 AND ANY OTHER RELEVANT DRAWINGS.

Rev	Date	Description
B	19.02.15	Updated layout (New access position)
A	11.06.14	Updated layout (New access position)


GHBullard & Associates LLP
Civil and Transport Engineering Consultants
 T: (01259) 235071
 F: (01259) 332138
 W: <http://www.ghbullard.co.uk>
Company No: 4926068, VAT No: 264 549 810

Client: **NEW HALL PROPERTIES LTD.**

Address: **OLD STATION ROAD, MENDELSHAM**

Project Title: **PROPOSED ACCESS AND FOOTPATH WORKS PLAN LAYOUT**

Scale: **1:250 @ A1**
 Date: **SEP 2013** Drawn: **JJB** Checked: **DSH**
 Drawing No: **111-2012-01.DWG**

Project Name: **111/2012/02** Sheet No: **B**

Comments from Mendlesham Parish Council

Planning Officer: John Pateman-Gee

Application number : 0254/15

Proposal: Hybrid planning application that seeks:

- a. Outline planning application for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hard standing and the creation of a public footway, with all matters reserved except access.
- b. Full planning permission for provision of open space (as shown on drawing no 16-23-03)
- c. Location: GR Warehousing site, Old Station Road, Mendlesham

Mendlesham Parish Council has now had the opportunity to consider the application and the information provided by Mr Pateman- Gee in his email to us dated 13th March 2015 reporting that this application includes a heads of terms agreement before any building works commence of :

6 affordable units to be let at a social rent, on a local lettings basis first.
 £154,484 towards social infrastructure and public open space
 £146,627 to SCC education
 £15,000 for construction of a new footway linking the site to the primary school and community centre.

We also understand that the £154,484 will be allocated specifically for Mendlesham.

After much discussion, Mendlesham Parish Council recommends that this application is accepted. This was not a unanimous decision and we still have reservations and observations that would need to be resolved by the full planning application.

This development of 56 units is larger than the residents of Mendlesham want, with up to 20-30 units preferred by a significant majority, as evidenced as part of our emerging Neighbourhood Plan. A large part of this site is previously developed land and government policy is to develop these sites rather than greenfield land if possible. This site currently has planning permission for considerable warehouse expansion and if built out a potential to increase hgv/truck movements up to 182 per 24 hours. This site is next to the village school and very close to residential housing. A large part of this traffic would will also need to access the site via Church Road/ Front Street and both roads are a prominent part of the village conservation area. The opportunity to remove this traffic from the village would be a considerable planning gain.

Our thoughts are as follows:

1. The mix of units of 9 x 2 bed and 38 x 3 beds is reasonable and meets the needs of the Parish as they will appeal to small and growing families.

2. The six affordable houses for local use is welcomed. Whilst this number is much lower than policy guidelines, we do appreciate these are at 65% of local market rent and the site will have some excessive "clean up" costs.
3. There will be an effect on local community amenities with 56 additional families joining the village so the community contribution is essential.
4. Whilst outside the "red line" the site is adjacent to the village boundary so residents could enjoy easy pedestrian access into the centre of the village.
5. The school, community centre and Old Station Road are already extremely busy, particularly at school collection times site and there is already concern about road safety along Old Station Road. The development will substantially increase local road traffic along Old Station Road, with anticipated larger "peaks" during the busy arrival and departure times for the adjoining school. The centrally situated access to this new development is an improvement, but the new residents (along with the existing school population) will have to cross Old Station Road to access the pavement into the village. Therefore some form of pedestrian crossing will be required.
6. We do note the contribution towards education, but with the primary school reporting only 3 spare places likely to be available in September 2015, it is essential that investment in the Primary School is timely and in anticipation of this growth and demand rather than retrospective.
7. Site boundaries, particularly at the front and two sides need good planting to visually smooth and hide this development from the gateway to our village. This is also important so that views of the site do not detract from the surrounding views from and to Mendlesham Wood (one of our visually important open spaces). All existing trees should remain and more quality planting take place at the front of the site as well as a new hedge along both side boundaries. These should be protected by a TPO and provision made to maintain the new planting scheme indefinitely.
8. The open space at the front of the site is welcomed, but other than for the benefit of Elms Farm, its use and purpose is unclear eg will this be open space for the community to use, a wildlife area or other amenity use? Arrangements also need to be made with regard to the responsibilities and cost of ongoing maintenance.
9. Broadband, high speed connection is available in the village and there should be a definite proposal to deliver it to all 56 units in the development.
10. We still have concerns about the design and layout which will need to be addressed in the full planning application to ensure a high quality development for our rural village and parish. At present we cannot see any provision for visitor parking and roads appear to be of differing widths? We understand that there should be 0.25 visitor spaces per dwelling and if provided it is difficult to see how 56 properties, resident and visitor parking will fit into the site?

