



Title: Constraints Map

Reference: 2532/14 TPO Individual Listed Buildings

Site: The Laurels TPO Individual Listed Buildings  
Stradbroke

Conservation area

□ Conservation area



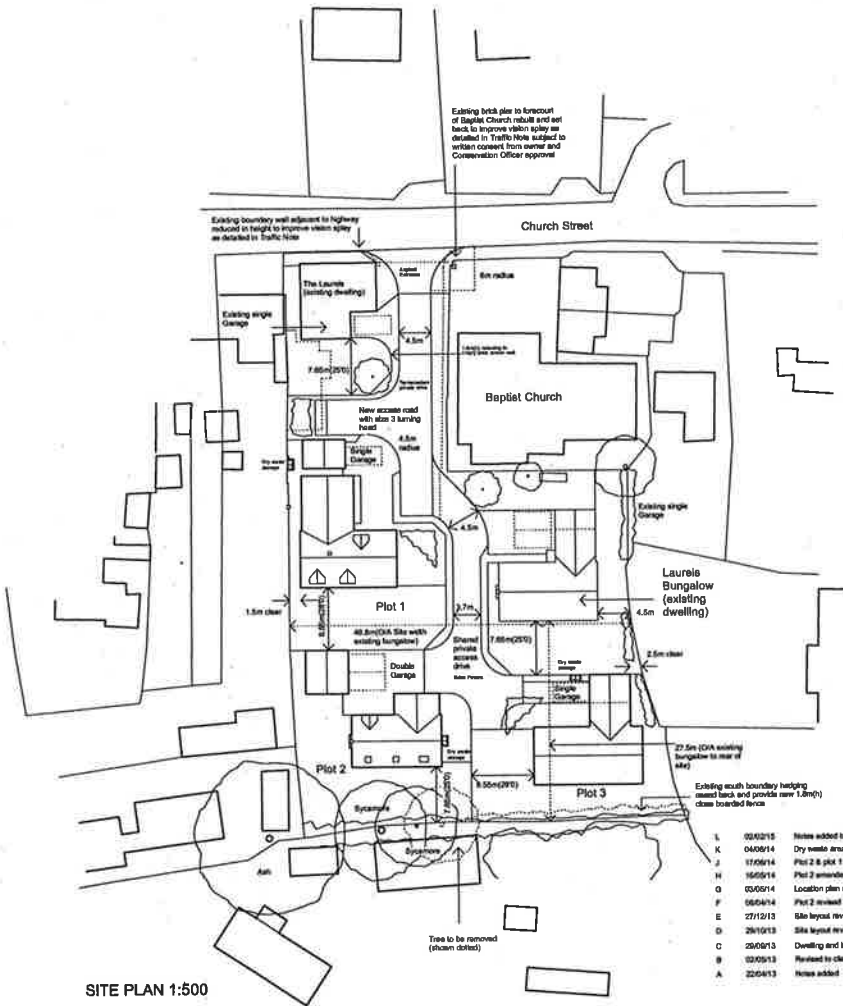
**MID SUFFOLK DISTRICT COUNCIL**  
131, High Street, Needham Market, IP6 8DL  
Telephone : 01449 724500  
email: customerservice@csduk.com  
www.midsuffolk.gov.uk



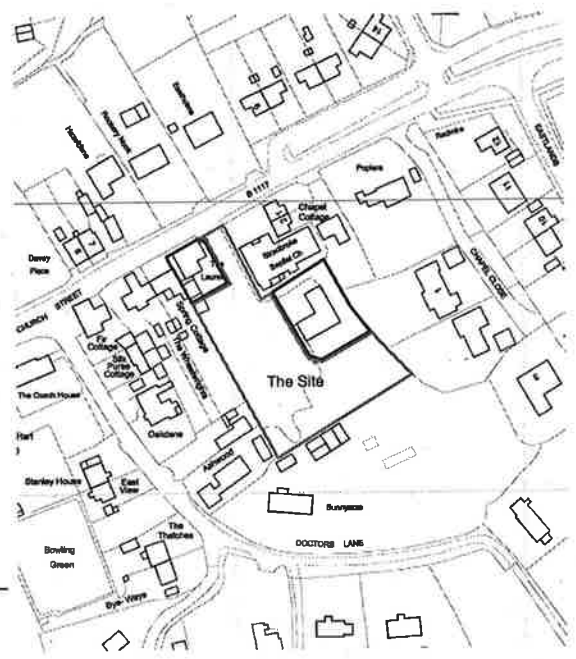
SCALE 1:1250

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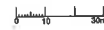
Date Printed : 31/03/2015



SITE PLAN 1:500



LOCATION PLAN 1:1250



L	02/02/15	Notes added to access and drive width reduced	PAG	PAG
K	04/06/14	Dry waste areas and brick screen well added	PAG	PAG
J	17/06/14	Plot 2 & plot 3 layout amended	PAG	PAG
H	16/05/14	Plot 3 amended	PAG	PAG
O	02/05/14	Location plan revised	PAG	PAG
F	06/04/14	Plot 2 revised Title block revised	PAG	PAG
E	27/12/13	Site layout revised to client requirements	PAG	PAG
D	26/10/13	Site layout revised	PAG	PAG
C	26/06/13	Dwelling and layout revised	PAG	PAG
B	02/05/13	Revised to client requirements	PAG	PAG
A	22/04/13	Notes added	PAG	PAG

