

**Title:** Committee Site Plan

**Reference:** 0683/15

**Site:** Jokers Night Club, Ipswich Street, Stowmarket



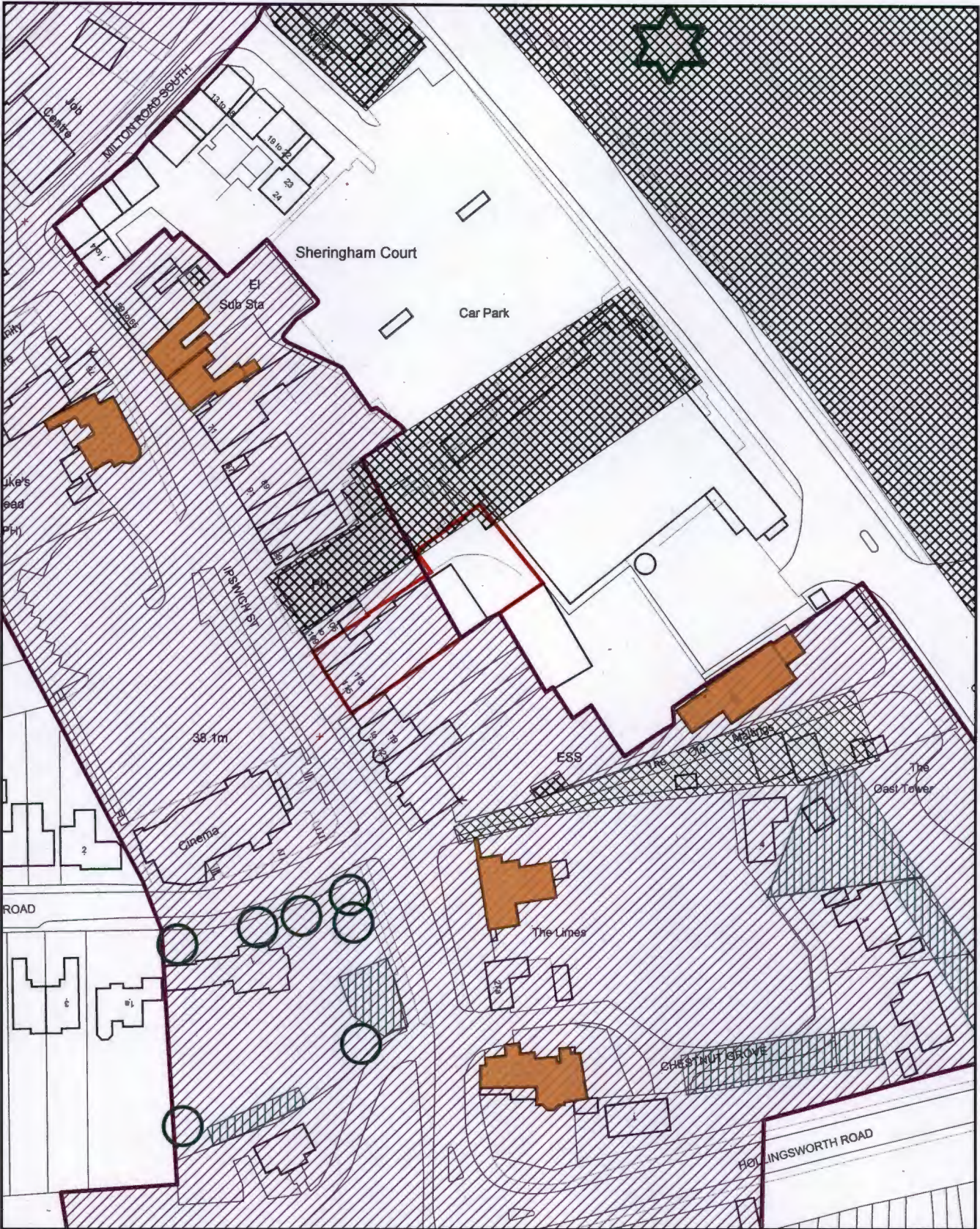
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
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**Title:** Committee Constraints Map

**Reference:** 0683/15

**Site:** Jokers Night Club, Ipswich Street, Stowmarket



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Site Location Plan

1:1250

Rev	By / Date	Amendment	Chk'd
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 E-MAIL : info@johnsarchitects.co.uk  
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CLIENT

Havebury Housing Partnership

PROJECT

Jokers, Ipswich Street, Stowmarket

DRAWING TITLE

Site Location Plan

Gary Johns Architects

16

SCALE @ A1	STATUS
1:1250	PLANNING

DRAWN	CHECKED	DATE
SR	GJ	18/06/2014

DRAWING NUMBER	REVISION
14-217   001	.

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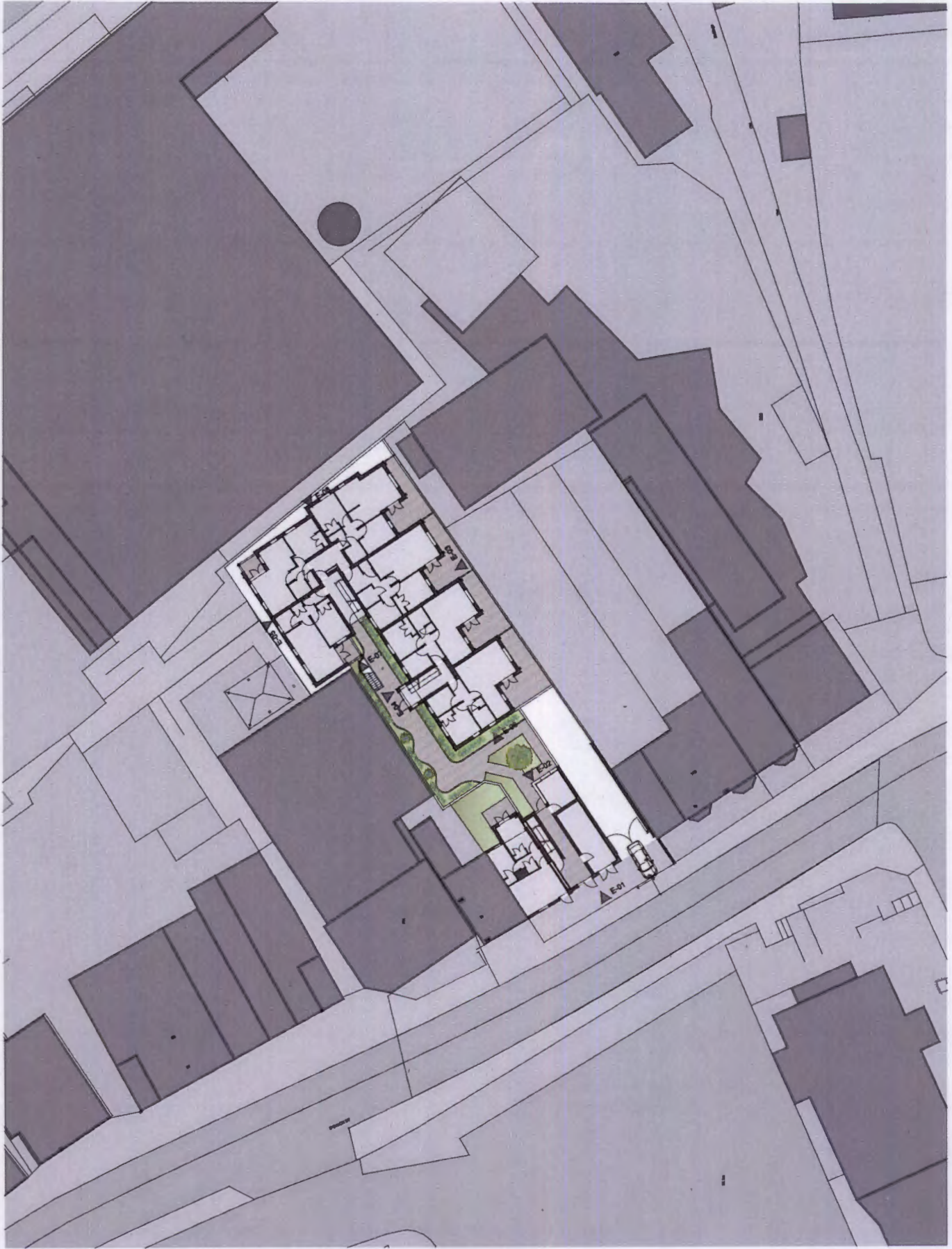
DATE	14/03/2014	PROJECT	14-217
BY	GH	CLIENT	015
CHECKED		PROJECT	E
SCALE	1:200	PLANNING	
DATE	14/03/2014	DATE	
BY	GH	DATE	
PROJECT	14-217	DATE	
CLIENT	015	DATE	
PROJECT	E	DATE	

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GH  
Newbury Housing Partnership