This application is for an area outside the Mendlesham village settlement boundary and would normally fall outside national and local planning policy. However in our emerging Neighbourhood Plan we show qualified support for new development that is outside, but adjacent to, the current village boundary. We also understand that the lack of a MSDC five year housing supply will form part of the consideration.

Mendlesham has identified that it needs further development to sustain existing services and as a Key Service Centre is also aware that it will be required to accommodate further housing. Further reasonable growth cannot be accommodated within the existing village boundary.

We therefore request that this outline application is now approved and hope that as a Parish Council we can be part of discussions regarding design and layout, before a full planning application is submitted.

Sharon Jones
Parish Clerk for Mendlesham

25th March 2015

Notification of Consultation on Planning Application

FROM: Professional Lead - Planning
TO: MSDC - Economic Strategy
OUR REF: 0254 / 15 / OUT
DATE: 05/03/2015

CASE OFFICER: John Pateman-Gee

PROPOSAL: Hybrid planning application that seeks:
(a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.
(b) Full planning permission for provision of open space (as shown on drawing no 16-23-03).

LOCATION: G R Warehousing site, Old Station Road, Mendlesham, Stowmarket, IP14 5RT

Site Area

1.8 Hectares

Please let me have your observations on the above proposal within 21 days.

John Pateman-Gee

Please see my comments on the previous application for this site - no 1356/14
Dawn Easter
Economic Development Officer
10 March 2015

Notification of Consultation on Planning Application

FROM: Professional Lead - Planning
TO: Economic Strategy Officer
OUR REF: 1356 / 14 / FUL
DATE: 13/05/2014

CASE OFFICER: John Pateman-Gee

PROPOSAL: Outline planning application(all Matters Reserved except access) for the demolition of the GR Warehousing warehouse and storage buildings and redevelopment of the site to erect 56 dwellings with associated open space, parking, hardstanding and the creation of a new public footpath.

LOCATION: GR Warehousing Site, Old Station Road, Mendlesham

Site Area 1.8 Hectares

Please let me have your observations on the above proposal within 21 days.

John Pateman-Gee

This is a current employment site that is under-utilized and offers the opportunity for more intensive or alternative employment use to support the sustainability of the village of Mendlesham. There has been no attempt to market the site for employment use and there is no evidence to show that there is no commercial market demand for the site nor that it does not hold an economic value for growth. These points were made at the appeal for the previous application no 0257/13 which was upheld.

This proposal again makes no provision for any employment on the site and I, therefore, oppose the application.

Dawn Easter
Economic Development Officer
28 May 2014

From: David Pizzey
Sent: 06 March 2015 14:27
To: John Pateman-Gee
Cc: Planning Admin
Subject: 0254/15 GR Warehousing site, Mendlesham.

John

There are no trees of significant amenity value affected or required for removal as part of this proposal. However, the existing trees and hedges along the site boundary will help soften and incorporate the development within the landscape if permission is granted. This will require appropriate protection measures, i.e. a protection plan and fencing specification, and can be dealt with as part of reserved matters.

Regards

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

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

FROM: Nathan Pittam, Environmental Protection Team DATE: 12.3.14

YOUR REF: 0254/15/OUT. EH - Land Contamination.