Rev: \_\_\_\_\_ Date: \_\_\_\_\_

Proposed/Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW

Drawing: AS PROPOSED - SITE & LOCATION PLAN

Project No: 1189

Drawing No: (SK) 01L

Scale: 1:500

Print Area: A3

Drawn By: PAG 10/13

Checked By: PAG 02/15

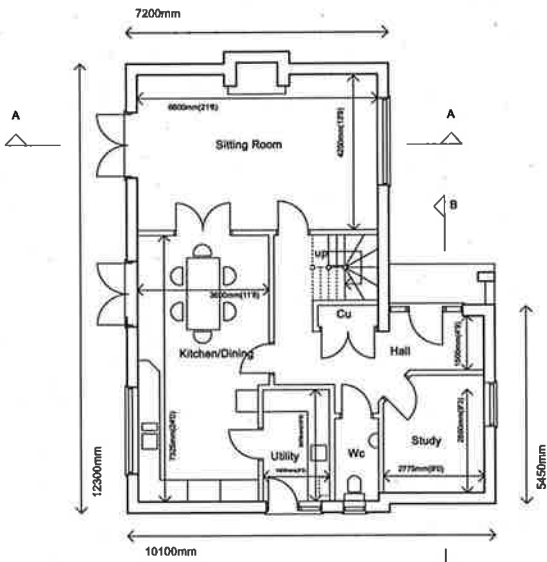
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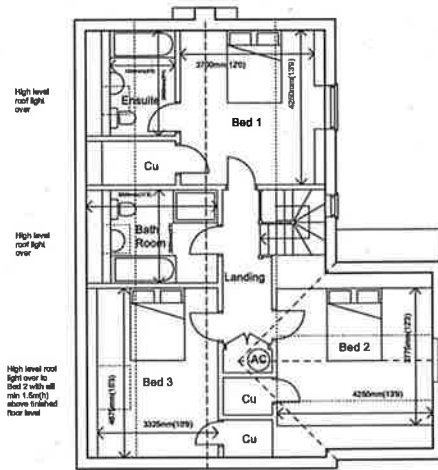
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*Chartered Architect*  
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 St James The Heywood Dias Norfolk IP22 5TB  
 Tel. Dias (01379) 662272







GROUND FLOOR PLAN



FIRST FLOOR PLAN

C	18/05/14	Plans amended	PAG	PAG
B	05/06/14	Revised to client requirements	PAG	PAG
A	26/10/13	Revised to client requirements	PAG	PAG
Rev:	Date:		Drawn:	Checked:

Proposed/Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW

Drawing: AS PROPOSED - GROUND & FIRST FLOOR PLANS (PLOT 2)

Project No: 1189

Drawing No: (SK) 05C

Scale: 1:100

Plot Area: A3

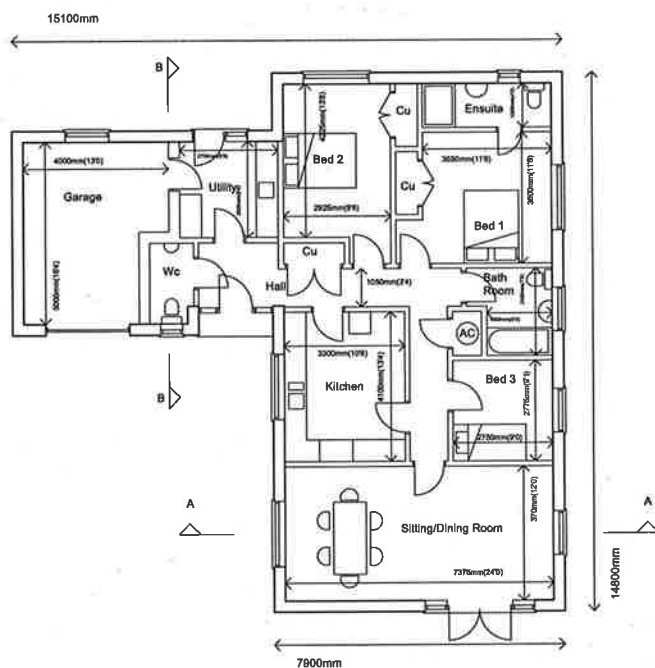
Drawn By: PAG 10/13

Checked By: PAG 05/14

North:

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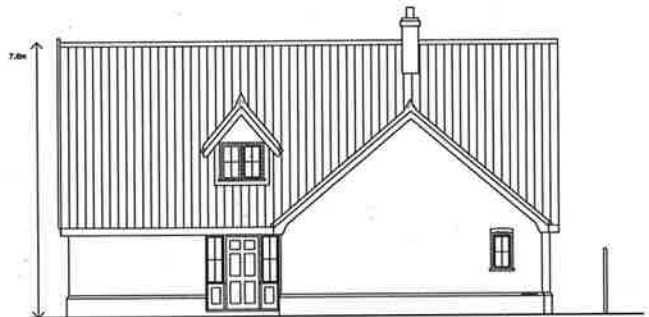
GROUND FLOOR PLAN

#	000014	This block revised	PAG	PAG
A	20/10/13	Revised to client requirements	PAG	PAG
Rev.	Date		Drawn	Checked
Proposed Client:			Project No:	
PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW			1189	
Drawing:			Drawing No:	
AS PROPOSED - GROUND FLOOR PLAN (PLOT 3)			(SK) 07B	
Scale:			1:100	
Print Area:			A3	
<b>PAUL GODDARD</b> <i>Chartered Architect</i> BA (Hons) DIP ARCH (Brighton) RIBA St James The Haywood Diss Norfolk IP22 5TB Tel. Diss (01379) 652272			Drawn By: PAG 10/13 Checked By: PAG 04/14 North:	

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NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

- External Materials**
- Roof Red Paniles
  - Walls Cream painted render
  - Red brick plinth
  - Windows White UPVC double glazed
  - Doors White UPVC double glazed

C	02/09/14	Elevation heights added	PAG	PAG
B	08/04/14	Elevation and title block amended	PAG	PAG
A	29/10/13	Revised to client requirements	PAG	PAG

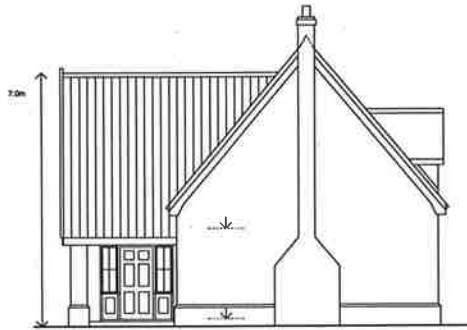
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Proposed/Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW		Project No:	1189
Drawing: AS PROPOSED - ELEVATIONS (PLOT 1)		Drawing No:	(SK) 02C
		Scale:	1:100
		Plot Area:	A3
		Drawn By:	PAG 10/13
		Checked By:	PAG 08/14
		North:	(RB)