PROJECT  
Johns, Kenneth Street, Stonehouse

PROJECT TITLE  
Proposed Site Plan



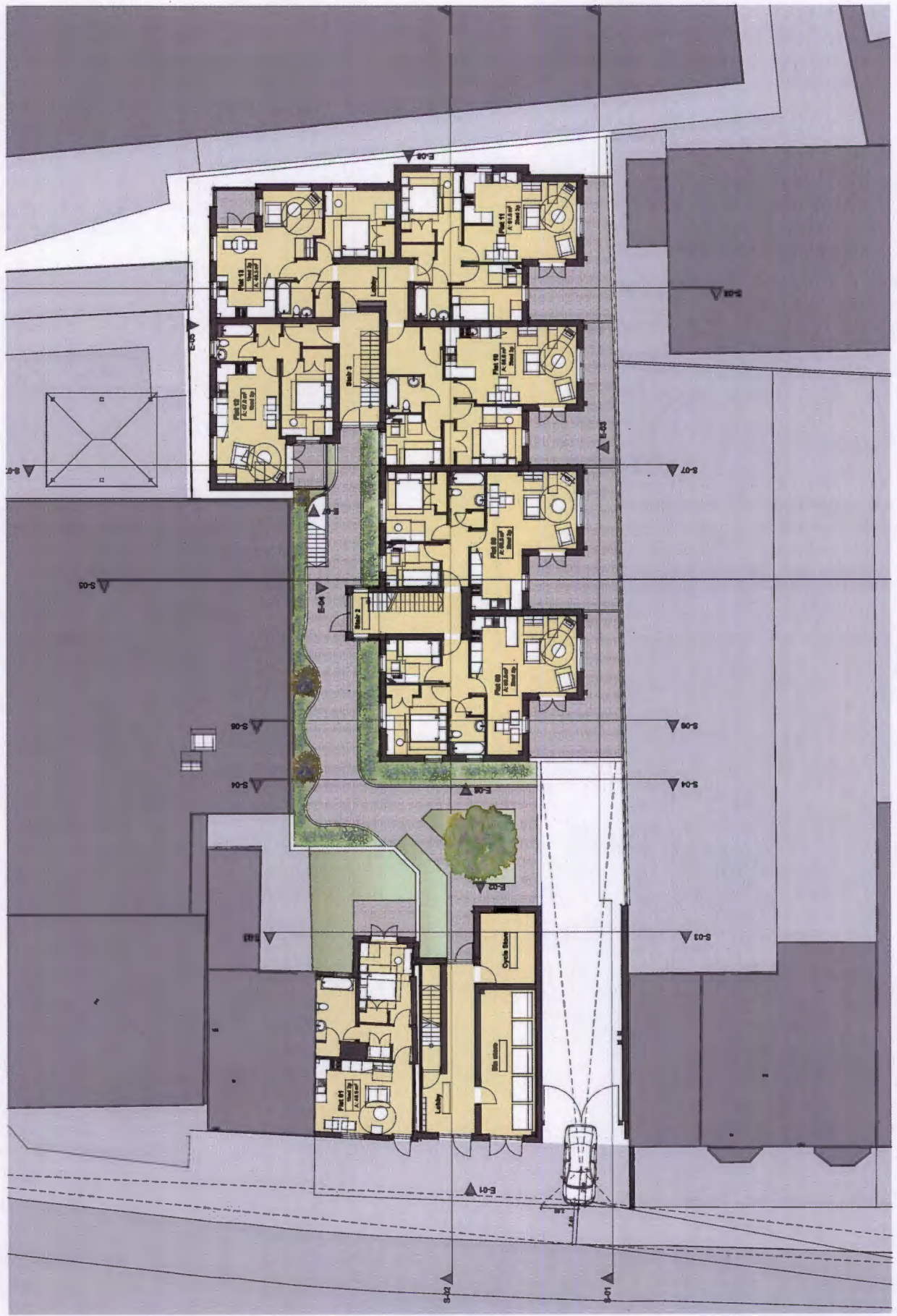
Proposed Site Plan 1:200

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18

DATE	14/01/14
BY	JG
CHECKED	JG
SCALE	1:100
PROJECT	14-217
REVISION	F

**Gary Johns Architects**  
 14-217  
 016  
 F



1:100

Ground Floor

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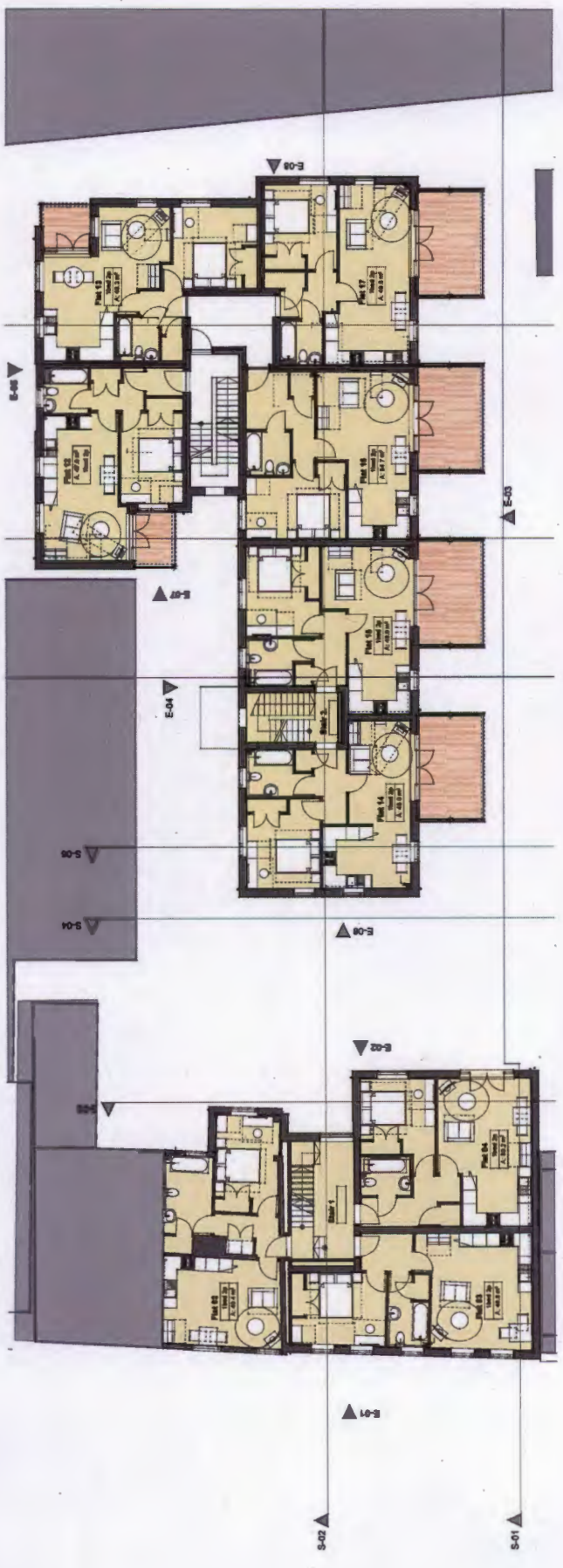
CLIENT: Haverley Housing Partnership

PROJECT: Jervis, Ipswich Street, Stowmarket

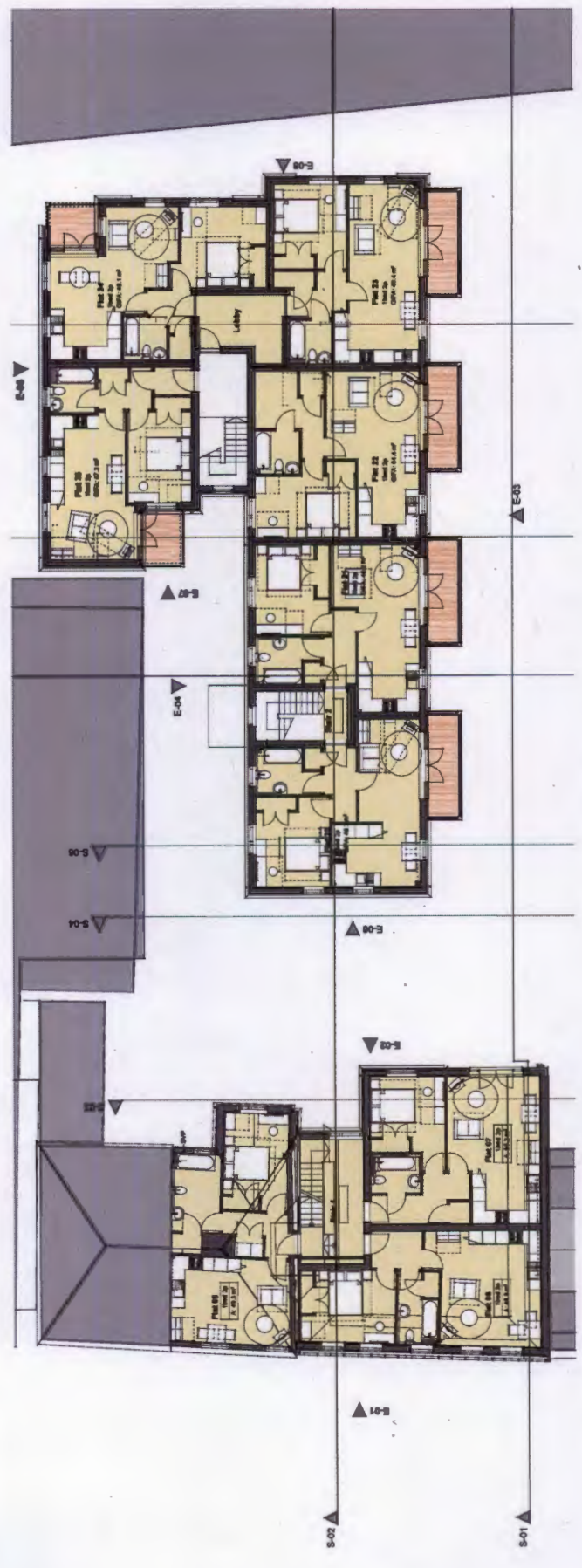
STANDARD TITLE: Proposed Upper Floor Plans

SCALE: 1:100  
 DATE: 11/09  
 DRAWN: PLANNING  
 CHECKED: DJF  
 BY: GJ  
 NUMBER: 000002014

DATE: 14-217 017  
 REVISION: F



First Floor 1:100

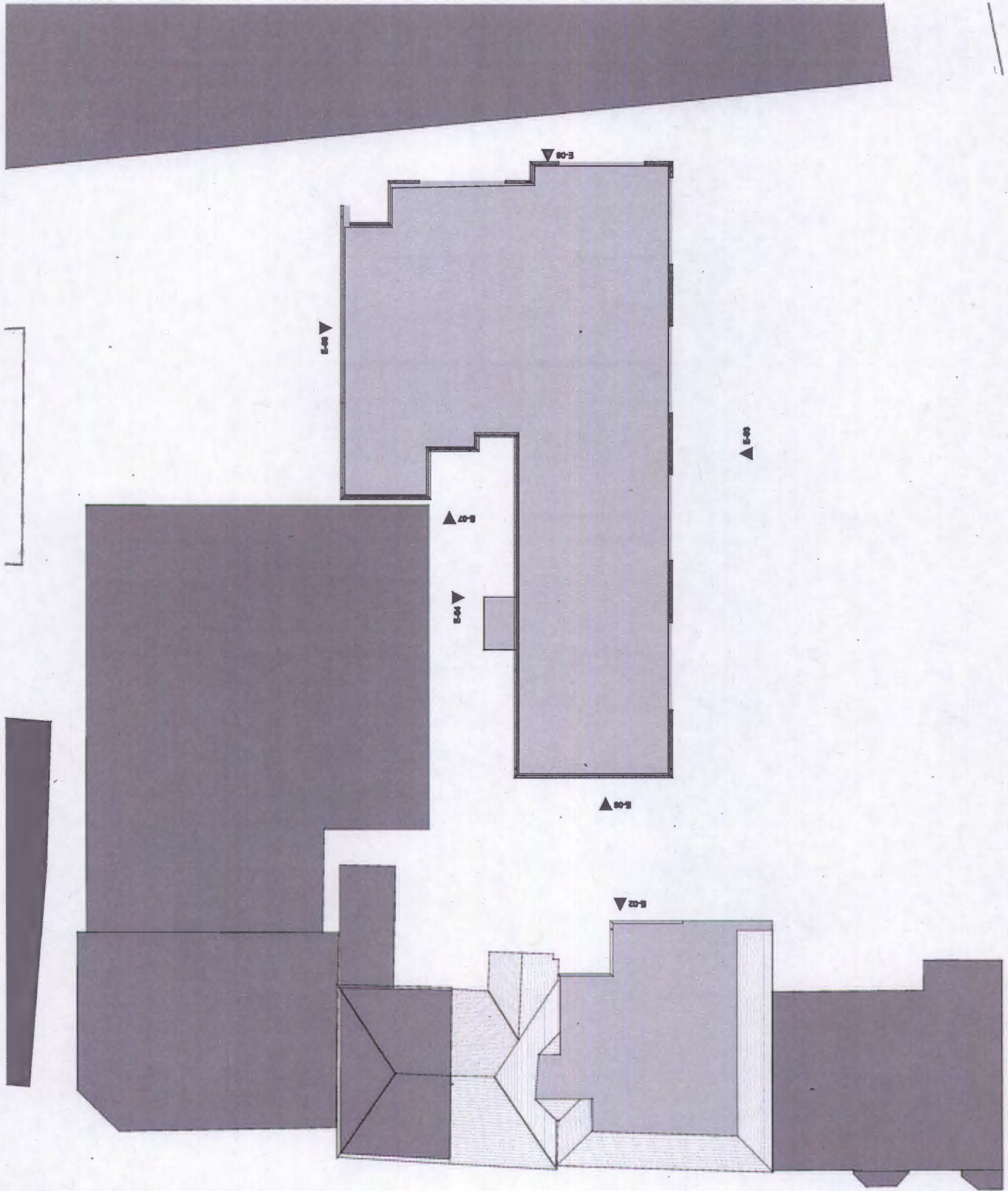


Second Floor 1:100

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20

2020 - 01/10/2020		DATE
01/10/2020		DATE
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GARDEN		
Horsebury Housing Partnership		
PROJECT		
Johns, Ipswich Street, Stowmarket		
DRAWING NO.		
Proposed Roof Plan		
SCALE	DATE	BY
1:100	PLANNING	08/09/2014
BR	CU	08/09/2014
DRAWING NO.		018
PROJECT NO.		0