SUBJECT: Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking ...
Address: G R Warehousing, G R Warehousing Ltd, Old Station Road, Mendlesham, STOWMARKET, Suffolk, IP14 5RT.

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

Consultee Comments for application 0254/15

Application Summary

Application Number: 0254/15

Address: G R Warehousing site, Old Station Road, Mendlesham, Stowmarket, IP14 5RT

Proposal: Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03).

Case Officer: John Pateman-Gee

Consultee Details

Name: Mr David Harrold

Address: Car Park Hurstlea Road, Needham Market, Ipswich, Suffolk IP6 8DL

Email: david.harrold@midsuffolk.gov.uk

On Behalf Of: MSDC - Environmental Health - Land Contamination

Comments

Thank you for consulting me on the above outline application.

In respect of 'other' environmental health issues I do not have any objection to the proposed development.

However, demolition and construction working can generate noise above usual background levels. To minimise any adverse impact on neighbouring premises I would recommend the following site working hours:

7.30am to 6.00pm Weekdays

7.30am to 1pm Saturday, and no working Sunday or Bank Holidays.

Reason: To minimise any adverse impact of noise from demolition and construction activities on neighbouring noise sensitive premises.

Your ref: 0254/15
 Our ref: Mendlesham: Old Station Road, GR
 Warehousing site 00041473
 Date: 12 March 2015
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

Mr John Pateman-Gee,
 Mid Suffolk District Council,
 Development Management,
 131 High Street,
 Needham Market,
 Suffolk, IP6 8DL.

Dear John,

Mendlesham: Old Station Road, GR Warehousing site – developer contributions

I refer to 0254/15 which is a hybrid planning application that seeks: (a) outline planning permission for the demolition of all existing buildings and the erection of 56 dwellings (including six affordable units) with associated parking, hard-standing and creation of public footway, with all matters reserved except access, and (b) full planning permission for provision of open space (as shown on drawing no 16-23-03).

I set out below Suffolk County Council's infrastructure requirements associated with this scheme in Mendlesham which need to be considered by Mid Suffolk District Council. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider.

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.

I would refer you to appeal reference APP/W3520/A/13/2199563 (dismissed) relating to 51 dwellings on the same site, in which the Inspector covers education matters in paragraphs 50, 51, 52 & 53 and in paragraph 54 states "I conclude that this proposal should not be allowed to proceed without the contributions requested, as it would result in a development at odds with the economic and social roles of sustainable development set out in the Framework, and in conflict with CS Policy CS6 and the SPD referred to above."

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 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.

Please also refer to the adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk'.

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 56 residential dwellings, namely:

- a. Primary school age range, 5-11: 14 pupils. Cost per place is £12,181 (2014/15 costs).
- b. Secondary school age range, 11-16: 9 pupils. Cost per place is £18,355 (2014/15 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2014/15 costs).

The local catchment schools are Mendlesham CP School and Stowupland High School. The move from 3 to 2 tiers has been agreed and the middle school will close in July 2015. There are currently forecast to be some surplus places available at the catchment primary and secondary schools serving the proposed development but not sufficient to accommodate all children anticipated to arise. On this basis whilst we are prepared to credit surplus places to the development we will require capital funding for an additional 3 primary school places and 6 secondary school places at a total cost of £146,673. As this is an outline application this equates to a contribution of £2,619 per dwelling (2014/15 costs).

Please find attached a link to the 'Entitlement to free home to school transport' <http://www.suffolkonboard.com/home-to-school-transport/entitlement-to-free-home-to-school-transport>

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 all disadvantaged 2 year olds.

In Mendlesham we have one provider with a total of 52 places and there is other village provision in the surrounding area. The provider currently has 10 spaces so we would not require any contribution for the 6 additional pre-school children arising from this development.

- 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 the 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/Andrew Pearce.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

- 5. Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. As this settlement is covered by mobile library provision we will not be requesting any contributions.

- 6. Waste.** Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF in paragraph 162 requires local planning authorities to work with others in considering the capacity of waste infrastructure.