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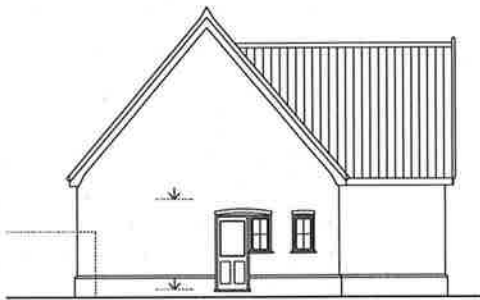
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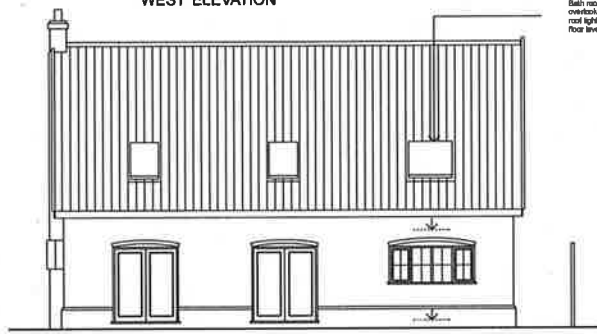
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

High level roof lights to first floor Bed 3 Bath room and Ensuite to avoid potential overlooking to adjoining neighbour with roof light sills min 1.5m above finished floor level

External Materials

- Roof Red Tiles
- Walls Cream painted render
- Red brick plinth
- Windows White UPVC double glazed
- Doors White UPVC double glazed

- D 02/09/14 Elevations heights added
- C 30/05/14 Elevations amended
- B 08/04/14 Revised to Planning requirements
- A 28/10/13 Revised to client requirements

- PAG PAG
- PAG PAG
- PAG PAG
- PAG PAG

Rev:	Date:	Drawn:	Checked:
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Proposed/Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW

Project No: 1189

Drawing: AS PROPOSED - ELEVATIONS (PLOT 2)

Drawing No: (SK) 04D

Scale: 1:100

Print Area: A3

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Drawn By: PAG 10/13

Checked By: PAG 08/14

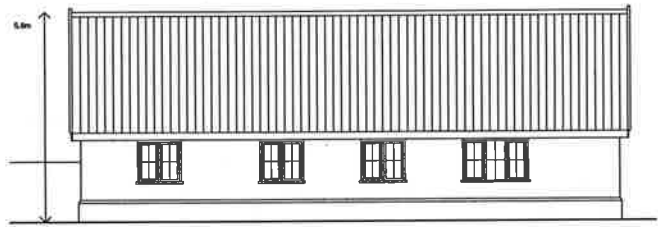
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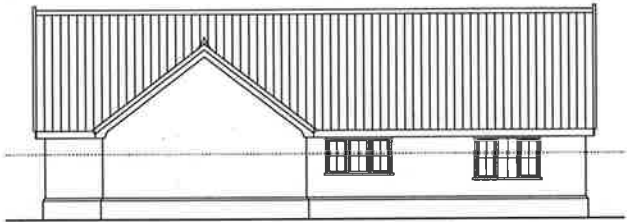




SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

External Materials

- Roof Red Panilise
- Walls Cream painted render
- Red brick plinth
- Windows White UPVC double glazed
- Doors White UPVC double glazed

C	02/09/14	North west elevation corrected to south west and height added	PAG	PAG
B	06/04/14	Tile block revised	PAG	PAG
A	28/10/13	Revised to client requirements	PAG	PAG
Rev:	Date:		Drawn:	Checked:

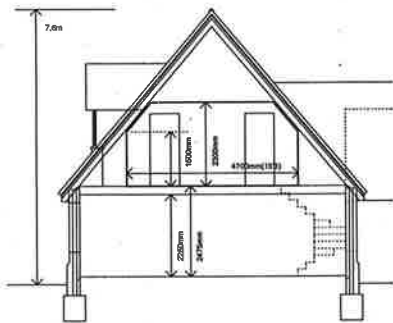
Proposed/Client:  
**PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW**

Project No: **1189**  
 Drawing No: **(SK) D6C**  
 Scale: **1:100**  
 Plot Area: **A3**

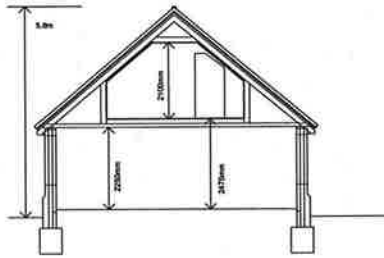
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 Tel, Dias (01378) 652272

Project No:	1189
Drawing No:	(SK) D6C
Scale:	1:100
Plot Area:	A3
Drawn By:	PAG 10/13
Checked By:	PAG 09/14
North:	(NB)

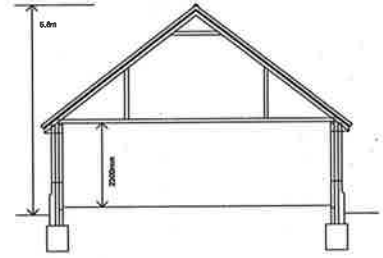
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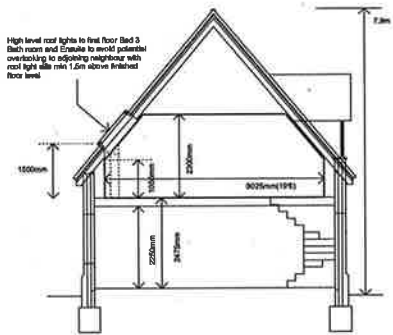
PLOT 1-SECTION AA