1:100

Roof Plan

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DATE: 14/02/14  
 DRAWING NO: 14-217-025  
 PROJECT: 14-217

PROJECT: 14-217  
 CLIENT: GUY BENTLEY  
 ARCHITECT: GARY JOHN'S ARCHITECTS



E-01 Elevation 1:100



E-02 Elevation 1:100



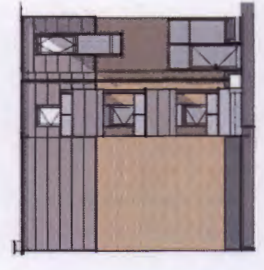
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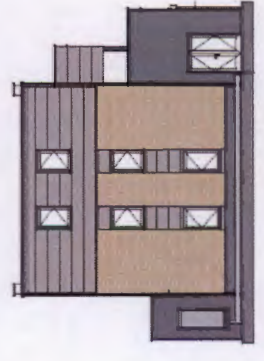
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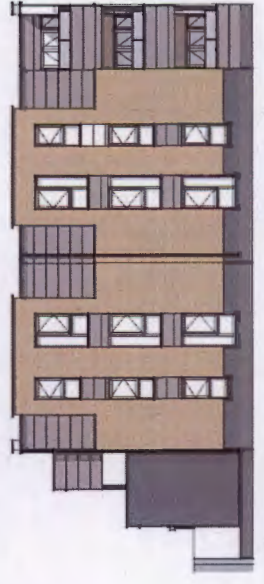
E-05 Elevation 1:100



E-06 Elevation 1:100



E-07 Elevation 1:100

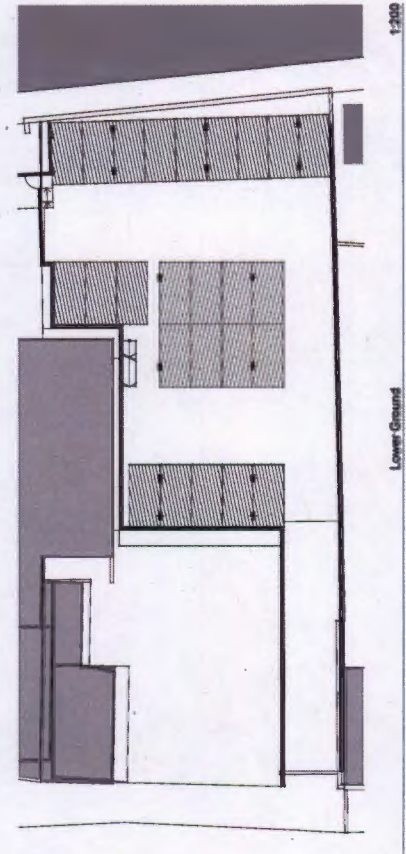
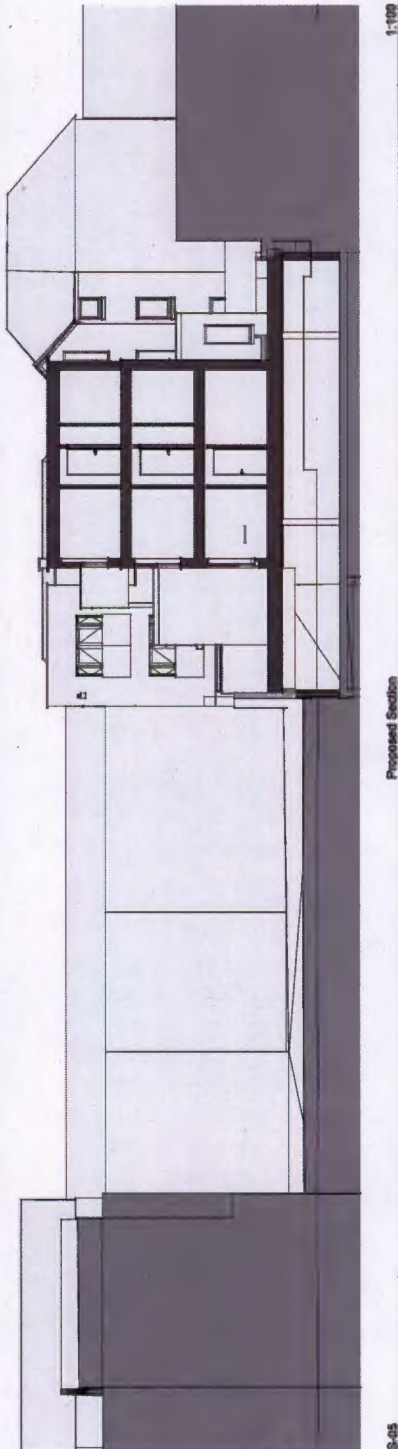


E-08 Elevation 1:100



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Drawn	WB: www.garyjohnsarchitects.co.uk
Checked	
Scale	1:100, 1:200
Date	14-2-17
Project	026
Sheet	C



23





25



26

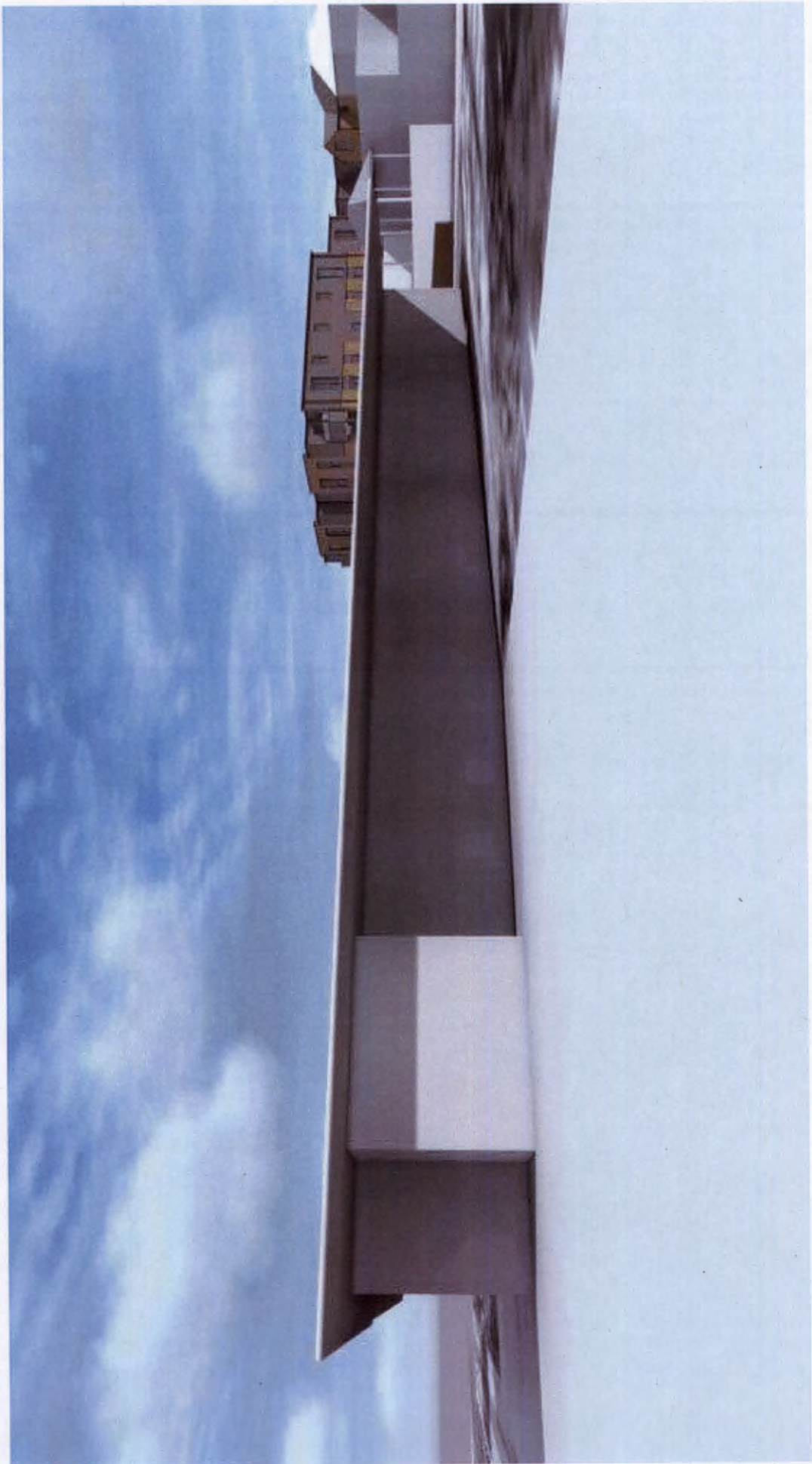


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0683/15

**Michelle Windsor**

**From:** Michelle Marshall <Michellelm@stowmarket.org>  
**Sent:** 02 April 2015 15:55  
**To:** Planning Admin  
**Subject:** Planning application 0683/15

**Categories:** Michelle dealing with

Please see below for comment from Stowmarket Town Council regarding planning application 0683/15.

That no objection be raised to the grant of planning consent subject to the following:

- i) That further consideration be given to the proposed Juliet balconies, a design feature which does not respect the character of the surroundings, contrary to planning policy H13; and
- ii) That, in the case of 50% of the dwellings, priority be given to those with a local connection with the arrangement to be established in perpetuity.

Kind regards,  
Michelle

Michelle Marshall  
Deputy Town Clerk

Stowmarket Town Council  
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

01449 612060 | [michellelm@stowmarket.org](mailto:michellelm@stowmarket.org)

Planning Control	
Received	
2 APR 2015	
Ackno Vtdged	mw
Date	08.04.15
By	mp

32

**From:** Emma Coone  
**Sent:** 24 August 2015 11:20  
**To:** Planning Admin  
**Subject:** 0683/15 - Amended Plans - Strategic Housing Comments

**Proposal – Partial demolition of existing nightclub to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent. Location – Jokers Nightclub, 111 Ipswich Street, Stowmarket**

I have reviewed the application and maintain that the advice of my colleague, Delia Cook, on 8<sup>th</sup> April 2015 remains valid.