A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Design features for waste containers and the availability of recycling facilities should be considered in finalising the design of the development.

- 7. Supported Housing.** We would encourage all homes to be built to 'Lifetime Homes' standards. Refer to the NPPF 'Section 6 Delivering a wide choice of high quality homes'.
- 8. Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes will take effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

- 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. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
- 10. Superfast broadband.** SCC would recommend that all development is equipped with superfast 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. Refer to the NPPF paragraphs 42 – 43.

11. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, 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 CIL 122 Regulations.

Yours sincerely,



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

cc Peter Black/Andrew Pearce, Suffolk County Council
Jeff Horner, Suffolk County Council

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
 Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_0254
 Date: 11 March 2015

For the Attention of John Pateman-Gee

Dear Mr Isbell

Planning Application 0254/15: GR Warehouse Site, Old Station Road, Mendlesham – Archaeology

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER) and summarised in the archaeological desk-based assessment that accompanies the application (John Newman Archaeological Services December 2012). The proposed works would cause significant ground disturbance with the potential to damage any archaeological deposit that exists.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. This is consistent with our advice relating to the previous applications 0257/13 and 1356/14.

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 for evaluation, and where necessary excavation, 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 – prior to the removal of foundations/footings or any other below-ground works associated with the demolition of the current buildings – and to establish the potential of the site and 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

From: PROW Planning
Sent: 12 March 2015 17:15
To: Planning Admin
Subject: RE: Consultation on Planning Application 0254/15

For The Attention Of: John Pateman-Gee

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting Public Footpath 58 which is on the opposite side of the road to the area of development.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

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

 (01473) 260811 |  PROWPlanning@suffolk.gov.uk | 
<http://publicrightsofway.onesuffolk.net/>



39

0254/15

ENGLISH HERITAGE
EAST OF ENGLAND OFFICE

Mr John Pateman-Gee
Mid Suffolk District Council
Planning Control Dept
Council Offices
Needham Market
Ipswich
IP6 8DL

Direct Dial: 01223 582721
Direct Fax: 01223 582701

Our ref: P00448728



20 March 2015

Dear Mr Pateman-Gee

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010

G R WAREHOUSING, OLD STATION ROAD, MENDLESHAM, STOWMARKET, IP14 5RT
Application No 0254/15

Thank you for your letter of 5 March 2015 notifying English Heritage of the above application.

Summary

This application proposes the erection of 56 residential units on land near to and historically associated with the grade II* listed Elms Farmhouse and which plays an important role in its setting. The development would result in harm to the listed building's significance in terms of the NPPF and unless appropriate justification is made for the harm permission should be refused.

English Heritage Advice

This application seeks permission to replace warehouses on the former railway station site outside Mendlesham and develop the fields adjacent for housing. The grade II* listed Elms Farmhouse, a highly important historic building dating from the 15th century, is situated immediately across the road from the site. Similar proposals were the subject of applications for 51 houses in 2013 (number 0257/13) which was refused permission by the Council (a decision subsequently upheld at appeal) and for 56 houses in 2014 (number 01356/14) which was also refused permission.

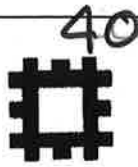
The current application is broadly similar to the 2014 proposals and raises similar issues in terms of the historic environment. Our formal advice to the Council on that application (dated 3rd June 2014) describes the significance of the Elms, the contribution its setting makes to that significance and in particular the contribution of



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the undeveloped field that forms part of the application site. We concluded that developing the field would result in harm to the significance of the listed building. We would refer the Council to that letter for detailed advice on these issues as relate to the current application.

A Heritage Impact Assessment by Purcell was produced in October 2013 and a copy has been submitted with the current an application along with a covering letter (dated 16th April 2014). The letter states Purcell's view that the proposals 'continue to have an impact of less than substantial harm to the grade II* listed Elms Farm...' We would agree with this conclusion for the reasons set out in our 2014 letter. However, we would reiterate our reservations about the way in which the Assessment considers the building's setting and the development's impact on it which we set out in the 2014 letter and would again refer the Council to it.