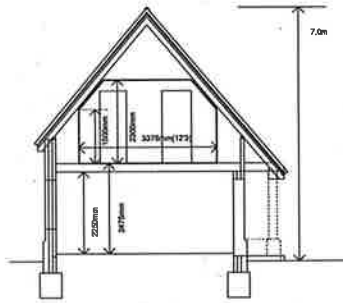
PLOT 1-SECTION BB



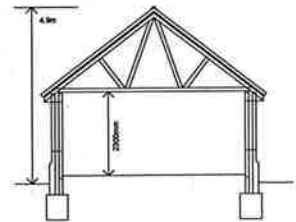
PLOT 3-SECTION AA



PLOT 2-SECTION AA



PLOT 2-SECTION BB



PLOT 3-SECTION BB

0	02/09/14	Section heights added
1	10/09/14	Plot 2 sections amended
2	05/06/14	Plot 2 Section AA revised
A	29/10/13	Revised to client requirements

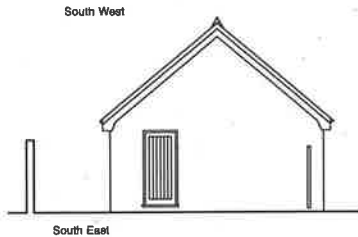
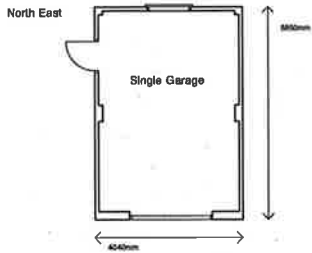
PAG	PAG
PAG	PAG
PAG	PAG
PAG	PAG

Rev:	Date:	Drawn:	Checked:
Proposed/Client:		Project No:	
PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW		1189	
Drawing:		Drawing No:	
AS PROPOSED - SECTIONS (PLOTS 1, 2 & 3)		(SK) 08D	
Scale:		Price Area:	
1:100		A3	
<p><b>PAUL GODDARD</b>  <i>Chartered Architect</i>          BA (Hons) DIP ARCH (Brighton) RIBA          St James The Heywood Dias Norfolk IP22 5TB          Tel. Dias (01378) 652272</p>		Drawn By: PAG 10/13 Checked By: PAG 09/14 Note: (NB)	

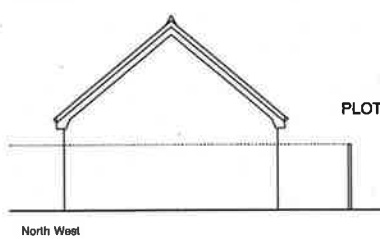
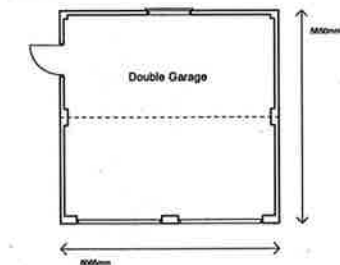
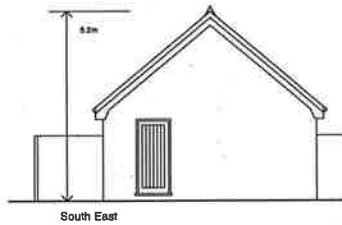
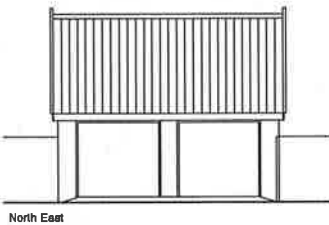
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**External Materials**  
 Roof Red Pantiles  
 Walls Red brick  
 Windows White UPVC double glazed  
 Doors White UPVC



PLOT 1 GARAGE PLAN & ELEVATIONS



PLOT 2 GARAGE PLAN & ELEVATIONS

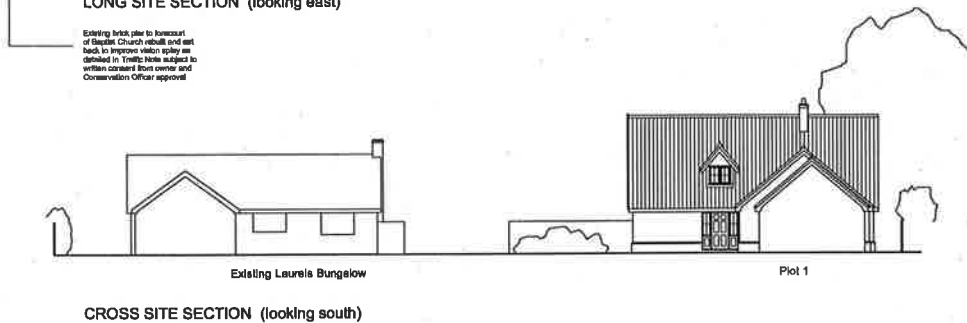
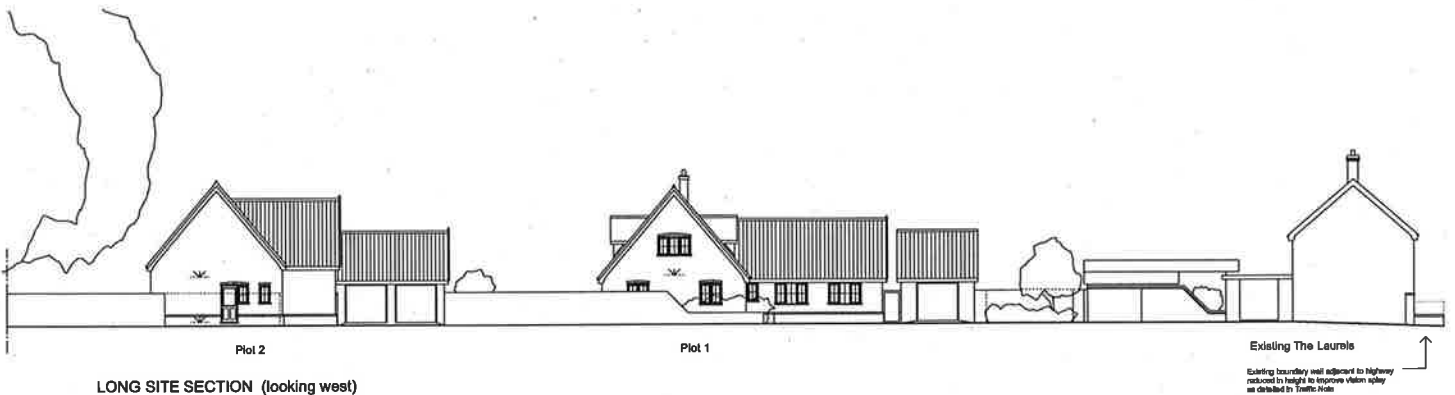
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Proposed Client:		Project No:	
PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW		1189	
Drawing:		Drawing No:	
AS PROPOSED - GARAGE PLANS & ELEVATIONS (PLOT 1 & 2)		(SK) 10	
Scale:		1:100	
Price Area:		A3	
PAUL GODDARD <i>Chartered Architect</i>		Drawn By:	
BA (Hons) DIP ARCH (Brighton) RIBA		PAG 09/14	
St James The Haywood Dias Norfolk IP22 5TB		Checked By:	
Tel. Dias (01379) 652272		PAG 08/14	
		North:	