Emma Coone  
Housing Development Officer – Strategic Housing  
Babergh and Mid Suffolk District Councils – Working Together

01449 724517

[emma.coone@baberghmidsuffolk.gov.uk](mailto:emma.coone@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) or [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

33

0683/15



## Consultation Response Pro forma

1	<b>Application Number</b>	0683/15/FUL	
2	<b>Date of Response</b>	8 April 2015	
3	<b>Responding Officer</b>	Name:	Delia Cook
		Job Title:	Housing Development Officer
		Responding on behalf of...	Strategic Housing, Mid Suffolk District Council
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection  <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center; font-weight: bold;">Planning Control Received</p> <p style="text-align: center; font-weight: bold;">08 APR 2015</p> <p>Acknowledged .....</p> <p>Date .....</p> <p>Pass to .....</p> </div>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Generally, the Strategic Housing Team is supportive of this proposal as it will make a significant contribution to affordable housing provision within an area where there is strong demand for the type of accommodation that will be delivered on site, 1 and 2 bedroom accommodation.</p> <p>Specifically, in terms of affordable housing the site will deliver 25 much needed 1 and 2 bedroom units which reflects the current affordable housing need within Stowmarket. The Council's Choice Based Letting system identifies a total of 324 registered applicants as at June 2014 who are seeking accommodation within Stowmarket. The District wide affordable housing need total as at August 2014 is 920, therefore over 33.3% of the total District wide need is related to Stowmarket itself. Of those registered applicants circa 86% have identified a need for 1 or 2 bedroom accommodation.</p> <p>The Strategic Housing Market Assessment for the Ipswich area (revised in 2012) also supports the identified need for 1 and 2 bedroom accommodation and suggests that these units should form 46% and 36% respectively of total new housing delivery. This</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>survey also identified a net annual need for 229 affordable homes per annum within the Mid Suffolk District.</p> <p>The scheme, that is a substantial development due to the number of units proposed on the site, is also welcome due to the low numbers of affordable dwellings that are currently being delivered on Stowmarket Area Action Plan s.106 sites. The site has the advantage of being located close to local shops and leisure outlets as well as local bus routes.</p> <p>The development will be subject to a s.106 obligation and as such the housing provided within it will be available to housing applicants within the whole District, however dwellings will be allocated in accordance with the Councils allocations policy that contains a cascade mechanism whereby those applicants in need who meet the local connection criteria will be given priority.</p> <p>Over the last 12 months planning applications for housing within Stowmarket have not delivered required percentage of affordable housing. Consequently, there is an increasing shortfall in the provision of affordable housing units to meet existing demand.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

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**From:** David Harrold

**Sent:** 25 August 2015 11:59

**To:** Mark Pickrell

**Subject:** Plan Ref 0683/15/FUL. EH - Other Issues. AMENDED PLANS. Jokers Night Club 111 Ipswich Street Stowmarket

Thank you for consulting me on the above application and amendments made.

I note the report from the Suffolk Design Panel and do not have anything to add further to my advice on noise issues.

If there was anything specific you want me to comment on in respect of any amendments, please let me know.

David Harrold MCIEH

Senior Environmental Protection Officer  
Babergh and Mid Suffolk Council

01449 724718

Plan Ref 0683/15/FUL Jokers 111 Ipswich Street, Stowmarket

Thank you for consulting me on the above application and the Environmental Noise Assessment submitted by Sound Acoustics (SA) in respect of the proposed residential development.

The assessment identifies three main dominant noise sources that will affect the development as:

1. Road traffic along Ipswich Road,
2. Mechanical plant associated with ventilation and air conditioning equipment at the Willow Tree Public House and Morrisons' Supermarket
3. People noise in the external seating/smoking (beer garden) areas of the Willow Tree Public House.

The report advises that the proposed development will be located in a noisy commercial area of Stowmarket where average external daytime and night time noise levels are likely to exceed the limits, suggested by BS 8233 as being acceptable for external and internal living spaces.

In particular, dwellings facing the noise from the street, mechanical plant or people in the 'beer garden', will be affected by noise of such an intensity that windows will need to remain shut for some of the time or all of the time during the night in order to achieve a good internal noise standard for habitation, including sleep.

If windows were partially left open it is likely that such noise will have a significant and adverse impact on the internal noise climate of those dwellings, causing disturbance, premature waking and sleep loss.

The National Planning Policy Framework (NPPF) and relevant Planning Practice Guidance (PPG) recommend that planning decision should be avoided where the perception of noise is noticeable and disruptive and such that it has a significant adverse impact. However, neither the NPPF nor the Noise Policy Statement for England (NPSE) expects noise to be considered in isolation to other social, economic and environmental benefits. PPG also states:

"The planning process should avoid this (*significant adverse effects*) occurring, by using appropriate mitigation...."

And

"Such decisions must be made taking into account the economic and social benefit of the activity..."

It is likely that some of the future occupiers of the proposed residential premises would need to keep their windows closed for most of the night time period and some of the daytime period.

In mitigation SA recommend a high standard of acoustic double glazing and alternative acoustic ventilation for specific dwellings, to quote:

“All living rooms on front building facing Ipswich Street, Rw 27 dB glazing, Dne,w 32 dB vents  
 All bedrooms on front building facing Ipswich Street, Rw 38 dB glazing, Dne,w 44 dB vents  
 All living rooms on front building rear facade, standard glazing, standard vents  
 All bedrooms on front building rear facade, standard glazing, standard vents  
 All bedrooms on rear building facing Willow Tree plant, Rw 29 dB glazing, Dne,w 44 dB vents  
 All living rooms on rear building facing Morrisons, standard glazing, standard vents  
 All bedrooms on rear building facing Morrisons, Rw 29 dB glazing, Dne,w 40 dB vents  
 All living rooms on rear building facing Willow Tree, standard glazing, standard vents\*  
 All living rooms on rear building facing The Mix, standard glazing, standard vents  
 All bedrooms on rear building facing The Mix, standard glazing, standard vents”

The report demonstrates (by calculation) that via the adoption of a higher standard of acoustic glazing and alternative acoustic ventilation, internal noise levels for the proposed dwellings will meet acceptable criteria.

I would advise you that these mitigation measures can be regarded as appropriate if you consider there are significant wider social and economic benefits of the development.

Should approval be given to the development, I would therefore recommend the condition:

The residential accommodation shall be constructed so as to provide sound insulation against external noise to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB LAmax (measured with F time weighting) for bedrooms, and 35 dBA LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided. Construction of the residential premises shall not commence until a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing.

Reason: To avoid any significant adverse impacts from external noise on the occupiers and habitation of the proposed dwellings.

David Harrold MCIEH





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Historic England

0683115

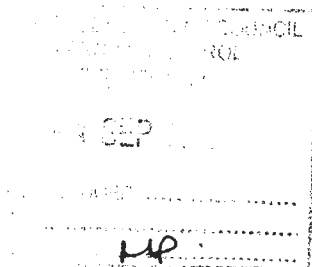
## EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582721

Our ref: P00449990

2 September 2015



Dear Mr Pickrell

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
JOKERS NIGHT CLUB, 111 IPSWICH STREET, STOWMARKET  
Application No 0683/15**

We have received amended proposals for the above scheme. We do not wish to comment in detail, but offer the following general observations.

**Historic England Advice**

Thank you for consulting Historic England on revised plans for the proposed development of a new residential block and demolition of the frontage building, number 111 Ipswich Street. As stated in our letter of 31st March 2015 we do not object to the erection of a new building on the rear of the plot but consider the frontage building to be an undesignated heritage asset which contributes to the significance of the conservation area. We remain of the view that the frontage building could be retained and adapted but that to remove it would result in harm to the significance of the area in terms of paragraphs 132 and 134 of the NPPF. We therefore do not support the application but would encourage an alternative approach to the development.

**Recommendation**

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



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Yours sincerely

**David Eve**

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



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SCANNED  
- 9 APR 2015

EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582721

Our ref: P00449990

Planning Control  
Received  
- 9 APR 2015  
Acknowledged .....  
Date ..... mp

31 March 2015

Dear Mr Pickrell

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

**JOKERS NIGHT CLUB, 111 IPSWICH STREET, STOWMARKET**  
Application No 0683/15

Thank you for your letter of 13 March 2015 notifying Historic England of the above application.

**Summary**

This application proposes the demolition and replacement of a building in the Stowmarket conservation area and the construction of a large new building to the rear. We consider the demolition would result in harm to the significance of the conservation area, but that an alternative approach could enhance it.

**Historic England Advice**

The application proposes the demolition and replacement of number 111 Ipswich Street <x-apple-data-detectors://0>, a building in the Stowmarket conservation area. The application is accompanied by a detailed historic buildings assessment which reveals that the building originated in the late 17th century and that part of the original timber frame remains inside the present building. This early fabric was subsequently extended and enclosed by structure of late 18th or early 19th century date, part of which remains in situ, before the whole was extended and refaced in the later 19th century to create what is in essence the building now seen in the conservation area.

Despite this multi-phase history of building on the site for over three hundred years the assessment concludes the building is of not of 'historical significance.' This conclusion seems to be based on the fact that only a fragment of the original timber framed building survives. However, the assessment shows number 111 to contain confident evidence of building on the site over several centuries. It is a good example of the development and reuse of building plots in Stowmarket, a process which gives the settlement important parts of its character. While it might not be a building of national



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importance worthy of statutory listing it is certainly one of historic interest and an undesignated heritage assets in terms of paragraph 135 of the National Planning Policy Framework.

The heritage section within the design and access statement aims to consider the existing building in terms of the conservation area, but does not address the contribution the existing building makes to the area's significance. It does state that Ipswich Street 'has developed over time with Victorian and 20th century infill...simple in form and typically 2-3 storeys in height.' The Victorian street facade on number 111 fits in very well with this description. The Council's Conservation Area Character Appraisal mainly considers areas to the rear of Ipswich Street or the outer parts of Ipswich Road, but there is considerable consistency in the street fronts of the historic buildings on the northern side of the Street and most modern development fits with this in terms of form and scale.

Ipswich Street features a number of modest historic buildings similar to number 111, most of which could be improved but which make positive contributions to this part of the conservation area. The recent alterations to the street facade of number 111 are quite superficial (modern awnings and replacement windows) and the building compliments others on the street. It makes a positive contribution to the character and appearance of the conservation area and contributes to its significance as a designated heritage asset.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that in considering applications for planning permission special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts (paragraph 72).

The National Planning Policy Framework builds upon the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favor of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of heritage assets (including conservation areas) can be harmed or lost by alteration to them (paragraph 132) and that the conservation of heritage assets 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.

We have reviewed the current application in light of this policy and consider the demolition of the existing building would be harmful to the significance of the Stowmarket conservation area in terms of paragraphs 132 and 134 of the NPPF. By demolishing the building the scheme would also not deliver enhancement of the



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conservation area's significance which paragraph 137 asks local planning authorities to seek. While the new housing to the rear might deliver some public benefit in terms of paragraph 134 and the Council should consider this, such a benefit might also be delivered by adaptation and extension of the existing building along with new building to the rear accessed through an enlarged opening in the later part of the existing building. Such a scheme could better achieve the NPPF's overarching objective of promoting sustainable development by both enhancing the historic building through repair and reuse and providing new residences. We would encourage such an approach to the site, but would not support the application as it stands.

**Recommendation**

We consider the demolition of the existing building would be harmful to the significance of the Stowmarket conservation area in terms of paragraphs 132 and 134 of the NPPF and not deliver enhancement of the conservation area's significance in terms of paragraph 137. Adaptation and extension of the existing building along with new building to the rear could better achieve the NPPF's overarching objective of promoting sustainable development by both enhancing the historic building through repair and reuse and providing new residences. We would encourage such an approach to the site, but would not support the application as it stands.