The 'less than substantial harm' Purcell refers to must be placed in the context of the National Planning Policy Framework. The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). If proposals do not protect and enhance, but rather harm the historic environment and the significance of designated heritage assets, the overall objective of the NPPF to promote sustainable development will not have been achieved.

The NPPF states that the significance of listed buildings can be harmed or lost by development in their setting (paragraph 132) and that the conservation of heritage assets (in this case The Elms) is a core principle of the planning system (paragraph 17). Furthermore, paragraph 137 states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably. Rather than 'less than substantial harm' being an issue of no importance it is clearly stated in paragraph 132 that *any* harm requires 'clear and convincing justification'. As a grade II* building the Elms is in the top 5% of listed buildings nationally, so this justification should be correspondingly compelling.

Paragraph 134 of the NPPF asks local authorities to weigh any public benefit derived from proposed development against harm to listed buildings when determining an application. In this case we would accept there may be some public benefit to be gained from the proposed housing. The Planning Statement submitted with the current application states that the revised plans would deliver a 'significantly greater level of public benefit' than the development as previously proposed. An increase in social affordable housing is mentioned. This, again, could be a public benefit and we recommend the Council assess this factor.



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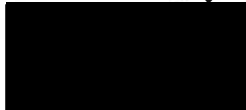
It is also stated that there is an increase in 'education and public open space' in the current plans. The Council should also assess this claim, although it appears a similar area of land in one corner of the site is set aside to the previous scheme. The vehicular access and properties close to the street still feature in the plans, rather than a buffer of open land across the whole road frontage and housing being set back significantly further into the site, which might make a greater difference to the setting of the Elms.

These factors should be considered by the Council and weighed against the harm to the Elms' significance in terms of paragraph 134. If justification for the harm, including the inability of the public benefit to be achieved by development which would not result in harm (such as reduced development on this site, or at an alternative site) we recommend the application is refused permission.

Recommendation

The application site makes an important contribution to the significance of the Elms, an historic building of national significance and developing it would result in harm to that significance in terms of paragraphs 132 and 134 of the NPPF. The Council should consider the public benefit of the proposed housing and seek the 'clear and convincing' justification for the harm required by the NPPF, including the inability of the public benefit to be achieved by development which would not result in harm (such as reduced development on this site, or at an alternative site). If that justification is not identified we recommend the Council refuse permission.

Yours sincerely



David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@english-heritage.org.uk



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From: Andrea Stordy
Sent: 11 March 2015 09:46
To: Planning Admin
Subject: FAO: JPG

Planning Application: 15/0254/OUT
Address: GR Warehousing Site, Old Station Road, Mendlesham, Stowmarket, IP14 5RT

Good Morning,

We have seen the planning application for this site in the weekly Planning List.

We are aware of the increase of 5 dwellings on planning application 15/0254/OUT, but the comment we made on planning application 0257/13 for 51 dwellings may remain in place for planning application 15/0254/OUT.

If you require a copy of the original comments made, please email your request to water.hydrants@suffolk.gov.uk, quoting Fire Ref: F221040.

Kind regards,
Sent on behalf of the Water Officer

Andrea Stordy
Suffolk Fire and Rescue Service
BSO, Engineering,
3rd Floor, Lime Block
Endeavour House,
Russell Road,



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

AW Reference: 00006000
Local Planning Authority: Mid Suffolk District
Site: G R Warehousing site, Old Station Road,
Mendlesham
Proposal: Erection of 56 Dwellings
Planning Application: 0254/15

Prepared by Lauren McMahon

Date 24 March 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

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 Mendlesham Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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.
-

Consultee Comments for application 0254/15

Application Summary

Application Number: 0254/15

Address: G R Warehousing site, Old Station Road, Mendlesham, Stowmarket, IP14 5RT

Proposal: Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03).

Case Officer: John Pateman-Gee

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

I have viewed the plans and do not have any opinions or comments to make.