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Rev:	Date:	Drawn:	Checked:
Proposed Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW		Project No: 1189	
Drawing: AS PROPOSED - NORTH EAST STREET ELEVATION		Drawing No: (SK) 11	
		Scale: 1:100 	
		Print Area: A3	
<b>PAUL GODDARD</b> <i>Chartered Architect</i> BA (Hons) DIP ARCH (Brighton) RIBA St James The Heywood Dine Norfolk IP22 5TB Tel. Dine (01378) 852272		Drawn By: PAG 02/15	
		Checked By: PAG 02/15	
		Note: (NB)	

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E	13/02/15	Notes added to entrance plan and brick wall	PAG	PAG
D	02/02/15	Long site sections looking west & east revised	PAG	PAG
C	17/05/14	Plot 2 amended	PAG	PAG
B	16/05/14	Plot 2 long section amended	PAG	PAG
A	06/04/14	Title block revised Planning notes added	PAG	PAG

Rev: \_\_\_\_\_ Date: \_\_\_\_\_

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

Project No: 1189

Proposed/Client: PROPOSED 3 NEW DWELLINGS ADJACENT LAURELS BUNGALOW, CHURCH STREET, STRADBROKE FOR MRS J WARD & MRS C MAYHEW

Drawing No: (SK) 09E

Scale: 1:200

Plot Area: A3

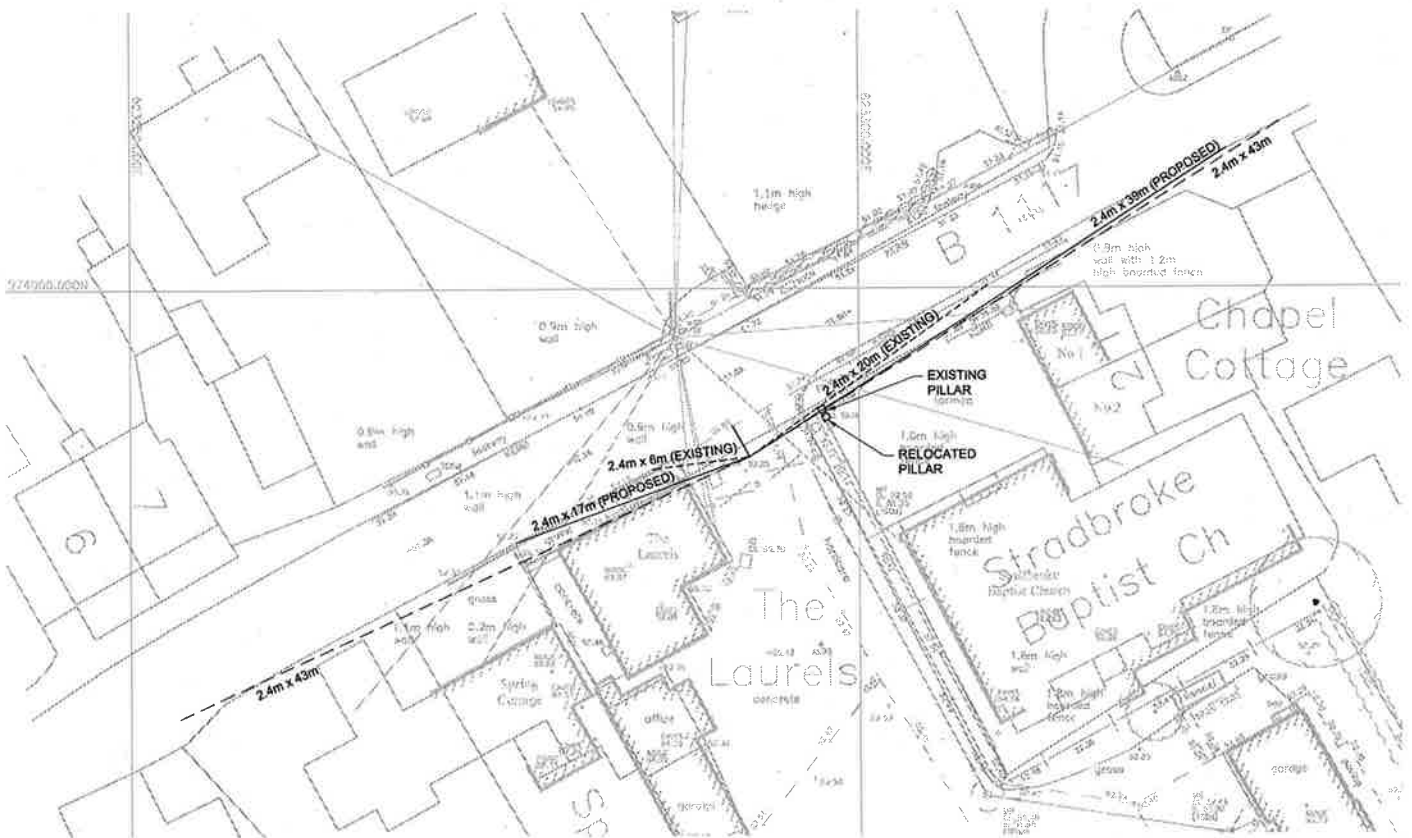
Drawn By: PAG 01/14

Checked By: PAG 02/15

North: (NB)