Yours sincerely

**David Eve**

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



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## HERITAGE COMMENTS

**APPLICATION NO:** 0683/15  
**PROPOSAL:** Partial demolition of existing building, conversion of existing and construction of new building to provide 25 flats  
**LOCATION:** 111 – 114 Ipswich Street, Stowmarket

11 May 2015

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### Summary

The proposal would not cause substantial harm or loss of significance to the Stowmarket Conservation Area. The development therefore gives rise to less than substantial harm within the meaning provided by the NPPF but it would still be harmful to the Stowmarket Conservation Area. That harm should be weighed against the public benefits that might arise as a result of the proposal. There are, however, other planning considerations that should be taken into account.

### Discussion

The application site is situated on the eastern side of Ipswich Street and comprises a semi-detached three storey property of early to mid C19 origin and a further two storey building, part of which is of an earlier origin but heavily altered. The buildings are not listed but they are situated within the Stowmarket Conservation Area.

The proposal provides for the retention and conversion of the three storey building, demolition of the two storey building and the construction of a three storey building in its stead, and the construction of a further three storey building to the rear to provide a total of 25 flats.

The application has been accompanied by a Heritage Statement which outlines the evolution of the buildings. This reveals that the two storey building originated in C17 and that part of the original timber frame remains. This building was subsequently altered and extended in the late C18 and early C19 before further alterations were made in the late C19.

In accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area when considering planning applications.

The Government's policies for *Conserving and enhancing the historic environment* are contained within paragraphs 126 to 141 of the National Planning Policy Framework (NPPF). The NPPF indicates at paragraph 132 that the significance of heritage assets (which includes conservation areas) can be harmed or lost by alteration to them. It also provides at paragraph 135 that undesignated heritage assets should be safeguarded.

The two storey building occupies a position between a three storey building to the north and a substantial two storey building to the south. Its modest proportions contribute to the character and appearance of the conservation area at this point which is made up of a variety of building forms and architectural styles. As such it adds interest and variety to the character of the conservation area.

In the light of the statutory duties placed upon local planning authorities and the guidance contained within the NPPF the demolition of the existing two storey building should not be supported as it would cause harm to a designated heritage asset. While this harm would be less than substantial, as it would still be possible to interpret the composition of buildings in the conservation area, it would nevertheless be harmful. The degree of harm is however likely to be slight.

The NPPF provides at paragraph 133 that where such harm occurs it is necessary to demonstrate that substantial public benefits will arise. The provision of 25 affordable homes in an area of high need could be said to be a public benefit however paragraph 133 also sets out criteria for the consideration of applications where harm or loss is likely to occur. Unless the tenure of the properties can be secured the additional policy tests should be applied.

In addition to the above the building should be regarded as an undesignated heritage asset in its own right within the meaning provided by the NPPF (paragraph 135). While it has been heavily altered, it nevertheless retains historic fabric and serves to demonstrate how buildings are adapted for use over time. A balanced judgement is therefore required in relation to the scale of loss that would occur if the development were to proceed.

The replacement building would be three storeys high and would be fenestrated in a manner to respect the vertical rhythm of its semi-detached neighbours. Its scale is however likely to compete with the adjoining properties to the north. Likewise its height is likely to appear at odds with the two storey property to the south, a point which would be accentuated by the heavy cornice detail. As a result the wider duties placed upon local planning authorities would not be satisfied if the development were to proceed in its current form.

While the proposed three storey block of flats to the rear of the site would not be visible from Ipswich Street longer views would exist towards the site from Gipping Way. Views would also be possible from the permissive path that exists between the adjacent supermarket car park and Ipswich Street. As a result the upper levels of the building would be noticeable on the skyline and have an impact upon the wider amenities of the conservation area. In this respect the proposed roof form is likely to look particularly contrived and clumsy. The use of partial mansard and roof lights to avoid the potential overlooking of adjacent properties is perhaps symbolic that the scheme will result in the overdevelopment of a restricted site.

In design terms it should be noted that flats 23 and 24 will have a particularly poor outlook towards the flank wall and service yard to the adjacent supermarket. Furthermore flats 12, 13, 18, 19, 24 and 25 will have a generally northern aspect towards the outdoor seating and smoking area to the adjacent public house. Noise from this area could undermine the amenities of future residents and give rise to complaints which might impact upon the future operation of the public house and its contribution to the night time economy.

In conclusion, the proposals would fail to preserve or enhance the character and appearance of the conservation area. While the proposal would not cause substantial harm or loss of significance to the Stowmarket Conservation Area, it would nevertheless still be harmful within the meaning provided by the NPPF. That harm should be weighed against the public benefits that might arise as a result of the proposal. There are also other planning considerations to take into account.

**N J Ward**

Corporate Manager – Community Planning, Heritage and Design

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# SUFFOLK

PRESERVATION SOCIETY

*Respecting the past, shaping the future*

Little Hall Market Place  
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02 September 2015

Mr Mark Pickrell  
Planning Officer  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Dear Mr Pickrell

**Ref: 0683/15 - 111-114 Ipswich Street, Stowmarket, Suffolk, IP14 1BB:**

**Partial demolition of 111-115 Ipswich Street to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction to the rear to provide 25 no. dwellings for affordable rent – Amended scheme**

Thank you for your letter dated 14 August advising us of the recently submitted revisions to the above scheme. We are pleased to note that the Suffolk Design Review panel were consulted as recommended in our letter dated April 7 and have subsequently offered high quality design advice. As a consequence, the amended design of the rear block has been substantially improved by the removal of the pseudo-mansard and increase in height of the bays to roof level on the south elevation, giving a stronger form and more cohesive design.

However, we continue to have serious reservations regarding the Ipswich Road frontage. Whilst the simplification of the elevational treatment is welcomed the height of the three storey block is still considered to be too high and should be reduced by one storey. This would avoid the unfortunate collision of the roof of the new block into the hip of No. 111 Ipswich Road. The roof plan clearly illustrates the difficulties that arise in conjoining the new block with its neighbour and this can only be satisfactorily resolved by the reduction in storey height. It would also allow the eaves of the new block to be dropped below that of the adjoining semi-detached pair and relate more comfortably with the Edwardian terrace to the south.



We trust that you will give full consideration to these views in your assessment of the scheme and recommendation to members in due course.

Yours sincerely

**Fiona Cairns MRTPI IHBC**

**Director**

cc Ward Councillors - Mid Suffolk District Council – Poppy Robinson and Lesley Mayes  
Town Clerk, David Blackburn - Stowmarket Town Council,  
Chairman, Mike Smith - The Stowmarket Society,  
Nick Ward – Heritage Manager MSDC,  
Meredith Bowles - Chairman Suffolk Design Review

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# Suffolk

PRESERVATION SOCIETY

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07 April 2014

Mr Mark Pickrell  
Planning Officer  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Dear Mr Pickrell

Ref: 0683/15 - 111-114 Ipswich Street, Stowmarket, Suffolk, IP14 1BB:

**Partial demolition of 111-115 Ipswich Street to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction to the rear to provide 25no. new dwellings for affordable rent.**

## Introduction

I am writing on behalf of the Suffolk Preservation Society (the Society) in response to the above application for the partial demolition of 111-115 Ipswich Road, conversion of existing 3 storey building and redevelopment to the rear to provide 25 affordable flats. The buildings are unlisted but are prominently located within the Stowmarket Conservation Area. Having considered the application in detail we wish to register a strong objection to the application on the following grounds:

The Society welcomes the regeneration of this part of the conservation area and acknowledges that the location is eminently sustainable. It also welcomes the provision of much needed, high quality affordable homes. However, the application site is in a sensitive location and it is essential that the opportunity to achieve appropriate, high quality design that will enhance this part of the Stowmarket conservation area is fully realised.

## The proposed demolition of The Jokers

Firstly, the Heritage Statement contained within the Design and Access Statement is wholly inadequate as it fails to adequately address the impact of the proposals upon the character and appearance of the Stowmarket Conservation Area or the wider setting of the nearby listed buildings as required by para. 128 of the NPPF. The heritage statement merely describes the townscape around the asset and makes no attempt to identify or analyse the

significance of the asset and the contribution that it makes to the character of the townscape and this part of the conservation area. Furthermore, the heritage asset assessment, produced by Nicholas Joubert and Philip Aitkens while successfully providing an architectural analysis of the building, and probably correctly concluding that the building is not listable, does not adequately address the issue of significance that the building makes to the character and appearance of the conservation area. This deficiency in the submitted documents means that the test set out in the framework at paras.138 and 133 cannot be properly undertaken. The Society therefore strongly recommends that a revised heritage statement is requested to enable this weighing up exercise of substantial harm versus public benefit to be properly discharged.

The southern end of the Stowmarket Conservation Area, of which this site forms a part, is distinguished by an eclectic mix of heritage assets, both listed and unlisted, from the Art Deco Regal cinema opposite the terrace to the fine example of a 16<sup>th</sup> century farmhouse with Georgian re-facing to the east of the site, known as The Limes, and the nearby 18<sup>th</sup> century Verandah Cottage and The Old Maltings, of 16<sup>th</sup> century origins with 18<sup>th</sup> century alteration, both listed grade II.

No. 113-114 Ipswich Road includes a substantial semi-detached three storey, Victorian building, located in the middle of a mixed, but predominantly 19<sup>th</sup> century terrace. The significance of the pair rests primarily in its contribution to the townscape at the midpoint of the terrace, acting as a punctuation point; both in terms of scale, character and detail. The adjoining, two storey 18<sup>th</sup> century house known as Jokers is proposed for total demolition and as a result of its scale and its altered state makes an arguably lesser contribution to the terrace of 18<sup>th</sup> and 19<sup>th</sup> century properties in this part of the conservation area.

In conclusion, whilst the proposal represents a loss to the conservation area, the Society believes that the loss is outweighed by the substantial public benefits of redeveloping the site to provide a significant number of affordable homes.

### **The proposed redevelopment**

The proposed development is, in our opinion, inappropriate in terms of the scale of the proposed and detailed design. In townscape terms there are number of issues including:

1. The 3 storey block bolted onto the semidetached house (the drawings don't match the photomontage) does not relate well. We consider that it should be reduced in height in order to subordinate it to the adjoining semi-detached pair. The contrast of rendered finish does not provide an adequate contrast to its neighbours and the floor to floor heights which mimic the semidetached pair effectively degrade it as a dominant façade in the street.
2. The proposed 3 storey brick block with its cornice is excessively high and relates poorly to the lower scaled terrace to the south resulting in an expanse of party wall

that rises above the roofline of the smaller group. Although the openings work better the bulk overwhelms the next door 2 storey building. We also question the set back from the continuous frontage which introduces all sorts of compromises and uncomfortable junctions.

3. The proposed blocks of flats to the rear are desperately pedestrian and the banality of the design represents a completely lost opportunity for the town of Stowmarket. Accordingly, The Society strongly urges the local authority to refer the application to the Suffolk Design Review Panel, which has been set up to ensure high standards of design, as exhorted at para. 62 of the NPPF.