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MRS J WARD & MRS C MAYHEW

CHURCH STREET, STRADBROKE

P3	12.02.18	PRELIMINARY ISSUE_3	MEH	MAB
P2	29.01.18	PRELIMINARY ISSUE_2	MEH	MAB
P1	05.01.15	PRELIMINARY ISSUE_1	MEH	MAB
rev	date	details	by	check

drawn <b>PAUL GODDARD</b>				
CCL AD 1213 CAD DRAWING NOT TO BE HAND MODIFIED OR SCALED BY IN DOUBT ASK				
drawn	design	checked	scale	date
MEH	MEH	MAB	1:250@A3	05.01.15

title <b>VISIBILITY SPLAY PLAN</b>	
drawing number <b>205258-500-P3</b>	

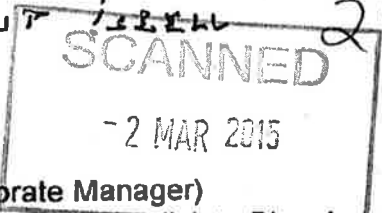


**Structural Engineers** **Civil Engineers** **Building Surveyors**

Canham Consulting Ltd The Old School School Lane, Norwich  
 Norfolk NR7 6EP. Tel: +44 (0)1603 430880 Fax: +44 (0)1603 430881  
 Email: mail@canhamconsulting.co.uk www.canhamconsulting.co.uk  
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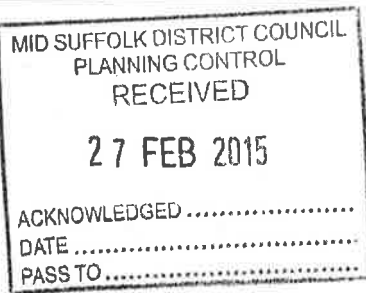
To IAN BUNBURY AND PHILIP JEBB 68 2532/14



MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager) See Planning Charter for principles. Paragraph references below link to Planning Charter.

Table with 2 columns: Question/Requirement and Answer. Rows include: 13.3 Describe policy considerations; 13.4 Detail planning reasons; 13.5 Detail wider District and public interest; 13.6 Describe impacts; 13.7 Confirm steps taken.



**PARISH COUNCIL**

Comments from: Stradbroke Parish Clerk

**Planning Officer:** Sian Bunbury  
**Application Number:** 2532/14  
**Proposal:** erection of 3 dwellings with alterations to access  
**Location:** land adjacent The Laurels Bungalow, Church Street, Stradbroke

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

The Parish Council considered the application and voted unanimously to recommend approval

**PLEASE NOTE:****Recommend Approval**

SIGNED: *Carol A Smy*  
on behalf of Stradbroke Parish Council  
DATED: 07.10.14





## HERITAGE COMMENTS

**Application No.:** 2532/14  
**Proposal:** Residential development  
**Address:** Land adjacent the Laurels bungalow Stradbroke

**Date:** 29/10/2014

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### SUMMARY

1. The Heritage Team recommends that additional information is supplied in the form of sketch which shows the views of the proposed development from the conservation area.

### DISCUSSION

The front section of this site is located within the Stradbroke Conservation Area and will be visible from Church Street, a key route within the conservation area. On this basis the elevations facing into the conservation area will have a direct impact upon the setting of the Stradbroke Conservation Area. The front elevation of Plot 1 comprises of a large amount of roof space, a dormer and a rather suburban, dominant door and side screen. The front elevation of Plot 3 comprises of only two windows. I am concerned that these elevations may not relate well to the conservation area and views from Church Street. An elevation from the street will clarify whether these concerns are justified. The front door detail to all three units does not fit with the design approach defined in the Design and Access Statement, "modern traditional vernacular style". The use of UPVC for windows and doors is also of concern. Materials would have to be very carefully conditioned. Whilst the Design and Access Statement highlights how important landscaping is, no landscape plan has been provided. Given the importance of the views into the site, this should be provided now.

71

**Name:** Steven King  
**Position:** Enabling Officer - Heritage

**HERITAGE COMMENTS**



**Application No:** 2532/14  
**Proposal:** Erection of 3 dwellings with alteration to access.

**Address:** Land adjacent The Laurels Bungalow, Church Street, Stradbroke

**Date:** 09/03/2015

**SUMMARY**



1. The Heritage Team considers that the proposal would cause
  - No harm to the adjacent listed buildings, their setting or the wider conservation area.
  - The Heritage Team recommends that the application is approved subject to conditions.

**DISCUSSION**

The site is partly within and adjacent to the Stradbroke conservation area and alongside several non-designated heritage assets. The proposals are to build three new buildings which are a mix of two story and single story buildings to match the scale of the existing building on the site.

The plot was previously occupied by a barn type building and some smaller sheds. The 1885 OS map identifies that the existing plot consisted of several different plots possibly associated with the buildings on Doctors Lane.

The adjacent non-designated heritage assets that are close by consist of the Stradbroke Baptist Chapel and several houses. The closest designated heritage asset is the conservation area along with the grade I listed church. Important views of the church will not be compromised and neither will the wider setting. The impact on the conservation area will be slight as the infill development will only be visible from a few locations, mainly around the access road onto Church Street. The proposed buildings will have an impact on the conservation area which will be similar in nature to the existing bungalow that is situated directly to the rear of the Methodist Chapel. The gable end of plot 2 appears to be a dominant feature of the development site when it is viewed from Church Street. It would be preferable to reduce the scale of this however it is important from an urban design point of view to have positive active frontages facing the highway.

The proposed materials for the buildings are generally acceptable however powder coated aluminium should be used for the window frames rather than UPVC. These should be detailed through condition along with the roof tiles and the specification of the render.

It is proposed to move one of the brick piers that frame the frontage of the Methodist chapel. This is intended to improve vision for vehicles exiting the site. However these pillars form a balanced frame to the frontage of the Methodist chapel and they should remain in situ.

**Name:** Mark Wilson  
**Position:** Enabling Officer – Heritage

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED  09 MAR 2015 ACKNOWLEDGED .....
DATE .....
PASS TO .....

74

**From:** David Pizzey  
**Sent:** 01 April 2015 10:05  
**To:** Sian Bunbury  
**Cc:** Planning Admin  
**Subject:** 2532/14 Land adjacent to The Laurels, Stradbroke.

Sian

I have no objection to this application subject to it being undertaken in accordance with the arboricultural report recommendations. An appropriate condition should be used for this purpose.

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  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** Gill Damant  
**Sent:** 29 September 2014 13:36  
**To:** Planning Admin  
**Subject:** Re consultation 2532/14/FUL erection 3 dwellings with alteration to access- Land adjacent The Laurels Bungalow, Church Street, Stradbroke

With reference to the above mentioned consultation I advise that I am unable to make an assessment as the Land Contamination Questionnaire has not been included with the application.

I would recommend that the questionnaire be submitted (the form may be downloaded from the Council's website via the following link <http://www.midsuffolk.gov.uk/environment/environmental-protection/contaminated-land/development-on-potentially-contaminated-land/>)

If the form is not submitted then I would recommend refusal on the grounds of insufficient information.

Regards,

Gill Damant  
Environmental Management Officer - Environmental Protection  
Babergh & Mid Suffolk District Council - Working Together  
Mid Suffolk:01449 724706  
e:gill.damant@midsuffolk.gov.uk  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Please note: I work Monday to Wednesday

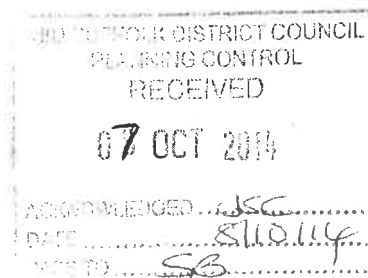
76

2532/14

Your Ref: MS/2532/14  
Our Ref: 570\CON\2436\14  
Date: 08 October 2014  
Enquiries to: Kyle Porter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



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



For the Attention of: Sian Bunbury

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/2532/14**

**PROPOSAL:           Erection of 3 dwellings with alteration to access**  
**LOCATION:            Land Adjacent The Laurels Bungalow, Church Street, Stradbroke**

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused.

Following a site investigation Suffolk County Council has obtained visibility splay measurements of the access onto Church Street have been undertaken. At a setback of  $x=2.4m$  at the centre of the access in either direction the  $y$  splays do not reach 15m. The appropriate standards for the location (within a 30mph speed limit, centre of village setting where vehicle speeds are low) are taken from Manual for Streets, requiring  $x=2.4m$ ,  $y=43m$  visibility splay. The current visibility in both directions is restricted by permanent fixtures (exiting right: wall & exiting left: building) therefore it cannot be improved and at present is a significantly sub-standard access.

Yours faithfully

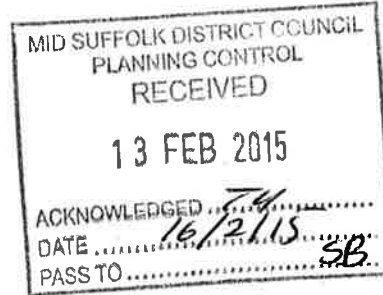
**Mr. Peter Black**  
**Development Management Senior Engineer**  
Highway Network Management  
Economy, Skills & Environment

77

Your Ref: MS/2532/14  
Our Ref: 570\CON\2436\14  
Date: 13/02/2015  
Enquiries to: Kyle Porter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



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



For the Attention of: Sian Bunbury

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990-CONSULTATION RETURN MS/2532/14**

**PROPOSAL:           Erection of 3 dwellings with alteration to access**  
**LOCATION:            Land Adjacent The Laurels Bungalow, Church Street, Stradbroke**  
**ROAD CLASS:        B1117**

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

Appendix B shows a "highways no objection" response dated 23/04/2007. However, this was only an informal request, it states in the aforementioned response "The above informal advice is based on the information readily available, and does not bind the County Council on its response to any future planning application consultation". Furthermore, due to this letter being from 2007 standards have since changed and SCC only work with up to date frame work and planning policies.

In addition to this, Drawing Number: 205258-500-P2 states that proposed visibility splays are: "2.4m x 17m & 2.4m x 39m", The letter from SCC dated 11/12/2014 stated "The appropriate standards for the location (within a 30mph speed limit, centre of village setting where vehicle speeds are low) are taken from Manual for Streets, requiring x=2.4m, y=43m visibility splay". These requirements are still applicable to this application in the absence of measured speeds being obtained via a properly conducted speed survey and SCC nor MfS would support any reduction to the standards in the absence of measured speeds.

Due to the proposal being for 3 dwellings, which will severely increase vehicle numbers, on a proposed access with substandard visibility which is subsequently detriment to highway safety, SCC will be recommending MS/2532/14 be refused.

Yours faithfully,

**Peter Black.**  
**Development Management Senior Engineer**  
Highway Network Management Group  
Economy, Skills & Environment



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Your Ref: MS/2532/14  
Our Ref: 570\CON\2436\14  
Date: 13/02/2015  
Enquiries to: Kyle Porter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



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

For the Attention of: Sian Bunbury

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990-CONSULTATION RETURN MS/2532/14**

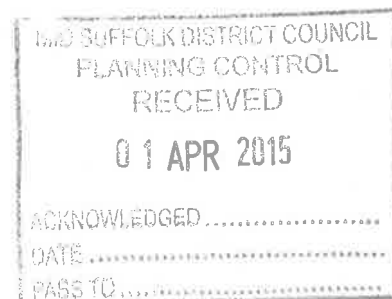
**PROPOSAL:           Erection of 3 dwellings with alteration to access**  
**LOCATION:            Land Adjacent The Laurels Bungalow, Church Street, Stradbroke**  
**ROAD CLASS:        B1117**