In summary, the scale and design of the proposed replacement building is considered to be harmful and would fail to preserve or enhance the character and appearance of the Stowmarket Conservation, contrary to s.72(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 and in particular policy CS5 of the Adopted Mid Suffolk Core Strategy which seeks to protect and conserve the historic built environment and requires development to be of a high quality and respects the local distinctiveness of the historic built environment. The proposals are thus contrary to key adopted policies in the Mid Suffolk Adopted Core Strategy and the Local Plan in particular: HB1, HB8, HB9, and policy SAAP 9.5.

### **Conclusions**

The Society believes that the submitted proposals would fail to preserve or enhance the character and appearance of the conservation area. Therefore, we submit that the scheme is contrary to relevant statute, national and local policy that together seek to conserve the significance of heritage assets and their setting. Accordingly, we strongly recommend that the proposals are put before the expert and independent Suffolk Design Review panel for impartial assessment on the quality of the detailed design.

Yours sincerely

*Fiona Cairns*

**MRTPI IHBC  
Director**

*cc Ward Councillors - Mid Suffolk District Council – Poppy Robinson and Lesley Mayes  
Town Clerk, David Blackburn - Stowmarket Town Council,  
Chairman, Mike Smith - The Stowmarket Society,  
Paul Harrison/Will Wall – Conservation MSDC,*

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# The Stowmarket Society

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

8 September 2015

Dear Sirs

**0683/15 | Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent. | Jokers Night Club, 111 Ipswich Street, Stowmarket**

We have recently been advised that revised proposals for this scheme have been submitted following significant criticism of the original proposals.

Having considered the new drawings, we continue to hold our objections to the design of the scheme. The revised frontage building to Ipswich Street sits very uncomfortably with the abutting three-storey semi-detached pair particularly in the clumsy relationship between the false hipped roof of the new-build against the end wall of the retained building. We also feel that the design of the new infill seems to be a poor attempt at a faux nineteenth century facade compromised by the use of modern fenestration forms and a lack of articulated detailing. The scheme fails by not opting for either a modern architectural approach or a more shameless neo-Victorian. Although the original scheme was very seriously flawed we do feel that its modern architectural approach could have been successful if developed further, and the problems of scale in the street scene properly addressed.

The main body of the new building is certainly no better than the original and gives every impression of being a supreme effort to cram as much accommodation as possible onto the site - and never mind the quality of appearance or quality of life for the residents.

Yours faithfully



J M Pattle - Secretary  
The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR

# The Stowmarket Society

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

7 April 2015

Dear Sirs

**0683/15 | Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent. | Jokers Night Club, 111 Ipswich Street, Stowmarket**

We have considered the content of this planning application and wish object to the proposal. The substance of our objection is that the proposed replacement building on the Ipswich Street frontage is of poor design and will detract from the character of the Stowmarket Conservation Area.

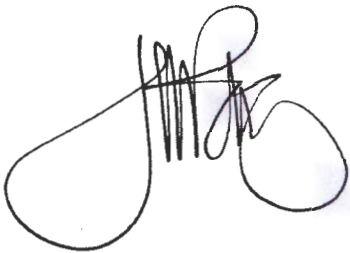
The existing building on the frontage is a modest rendered building of no great historical significance, but which in its general form, scale and appearance makes a discrete contribution to the street scene. In this particular location, the relationship between the two storey building and the adjoining three-storey semi-detached pair is also important. There is a nice contrast between the higher scale of the three-storey building and the lower buildings creating a visual incident in the street scene. This is accentuated by the symmetrical facade of the three-storey building and its hipped roof form.

The proposed replacement building on the frontage is extremely disappointing both in its own character and particularly in its relationship with the retained three-storey building. The additional length of three-storey construction proposed is a serious mistake which weakens the pleasing effect of the short length of higher scale building. The junction of the new and old is also handled very clumsily - this might have been improved by setting the new-build back by a metre or so to allow the existing symmetrical facade to maintain its dominance, and the hipped roof to continue to appear as a separate visual element, but we are not sure that such measures would be sufficiently redemptive. We cannot see any redeeming features in the parapetted three-storey facade proposed at the right hand end of the new construction, it is just plainly wrong and has no place in this street scene.

Mid Suffolk Planning Services  
7 April 2015  
Page 2 of 2

The application also presents an opportunity to enhance the character of this part of the conservation area by adding boundary features between the new facades and the footway of Ipswich Street. Originally these would probably have been enclosed front gardens, which have been lost and paved over to create parking spaces, eroding the character of the street and creating an ambiguity between vehicular and pedestrian spaces. It is regrettable that the application makes no attempt to enhance the street by including attractive new external works feature in this zone.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J M Pattle', written in a cursive style with a large loop at the end.

J M Pattle - Secretary



The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR

A Founder Member of **Civic Voice**



## REPORT

<b>Meeting:</b>	July 2015 Suffolk Design Review Panel
<b>Date of meeting:</b>	8 <sup>th</sup> July 2015
<b>Time:</b>	11:30pm
<b>Venue:</b>	Jerwood DanceHouse Ipswich
<b>Chair:</b>	Meredith Bowles - Architect
<b>Panel Members:</b>	Richard Scales - Architect Paul Weston - Architect Charmain Hawkins - Planning and Heritage Consultant
<b>Project</b>	Residential Development at Jokers Nightclub, 111 Ipswich Street, Stowmarket
<b>Architects</b>	Sam Robinson – Gary Johns Architects
<b>Applicant</b>	Havebury Housing Partnership – Chris Netton, Melanie Mills
<b>Planning Consultant</b>	Strutt & Parker – Andrew Butcher
<b>Planning Officer</b>	Mark Pickrell - Babergh Mid Suffolk District Council

### Introduction

The proposal involves the part demolition and part retention of buildings previously used as a night club at 111 Ipswich Street Stowmarket and development for 25 Housing Association residential units. The site has a frontage to Ipswich Street and to the rear there is a Morrisons supermarket and associated car park. The Ipswich Street frontage appears as two elements and at ground level is classified as secondary shop frontage. Other building uses along Ipswich Street include houses, pubs, take-away food outlets and Estate Agents etc.

### Planning Issues

The site is considered a brownfield site and falls within the Defined Town Centre Shopping Area, the Stowmarket Area Action Plan and the Conservation Area. The accommodation provides 100 % affordable housing with parking beneath to standards required by the highways authority. Access to all units is from Ipswich Street.

The relevant local societies, Historic England and the conservation officer have been consulted and concerns over the impact on the conservation area have been raised. There is also concern over the potential impact of noise and odour from the neighbouring pub where the pub garden adjoins the development.

The design has been previously revised following feedback from officers. The current scheme is at full planning application stage and the decision date has elapsed.

The planning consultant explained that considerable care has been taken with the design, the standards for affordable housing have been rigorous and all appropriate consultations have been made.



### **Scheme description**

The existing frontage buildings date from the 17<sup>th</sup> and 18<sup>th</sup> century with substantial alterations carried out in the 19<sup>th</sup> century. The proposal retains the brickwork part of the victorian pair of buildings on the frontage and the demolition of the remainder as the rendered parts would be too difficult to adapt. The historic assessment supports this strategy as only limited fragments of the 17<sup>th</sup> century fabric remain.

There is a level drop of 3 metres from the front to the back of the site so parking is proposed to the rear at low level with vehicular access via the Ipswich Street frontage. One car space per dwelling has been provided. The bulk of the new accommodation is contained within a large separate three storey block above the parking level.

Four 2 bedroom units are arranged at ground floor level with south facing living rooms and small courtyard gardens. The remainder are all 1 bedroom flats. The front block is three storey but separated visually.

The materials are predominantly dark brick and light buff brick with modern Eternit Equitone horizontal cladding to the top floor accommodation. Balcony parapets are kept high for privacy.

A noise analysis has been carried out and attenuation incorporated into glazing.

### **Discussion**

#### **Form and Massing**

The form, massing and detail of the building from the Morrisons car park was questioned. The building presents a flat roof form to the skyline. It was explained that the previous version of the scheme had a mansard top floor with bedrooms lit largely by roof lights and 'Juliet' balconies to dormer windows provided for living spaces. The bulk and materials of the proposed block to the rear of the site was considered uncomfortable. This bulk is matched in terms of precedent only by the nearby community centre called 'The Mix' which is a corner building and the cinema opposite called 'The Regal'. The way that the top floor has been elevated differently to apparently lessen its impact is illustrative of the problem with bulk. The elevation to the Morrisons supermarket is the most prominent and the most unsuccessful. This issue is borne out by the impression that the applicant seems not entirely comfortable with their own proposal in this respect.

The precedent identified for the bulk of the building is unsuitable. 'The Mix' and 'The Regal' cinema opposite are considered inappropriate comparisons.

#### **Car parking**

The provision of one to one car parking spaces was queried as the parking takes up much space and as a town centre scheme the public transport availability is presumably good. It was explained that the highways department require this level of parking provision.

#### **Amenity**

The quality to the ground floor units which are tight to the boundary and have a single aspect to the internal courtyard will be poor units.

There was concern over the possible plant noise and cooking smells; from the adjacent pub kitchen ventilation plant. It was explained that the analysis has showed that provision can be made to mitigate against these issues.

Overall it was considered that the amenity space was poor.

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## Frontage

The existing three storey frontage building was identified as unusual in the immediate location even though there were various roof heights, however further along there were other three storey frontage buildings. The elevational treatment and general design of the building was seen as unsatisfactory, rather than the scale of the building which could be successful given the right design.

The frontage design lacks coherence, with the split between different frontages, and it was suggested that the widths of the elements are more perhaps significant than the heights; there is a consistent width to all the existing buildings along the road. It was suggested that the two elements of new frontage should follow the prevailing width of their neighbours but not necessarily the heights, and this may give a more satisfactory elevation.

The development would have security electric gates to the front. It was suggested that careful design of gates or artwork could make a positive contribution to the street scene. The position of the refuse store adjacent to the entrance area was questioned but no alternative positions were considered practical.

## Conclusions

The panel very much supports the provision of well-considered affordable housing in Stowmarket and particularly in central locations such as this. The panel also appreciates the constraints of budget and the importance of financial viability. The panel recognised the difficult constraints of the site.

There are however several misgivings regarding the current proposal:

The panel was not so concerned about the scale of the proposed development along the Ipswich Street frontage but found the architectural treatment uncomfortable. The separation of the street elevation into two elements is considered unnecessary. The relationship of the two roof forms is clumsy and a better treatment should be devised.

The rear bulk is significant and the architectural treatment adopted to reduce the apparent scale is unsuccessful and almost apologetic. A more positive architectural contribution here could be successful and improve the public space to the rear. It was speculated that another storey could be a possibility and the open aspect of Gipping Way could accommodate a more well-formed design. An additional storey could allow a re-consideration of the layout with all flats facing a southerly amenity space. However it was stressed that this approach would need significant justification and be deemed to have a positive impact on the Conservation Area by virtue of a good design.

The amenity space provided for the units is meagre. The quality of the courtyard spaces is questionable and the terraces above could be enlarged. If the accommodation was arranged differently, these shortcomings could be overcome. As an example, an 'L' shaped planform over four storeys may allow more space for improved south facing amenity.

The assertion that 'The Mix' and 'The Regal' are precedents for the proposed bulk of this development was considered inadequate justification as both of these examples have an entirely different context, so this aspect requires reconsideration.

The overall concern can be summarised as follows:

In an effort to make the project financially viable, it would appear that the development has become too big for the site. The conservation area policy requires that a building of size needs to be a building of note. This proposal would have a significant and currently unsatisfactory impact on the area to the rear, so either the proposal should be diminished in size, or it should be improved in design quality to offer a positive contribution. The applicants were encouraged to represent the scheme to the panel after reconsideration.

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Your Ref: MS/0683/15  
Our Ref: 570\CON\2512\15  
Date: 07 September 2015  
Highways Enquiries to: colin.bird@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

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

**For the Attention of:** Mark Pickrell

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/0683/15**

**PROPOSAL:** Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent.

**LOCATION:** Jokers, 111-115, Ipswich Street, Stowmarket, Suffolk

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

The revised information does not appear to affect the highway access or parking arrangements as there is no revised plan showing the basement level. On this basis we have no objection to the application and the previously recommended conditions still apply.

Yours faithfully

**Mr Colin Bird**  
**Development Management Engineer**  
Strategic Development – Resource Management

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Your Ref: MS/0683/15  
Our Ref: 570\CON\0742\15  
Date: 10 April 2015  
Enquiries to: Mr Colin Bird  
Tel: 01473 260400  
Email: colin.bird@suffolk.gov.uk

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

**For the Attention of:** Mark Pickrell

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0683/15**

**PROPOSAL:** Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent

**LOCATION:** Jokers, 111-115, Ipswich Street, Stowmarket, Suffolk

**ROAD CLASS:**

The parking provision is below the level required by our technical guidance but I consider the development is in a town centre location within walking and cycling distance of local facilities, and there is a public car park available directly opposite, so it is not anticipated to result in additional parking on the highway.

The frontage of the site includes a private paved area currently used for parking. It is possible that parking may continue on this paved strip which will obstruct access to the development and the bin storage area. It is recommended that measures are taken to prevent parking in this area to ensure access is maintained.

Visibility from the proposed access is generally acceptable but is partly obscured by a refuse bin mounted on the adjacent street light column. It is recommended that this refuse bin be relocated by the district council, which may involve a cost to the applicant.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 14-217 026 Rev A for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

S8

2 B1

Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 14-217 016 rev C shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Yours faithfully

**Mr Colin Bird**  
**Development Management Engineer**  
Highway Network Management Group  
Economy, Skills & Environment

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**Re: Residential redevelopment for 23no. affordable units**  
**At: Former Jokers Nightclub, 111 Ipswich Street, Stowmarket**  
**Ref: 0683/15**

Dear Mark,

This site is at the end of the primary shopping frontage and within the town centre conservation area. It is part of the southern gateway into the town centre and is near to both the Regal and Milton Road car parks.

The attached vacancy rate survey for Stowmarket for January 2015 shows that there is a vacancy rate of only 3.8% for ground floor retail units in the town centre – this is well below both regional and national averages. This indicates that the town centre is performing very well, however it does mean that there are very few opportunities for new businesses to come to the town centre or for existing business to expand.

The southern end of Ipswich Street is a focus for the night time economy with the Regal Theatre and several pubs, takeaways and restaurants. The Willow Tree is adjacent to this site. It is a successful pub/restaurant that has open space at the back for outdoor tables and a smoking area. This does create some noise late into the evening, which might need some mitigation by the units at the rear.

Ideally, the ground floor of the former Jokers Nightclub should be re-developed for A1, A3 or A4 uses to support the vitality of the town centre and offer opportunities for local business development.

However, I understand that viability of the redevelopment for affordable residential units means that a retail ground floor unit cannot be accommodated in this proposal. If the site was ever to come forward with market value housing, then I would expect that any new proposals should include an element of commercial space.

Dawn Easter  
Economic Development Officer  
27/04/2015

## PLANNING CONSULTATION RESPONSE

### COMMUNITIES OFFICER (SPORTS)

#### OPEN SPACE, SPORT AND RECREATION STRATEGY

##### 0683/15 – STOWMARKET

#### 1. Policy background.

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

#### 2. 0683/15 – Stowmarket

- 2.1 The contribution for 21 x 1 bedroom dwellings (42 persons) and 4 x 2 bedroom dwellings (12 persons) (total number of persons = 54) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £99,090.00 This broken down as follows:

Play Areas	£	17226
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£	37638
Informal recreation space	£	5508
Village Halls and Community Centre	£	15336
Swimming pools	£	5184
Sports Halls	£	9720

Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£	7290
STP	£.	1188
Total	£	99090

### 3. Justification of Need

3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve community facilities (i.e community centres/halls etc.) in the ward of Stowmarket. There are current projects to provide improvements across the town. There is a need to improve the existing Community Centre at Combs Ford, which includes plans to install solar panels and improve the front entrance area and changing room doors. Cedars Park Community Centre which is relatively new needs some additional storage and Red Gables, which provides office and meeting spaces for community groups are fundraising for extensions and improvements to their buildings, including upgrading the toilet facilities in the main building so they can better serve the growing needs of the community.

Stowmarket Sports and Social Club also provide space for a significant number of community events and activities and they are about to embark on a new project to replace the existing portacabins which are approximately 25 – 30 years old with a more permanent building.

The Guide Hut on the Camping Land is in a poor state of repair and needs to be demolished and rebuilt for which funding is currently being sought.

The Regal Cinema also has plans for improvements which include upgrading the heating system and adding additional seating to enable more members of the community to use the building at any one time.

There are a number of church halls within Stowmarket that are used by various community groups from the town which are in need of upgrading and refurbishing to cope with the needs of a growing population through new development.

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

There is a lack of Children's play areas/equipment within the town and there are current plans to provide a new play area in the vicinity of the proposed development at Pikes Meadow. Any new development will exacerbate this need creating additional pressures which is why a contribution is being sought.

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

Stowmarket Tennis Club's facilities are good but would benefit from some refurbishment and there are plans to change a grass court to a hard surface and re-surface all the existing courts.

Stowmarket Town Football club have outgrown their current facility and has to hire pitches from surrounding villages and towns for matches and training hence they are looking for a new site within Stowmarket to accommodate their needs and the demand from the growing population of the town through new development.



The Rugby Club which shares their clubhouse with the Cricket Club needs to make improvements to 4 of the 6 changing rooms and there is a need for additional changing facilities at the club to cope with the growing number of teams. Future plans include much needed additional floodlighting for the pitches and improvements to the storage facilities.

The towns Bowls club's will also require green and facility improvements in the future.

All of the Netball Courts within Stowmarket need improving with a number of teams having to look for venues outside of the town to play and train. With all the new development in the area this will exacerbate the current situation with people from the town having nowhere to play.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities. There is also a need to provide a new artificial pitch (STP) within the town.

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

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

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

## **EXECUTIVE SUMMARY (extracts from the Needs Assessment)**

### **Playing pitches and other outdoor facilities**

- **Football** - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.
- **Cricket** - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- **Rugby Union** - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- **Hockey** - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- **Bowls** - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.

- Tennis - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- Netball- Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- FMGAs - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

### Informal recreation space

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

### Play facilities

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

### Built facilities

- Sports halls - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
  - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
  - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
  - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.
- Swimming pools – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
  - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
  - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or

in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements

In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.

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

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

#### Future standards of provision

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

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

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Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	1.6	84.4	135
STP	0.18	122.2	22
<b>TOTAL CONTRIBUTION PER PERSON</b>			<b>717</b>

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

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

#### Community Facilities, Open Space, Sport and Recreation Contributions

Category	m <sup>2</sup> per person	Provision cost: £ per m <sup>2</sup>	Contribution cost: £ per person
Outdoor pitches	16.0	43.6	697
Outdoor other sports facilities	1.6	84.4	135
Children's Play	2.0	159.5	319
Village halls and community centres	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports halls	0.0395	4,557	180
STP	0.18	122.2	22
Informal recreation space	6.0	17	102
<b>TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS</b>			<b>1835</b>

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# Boyer

Date: 19/08/2015

Ref: 14.618

Mark Pickrell  
Planning Services  
Mid Suffolk District Council  
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Dear Mark,

**Developer Contributions Enquiry – 0683/15 – Jokers Night Club, 111 Ipswich Street, Stowmarket**

I am writing on behalf of Suffolk County Council in relation to the above planning application for 25 dwellings in Stowmarket. We understand that amended plans have recently been submitted in relation to the application and these have been considered in our response. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

The requirements will need to be considered by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be party to any sealed Section 106 legal agreement if there are any obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with policies.

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. This is the basis from which to understand the priorities that are going to be related to this site and proposal.

The National Planning Policy Framework (NPPF), at paragraph 203 - 206, sets out the requirements of planning obligations, and requires they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The County Council have adopted the 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' (2012), which sets out the agreed approach to planning applications with further information on education and other infrastructure matters provided within the supporting topic papers. This can be viewed at [www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/](http://www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/)



Mid Suffolk adopted its Core Strategy in 2008 and more recently undertook a Core Strategy Focused Review which was adopted in December 2012 and includes the following objectives and policies relevant to providing infrastructure:

- Strategic Objective S06 seeks to ensure that delivery of necessary infrastructure takes place to accommodate new development.
- Policy FC1 sets out the presumption in favour of sustainable development in Mid Suffolk.

Policy FC 1.1 highlights the Council will facilitate the delivery of sustainable development through a variety of means including the appropriate use of planning conditions and obligations.

The details of any contribution requirements are set out below:

### 1. Education

Paragraph 72 of the NPPF states that *'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 25 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 2 pupils. Cost per place is £12,181 (2014/15 costs)
- Secondary school age range, 11-16: 1 pupils. Cost per place is £18,355 (2014/15 costs)
- Secondary school age range, 16+: 0 pupils. Cost per place is £19,907 (2014/15 costs)

The local catchment schools are Abbots Hall Primary and Stowmarket High. There are currently sufficient places available at Stowmarket High to accommodate secondary and sixth form pupils however there are insufficient places available at the catchment primary school. Contributions are therefore required for the 2 school places arising from this development at a cost of **£24,362** (2014/15 costs).

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2014/15 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a 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 date of completion of the development to spend the contribution on local education provision.

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

## **2. Pre-school provision**

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. 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 Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

From these development proposals we would anticipate up to 3 pre-school pupils arising. In the IP14 area of Stowmarket there are 9 early education providers offering 367 places. There are currently at least 20 places available, therefore no contribution is sought in this instance.

## **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:

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;
- 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;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

## **4. Transport**

The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and 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 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Andrew Pearce of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and

replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

In terms of public transport infrastructure, a contribution of **£9,000** is required for the relocation of the existing Ipswich bound bus stop including provision of a shelter; as well as raising of the kerb on both sides of Ipswich Street.

## 5. Rights of Way

Section 8 of the NPPF promotes the need to protect and enhance public rights of way and access.

As a result of the anticipated use of public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

## 6. Libraries

Section 8 of the NPPF promotes healthy communities and highlights the importance of delivering the social, recreational and cultural facilities and services a community needs.

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is 2.4 x 90 = £216 per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is 216 x 25 = **£5,400**. This would be spent at the local catchment library in Stowmarket and allows for improvements to be made to the delivery of library services, including mobile libraries to serve rural areas.

## 7. Waste

Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF (para. 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.