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

Following an independent automatic traffic count survey carried out January 2015, the 85th%ile speeds for Church Street, Stradbroke (Att - LCOL, OSGR: TM 23281 73978) are: East Bound: 32.4mph, West Bound: 32.7mph. The absolute minimum requirement for visibility splays of vehicular accesses at this location (taken from Table 7.1 Derived SSDs for streets MfS DfT) is 2.4m x 45m in both directions. Having obtained measured speeds SCC would not be prepared to accept anything less than 2.4m x 45m considering it has now been confirmed that vehicle speeds are higher than 30mph. The reason for this increase in visibility requirement is due to the fact that 2.4m x 43m is the requirement for roads of 30mph speed limits, after obtaining measured speeds, which are an increase on 30mph the visibility requirements increase to coincide with the measured speeds. The new proposal for 3 new dwellings will intensify the use of the existing access which has sub-standard visibility splay in both directions due to an existing wall, hedge and a house. Unless the required visibility can be provided SCC consider this proposal will be detrimental to highway safety and will be recommending MS/2532/14 be refused.

Yours faithfully,

**Andrew Pearce**  
**Senior Development Management Engineer**  
Highway Network Management Group  
Economy, Skills & Environment



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

Philip Isbell  
Professional Lead Officer, Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Enquiries to: Abby Antrobus  
Direct Line: 01284 741231  
Email: [abby.antrobus@suffolk.gov.uk](mailto:abby.antrobus@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2014\_2532  
Date: 30 September 2014

For the Attention of Sian Bunbury

Dear Mr Isbell

**Planning Application 2532/14 – Land adjacent to The Laurels Bungalow, Church Street, Stradbroke: Archaeology**

This application to build 3 dwellings affects an area of archaeological interest, in the medieval settlement core of Stradbroke. The site is approximately 100m from both the medieval parish church of All Saints (County Historic Environment Record SBK 016) and the medieval moated site now occupied by 'The Priory' (SBK 004). The site is shown as being relatively undeveloped on historic maps from the 1880s onwards. There is potential for well-preserved archaeological deposits to exist on this site, relating to historic occupation, activity and the development of Stradbroke. Any ground-work associated with the proposed development has the potential to cause significant damage or destruction to any underlying archaeological heritage assets.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with paragraph 141 of the *National Planning Policy Framework*, 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.

The following archaeological conditions are recommended:

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 part 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 Strategic Policies SP1 and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) 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.*

A two stage approach to the archaeological works would be advised:

Stage 1: Evaluation by desk-based assessment/trenching within areas of proposed development, to assess the extent and nature of any surviving archaeological features/finds.

Stage 2: a) Nothing if the evaluation is blank or, b) excavation prior to development of selected areas of archaeology which would otherwise be damaged or destroyed or, c) monitoring of the building contractor's groundworks, recording anything which turns up.

I would be pleased to offer guidance on the archaeological work required and as advisor to Suffolk Coastal District Council, I will, on request of the applicant, provide a specification for the archaeological investigation. Please see our website for further information on SCCAS Conservation Team procedures and costs:

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

Please do get in touch if there is anything that you or the applicant would like to discuss,

Yours sincerely

*Abby Antrobus*

Senior Archaeological Officer,  
Conservation Team

**PLANNING CONSULTATION RESPONSE**

**COMMUNITIES OFFICER (SPORTS)**

**OPEN SPACE, SPORT AND RECREATION STRATEGY**

**2532/14 – STRADBROKE**

**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. 2532/14 – Stradbroke**

- 2.1 The contribution for 3no x 3 bedroom dwellings (12 persons) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £8,604.00. This broken down as follows:

Play Areas	£	-
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£	-
Informal recreation space	£	-
Village Halls and Community Centre	£	3408
Swimming pools	£	1152
Sports Halls	£	2160

Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£	1620
STP	£	264
Total	£	8604

### 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 Stradbroke. This includes the parishes of Stradbroke, Laxfield and Wilby. There are current projects to try to enlarge and improve the community centre in Stradbroke and to provide additional storage. The Coronation Hall at Wilby has recently been upgraded but funding is still being sought for further improvements including improving the car park. Laxfield has a relatively new village hall but their sports pavilion is in need of renovation to meet modern standards.

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

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities.

The Sports Hall which is at the High School used by the community and the swimming pool in Stradbroke will both need replacing in the long term and funds are currently being collected for this purpose. In any case both facilities will require in the very least significant refurbishment in the future because of age, deterioration and changing demands.

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. Stradbroke High School does have a Multi-use games area which is available to the wider community and due to the high demand for this facility funding is currently being sought to provide additional floodlighting to maximise usage. In the future it will require further upgrading and improving to be able to accommodate the needs of the growing local population through new housing in the sub-district. Any new development within the Stradbroke sub-district will exacerbate the current problem.

It is essential that these facilities are maintained and improved otherwise there would be question marks about the sustainability of the location for development

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

## EXECUTIVE SUMMARY (extracts from the Needs Assessment)

### Playing pitches and other outdoor facilities

- **Football** - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.

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

### **Informal recreation space**

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

### **Play facilities**

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

### **Built facilities**

- Sports halls - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy

demand from existing and future centres of population. A number of possible options are available to meet these requirements:

- A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
- Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
- Development of one/two court halls in 2 strategic locations in the rural areas.

In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.

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

In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.
- **Indoor bowls** - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.
- **STPs** - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
  - The provision of an additional STP in the Stowmarket area
  - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.

By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.
- **Village/community halls.** Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m<sup>2</sup> per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

#### Future standards of provision

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

Table 1	
Playing pitches	1.6 ha/1000
Other outdoor sport	0.12 ha/1000
FMGAs	0.04 ha/1000
All outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000

Play	0.2 ha/1000
Sports halls	0.26 courts/1000
Swimming pools	9.18 m <sup>2</sup> /1000
STPs	0.03 pitches/1000
Village/community halls	150 m <sup>2</sup> /1000

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

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>