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion, or new provision of waste disposal facilities. For this development that would be a capital contribution of **£1,275**.



## 8. Supported Housing

Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.

## 9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

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."

## 10. Fire Service

The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provisions of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fire safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

## 11. High-speed broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local community facilities and services. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from

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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.

## 12. Legal costs

SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. The information contained within this letter is time-limited for 6 months only from the date of this letter.

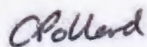
## 14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£974.48	£24,362
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£360	£9,000
Rights of Way	£0	£0
Libraries	£216	£5,400
Waste	£51	£1,275
<b>Total</b>	<b>£1601.18</b>	<b>£40,037</b>

Table 1.1: Summary of Infrastructure Requirements

I consider that the above contributions requested are justified, evidenced and satisfy the requirements of the NPPF and the CIL 122 Regulations. Please let me know if you require any further supporting information.

Yours sincerely



Catherine Pollard  
Senior Planner  
**Boyer Planning Ltd**

Tel: 01206 769018

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cc. Neil McManus, Suffolk County Council

**HAVEBURY – VIABILITY COMMENTS (11/09/2015)**

The purpose of the Council's role is to ensure the assumptions used surrounding costs and values (including land value) are reasonable and to establish whether there is any scheme surplus to fund the Council's policy contributions.

There has been an iterative and transparent process between Havebury and the Council to come to an agreement on section 106 applicable to this site. This is in keeping with planning policy advice in respect of planning obligation negotiations. During this time of negotiation the applicant has provided to the Council details on the scheme costs and values and justification.

**Analysis of the Applicant's submitted Costs and Values**

The costs analysis is achieved through benchmarking against recognised published industry data (Build Cost Information Services (BCIS)), the data has been adjusted (re-based) for the Suffolk region, and comparative schemes the Council has worked on. This will ensure that build costs proposed have not been artificially inflated to reduce viability.

The applicant has applied a build cost of £1,849 including the construction of a basement car park. Comparing average build cost of £1,139 per sq. m against median BCIS build costs, rebased for Suffolk, £1,021 per sq. m (including foundations) indicates that the applicant's base build costs are significantly high. The difference in build costs equates to £828 per sq.m for basement car park which is very expensive in our experience.

With the reduction of the base build cost the scheme can afford a total contribution of £40,000 leaving a shortfall of £59,090.

**Recommendation**

Giving the above the Council is to review cost at pre-construction to ascertain cost of tendered works to basement car park and clawback a shortfall of £59,090 towards infrastructure obligations.

Richard Larbi  
Viability Consultant

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

Our Ref: 2015\_0683  
Date: 27 March 2015

For the Attention of Mark Pickress:

Dear Mr Isbell

**Planning Application 0683/15 – Jokers Night Club , 111 Ipswich Street, Stowmarket:  
Archaeology**

The proposed development affects an area of archaeological interest, within the historic core of Stowmarket as defined by information held by the County Historic Environment Record (HER, SKT 022). There is potential for archaeological remains relating to early occupation (Jokers itself has some 17<sup>th</sup> century elements), and the proposed works would cause significant ground disturbance that has potential to damage these below ground heritage assets.

A historic building appraisal has been submitted with the application. Should it be considered appropriate for demolition of building on the street front, I advise that there would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important below-ground 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.

In this case the following conditions would be appropriate:

1. No development shall take place within the three defined archaeological areas (on attached plan) until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation for evaluation and/or 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. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, 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.*

The nature of the archaeological works will involve a combination of monitoring and evaluation (evaluation in some parts of the site, with a programme of work to be designed based on it). Previous investigation has demonstrated later terracing and landscaping along this end of Ipswich Street (SKT 060), and investigation will be required to establish the likely impacts of past landuse on this site. The historic building appraisal recommended that potential demolition of the building is monitored, which could be incorporated into archaeological work. In particular, there is potential for earlier remains to survive on the street frontage under the current Jokers buildings on there, and it would be recommended that these buildings are demolished to ground level only to allow archaeological evaluation of underlying deposits.

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

Abby Antrobus

Senior Archaeological Officer  
Conservation Team

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**From:** Nathan Pittam  
**Sent:** 18 August 2015 08:52  
**To:** Planning Admin  
**Subject:** 0683/15/FUL. EH - Land Contamination.

**0683/15/FUL. EH - Land Contamination.**

**111 Ipswich Street, STOWMARKET, Suffolk, IP14 1BB.**

**Amended Plans. Partial demolition of existing night club to include rendered building fronting Ipswich St. & buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich St. & new...**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and I maintain that the advice provided by my colleague, Philippa Stroud, on 28<sup>th</sup> April 2015 remains valid.

Regards

Nahtan

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

TO: Chief Planning Control Officer For the attention of: Mark Pickrell  
FROM: Philippa Stroud, Environmental Protection Team DATE: 28 April 2015  
YOUR REF: 0683/15/FUL

SUBJECT: Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent.

ADDRESS: Jokers Night Club, 111 Ipswich Street, Stowmarket

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**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:*

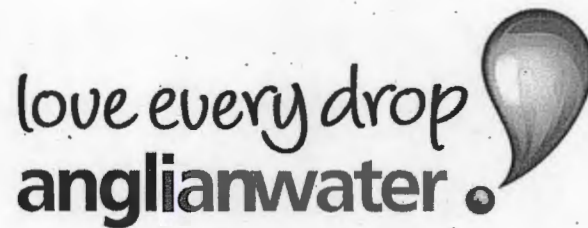
- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

*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."*

Philippa Stroud  
Senior Environmental Protection Officer





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

AW Reference: 00006141  
Local Planning Authority: Mid Suffolk District  
Site: Ipswich Street, Stowmarket  
Proposal: Erection of 25 Dwellings  
Planning Application: 0683/15

**Prepared by Lauren McMahon**

**Date 26 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](mailto:planningliaison@anglianwater.co.uk)

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## **ASSETS**

### **Section 1 – Assets Affected**

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

## **WASTEWATER SERVICES**

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

- 2.1 The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre 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 via a connection manhole 2302 in Old Maltings. 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 preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option.

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

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

We will request that the agreed strategy is reflected in the planning approval.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

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

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

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

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

**REASON**

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

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**From:** Crewe LUP Hub (NE) [mailto:CreweLUPHub@naturalengland.org.uk]

**Sent:** 21 August 2015 11:52

**To:** Planning Admin

**Subject:** RE: Reconsultation on Planning Application 0683/15 Natural England Consultation Response

Application ref: 0683/15

Our Ref: 163056

**Natural England has no comments to make on this application.**

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our **Impact Risk Zones** (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Kind regards

Clare Loughlin  
Consultations  
Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900

email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

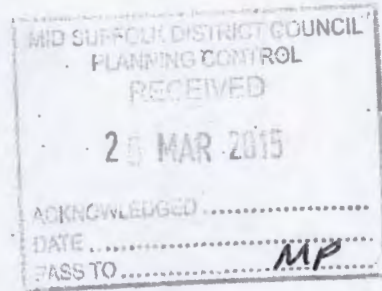
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Tracey Hunter**

**From:** Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 25 March 2015 09:31  
**To:** Planning Admin  
**Subject:** Planning Application: 0683/15 148210  
**Attachments:** NE Feedback Form- 2015.pdf  
**Categories:** Tracey Dealing with



Dear Mark Pickrell

Application ref: 0683 /15  
 Our Ref: 148210

Natural England has no comments to make regarding this application. Please see the information below for further advice on when Natural England should be consulted and links to guidance on the gov.uk website.

### Impact Risk Zones

You can search the 'Magic' mapping website to see if the development is in or near a protected site, including SSSIs, SPAs and SACs and if you need to consult Natural England.

1. Within the mapping tool, select 'sites of special scientific interest' and 'impact risk zones for SSSIs'.
2. Use the 'identify' button to select a location and see the types of development Natural England need to be consulted about.

You can also download the risk zone data for your own mapping software. If the proposal affects a European site (SPA or SAC), check if the proposal will pass the 3 tests in this guidance:

### Assess planning proposals for protected sites: alternative solutions, imperative reasons of overriding public interest and compensatory measures

Unless there are additional local consultation arrangements in place, Natural England **should** be consulted for all developments where:

- The Proposals effects a protected species not covered by the Standing Advice (further details available here)
- The proposal requires an environmental impact assessment
- The proposal is likely to damage features of a Site of Special Scientific Interest (SSSI)
- The proposal is likely to have a significant effect upon Special Area of Conservation (SAC), Special Protection Area (SPA) or Wetland of International Importance under the Ramsar Convention (Ramsar Sites)
- The proposal could lead to the loss of more than 20 ha of the best and most versatile agricultural land
- Any minerals and waste development where the land will be restored for agriculture

We welcome your feedback on Natural England's revised standing advice. Please provide comments and suggested improvements regarding usability, quality of content and its clarity and effectiveness as a tool in guiding decision-making using the text box on the attached customer feedback form. Alternatively email your feedback directly to consultations@naturalengland.org.uk.

Kind regards

Aileen Finlayson

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Natural England  
Sustainable Development  
Consultations Team  
Hornbeam House  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

0300 060 3900

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

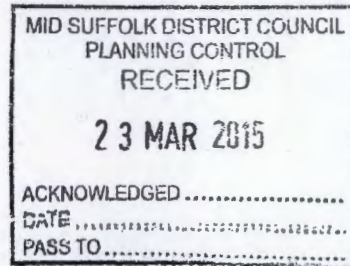
**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

**Natural England is accredited to the Cabinet Office Customer Service Excellence Standard**

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**Suffolk Fire and Rescue Service**

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



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

Your Ref: 0683/15  
Our Ref: FS/F220055  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 19/03/2015

Dear Sirs

**111 Ipswich Street, Stowmarket, Suffolk, IP14 1BB**  
**Planning Application No: 0683/15**

I refer to the above application.

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

#### Access and Fire Fighting Facilities

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

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

#### Water Supplies

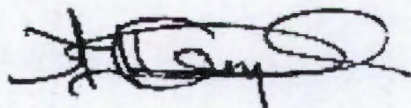
No additional water supply for fire fighting purposes is required in respect of this planning application.

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

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

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

Yours faithfully



Mrs A Kempen  
Water Officer

Copy: Mr Sam Robinson, Gary Johns Architects, 44 Silver Street, Ely,  
Cambridgeshire, CB7 4JF

Enc: Sprinkler Information.



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Jane Cole

**From:** David Pizzey  
**Sent:** 17 March 2015 11:01  
**To:** Mark Pickrell  
**Cc:** Planning Admin  
**Subject:** 0683/15 Jokers Night Club, Stowmarket.

**Categories:** Jane Dealing With



Mark

There are no arboricultural implications relating to this proposal.

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)

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**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 13 March 2015 16:40  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 0683/15

Correspondence from MSDC Planning Services.

**Location:** Jokers Night Club, 111 Ipswich Street, Stowmarket

**Proposal:** Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3 storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

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The planning policies that appear to be relevant to this case are HB9, H17, HB8, HB1, GP1, NPPF, HB13, C01/03, Cor12, Cor1, Cor5, Cor7, Cor8, Cor9, CS SAAP, CSFR-FC1, CSFR-FC1.1, Cor6, H13, H14, H15, H16, H17, H2, H4, HB2, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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